PLANNING COMMISSION - PC - REGULAR MEETING

WEDNESDAY, OCTOBER 2, 2024
REGULAR MEETING: 6:00 P.M.

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595

Eric Filar - Chair
Brianna Bernard - Vice Chair
Arrin Banks - Commissioner
George Cambero - Commissioner
Kim Strong - Commissioner

Matthew Bassi - Community Development Director
Stephanie Gutierrez - 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

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.

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 Planning Commission Meeting Minutes - September 4, 2024 Regular Meeting
Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:
Staff recommends the Planning Commission approve the September 4, 2024 meeting minutes as submitted.

2. PUBLIC HEARINGS

2.1 **Conditional Use Permit / Development Agreement No. 24-0035 ("The Cake House Eastâ€) - A proposal to establish a store-front retail cannabis business in an approved (not yet built) 3,936 square-foot commercial retail lease space.**

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

The Planning Department recommends the Planning Commission take the following actions:

1. Find and determine that approval of Conditional Use Permit/Development Agreement No. 24-0035 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA; and

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVAL OF CONDITIONAL USE PERMIT NO. 24-0035, SUBJECT TO CONDITIONS, TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN APPROVED 3,936-FOOT RETAIL LEASE SPACE LOCATED AT 23825 CATT ROAD (APN: 380-240-001)

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVAL OF DEVELOPMENT AGREEMENT NO. 24-0035 TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN APPROVED 3,936 SQUARE-FOOT RETAIL BUILDING LEASE SPACE LOCATED AT 23825 CATT ROAD (CATT CROSSINGS RETAIL CENTER)

3. GENERAL BUSINESS

3.1 **Tentative Parcel Map 36612, Tentative Tract Map 36781/36782, and Plot Plan No. 13-0082 (Westpark Promenade) -Â Planning Commission review of a final, 1-year extension of time (#3 of 3) to December 14, 2025.**
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
The Planning Department recommends the Planning Commission take the following actions:

1. Find and determine that the Extension of Time #3 for TPM 36612, TTM 36781, TTM 36782 and Plot Plan 13-0082 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. **2024-15**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A FINAL, 1-YEAR EXTENSION OF TIME (EOT #3 OF 3) TO DECEMBER 14, 2025 FOR TPM 36612, TTM 36781, TTM 36782 AND PLOT PLAN 13-0082 TO DEVELOP THE WESTPARK PROMENADE MIXED USE PROJECT LOCATED AT THE NORTHEAST CORNER OF THE I-15 FREEWAY AND CLINTON KEITH ROAD, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

3.2 **Tentative Tract Map No. 38155 / Plot Plan No. 21-0045 (Monte Vista II Townhome Project) - Planning Commission review of a proposed 3-year extension of time (#1 of 3) to December 15, 2027.**
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
The Planning Department recommends the Planning Commission take the following actions:

1. Find and determine that the Extension of Time #1 for TTM 38155 and Plot Plan 21-0045 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. 2024-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME TO DECEMBER 15, 2027 FOR TENTATIVE TRACT MAP NO. 38155 TO SUBDIVIDE A 7.93-ACRE SITE INTO SIX (6) LOTS FOR CONDOMINIUM PURPOSES AND PLOT PLAN NO. 21-0145 TO DEVELOP A 62-UNIT TOWNHOME COMMUNITY WITH RELATED ON-SITE/OFF-SITE IMPROVEMENTS LOCATED AT NORTHEAST CORNER OF MONTE VISTA DRIVE AND SUMMER SAGE WAY, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

PLANNING COMMISSION COMMUNICATIONS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION

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

3. Watch Live | https://www.cityofwildomar.org/129/Agendas-Videos-Watch-Live | Click on the "Live Video Link"

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.cityofwildomar.org.

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.cityofwildomar.org.

Heidi Jemane
Deputy City Clerk
Dated: September 25, 2024

CITY OF WILDOMAR
PC - REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: October 2, 2024

SUBJECT: Planning Commission Meeting Minutes - September 4, 2024 Regular Meeting

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:
Staff recommends the Planning Commission approve the September 4, 2024 meeting minutes as submitted.

ATTACHMENTS:
09-04-2024pcm.pdf

MINUTES
CITY OF WILDOMAR
PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 4, 2024
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, Arrin Banks, Kim Strong, and Brianna Bernard

Members absent: George Cambero

Staff in attendance: Deputy City Clerk Jemane, IT Specialist Sung, Senior Planner Lachgar, Public Works Director Farag, Assistant City Attorney Gutierrez

FLAG SALUTE

Commissioner Bernard 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

Vice Chair Bernard abstained from voting for the approval of Planning Commission Meeting minutes, as she was absent from both meetings.

Moved by Kim Strong; seconded by Eric Filar to approve the Planning Commission Meeting Minutes of June 26, 2024 Special Study Session meeting and June 5, 2024 Regular meeting as submitted.

Motion Approved: 3 - 0

Voting For: Eric Filar, Arrin Banks, Kim Strong
Voting Against: None
Abstain: Brianna Bernard
Absent: George Cambero

1.1) Planning Commission Meeting Minutes - June 26, 2024 Special Study Session Meeting

1.2) Planning Commission Meeting Minutes - June 5, 2024 Regular Meeting

2) PUBLIC HEARINGS

2.1) Tentative Parcel Map No. 38881 and Variance No. 24-0009:

Senior Planner Lachgar presented the staff report.

There were no public comments.

Moved by Kim Strong; seconded by Arrin Banks to adopt a resolution entitled:

PC RESOLUTION NO. 2024-07
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CEQA EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) (COMMON SENSE EXEMPTION) OF THE CEQA GUIDELINES AND APPROVING TENTATIVE PARCEL MAP NO. 38881 TO SUBDIVIDE A 6.11 ACRE SITE INTO TWO (2) PARCELS, AND APPROVING VARIANCE NO. 24-0009 TO DEVIATE FROM THE MINIMUM LOT SIZE, DEPTH AND WIDTH DEVELOPMENT STANDARD OF THE R-R ZONE FOR THE PROPERTY LOCATED AT 34680 WHITE STREET (APN: 367-210-029 & 367-210-042)

Motion Approved: 4 - 0

Voting For: Eric Filar, Arrin Banks, Kim Strong, Brianna Bernard
Voting Against: None
Abstain: None
Absent: George Cambero

3) GENERAL BUSINESS

3.1) Wildomar Trail Town Center - Extension of Time #1 (TTM 37494 and Plot Plan 20-0039) - Planning Commission review and consideration of a 3-year Extension of Time (EOT #1 of 3) to September 8, 2027.

Senior Planner Lachgar presented the staff report.

Moved by Arrin Banks; seconded by Brianna Bernard to adopt a Resolution entitled:

PC RESOLUTION NO. 2024-11
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME TO SEPTEMBER 8, 2027 FOR TENTATIVE TRACT MAP NO. 374946 AND PLOT PLAN NO. 20-0039 TO DEVELOP THE WILDOMAR TRAIL TOWN CENTER MIXED USE PROJECT LOCATED ON THE SOUTHWEST CORNER OF I-15 FREEWAY AND WILDOMAR TRAIL, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

Motion Approved: 4 - 0

Voting For: Eric Filar, Arrin Banks, Kim Strong, Brianna Bernard
Voting Against: None
Abstain: None
Absent: George Cambero

3.2) Tentative Tract Map No. 36388 - Extension of Time #3 (Oak Creek Canyon Specific Plan) - Planning Commission review and consideration of a final, 1-year Extension of Time (EOT #3) to November 22, 2025 for Tentative Tract Map No. 36388.

Senior Planner Lachgar presented the staff report.

Applicant Don Mitchell provided a presentation.

The following speakers provided public comments:

Lynne Hamilton
Ken Hamilton
Veronica Langworthy

Moved by Kim Strong; seconded by Arrin Banks to adopt a Resolution entitled:

PC RESOLUTION NO. 2024-12
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A FINAL, 1-YEAR EXTENSION OF TIME (#3) TO NOVEMBER 22, 2025 FOR TENTATIVE TRACT MAP NO. 36388 TO SUBDIVIDE APPROXIMATELY 151.23 ACRES INTO 275 LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL AND COMMERCIAL/RETAIL DEVELOPMENT LOCATED WITHIN THE FARM SPECIFIC PLAN COMMUNITY,

AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

Motion Approved: 4 - 0

Voting For: Eric Filar, Arrin Banks, Kim Strong, Brianna Bernard
Voting Against: None
Abstain: None
Absent: George Cambero

3.1) Wildomar Trail Town Center - Extension of Time #1 (TTM 37494 and Plot Plan 20-0039) - Planning Commission review and consideration of a 3-year Extension of Time (EOT #1 of 3) to September 8, 2027.

Moved by Kim Strong; seconded by Brianna Bernard to re-open public comments for Item 3.1.

Motion Approved: 4 - 0

Voting For: Eric Filar, Arrin Banks, Kim Strong, Brianna Bernard
Voting Against: None
Abstain: None
Absent: George Cambero

The following speakers provided public comments:

Robert and Mariana Bryant

PLANNING COMMISSION COMMUNICATIONS

Residents were reminded of Mariachi Night on September 14, 2024.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

The GP Final Vote is coming up on November 6th.

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 7:08pm

Submitted by:



_____

Heidi Jemane
Deputy City Clerk

SUBJECT: Conditional Use Permit / Development Agreement No. 24-0035 ("The Cake House East") - A proposal to establish a store-front retail cannabis business in an approved (not yet built) 3,936 square-foot commercial retail lease space.

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 approval of Conditional Use Permit/Development Agreement No. 24-0035 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA; and

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-13
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVAL OF CONDITIONAL USE PERMIT NO. 24-0035, SUBJECT TO CONDITIONS, TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN APPROVED 3,936-FOOT RETAIL LEASE SPACE LOCATED AT 23825 CATT ROAD (APN: 380-240-001)

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2024-14
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVAL OF DEVELOPMENT AGREEMENT NO. 24-0035 TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN APPROVED 3,936 SQUARE-FOOT RETAIL BUILDING LEASE SPACE LOCATED AT 23825 CATT ROAD (CATT CROSSINGS RETAIL CENTER)

PROJECT DESCRIPTION:
The Applicant (CCG Catt, LLC (Saad Pattah) is proposing to establish a retail cannabis business within an approved 3,936 square-foot retail lease space (Catt Crossings Retail Center) within the C-P-S zone located at 23825 Catt Road. The proposed Cannabis project

requires the following applications for review by the Planning Commission with a recommendation to the City Council:

1) Adoption of a Categorical Exemption - The proposed project meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class1) of CEQA. Class 1 consists of the operation or minor alteration of existing structures involving negligible expansion of the existing space.

2) Conditional Use Permit No. 24-0035 - In accordance with Section 17.315.040 of the Wildomar Municipal Code (WMC), the proposal to establish a retail cannabis business within an approved 3,936 square-foot retail lease space (Catt Crossings Retail Center) within the C-P-S zone located at 23825 Catt Road requires approval of a Conditional Use Permit.

3) Development Agreement No. 24-0035 - In accordance with Section 17.315.040 of the WMC, the proposal to establish a retail cannabis business within an approved 3,936 square-foot retail lease space (Catt Crossings Retail Center) within the C-P-S zone located at 23825 Catt Road requires approval of a Development Agreement.

Project Location/Vicinity:
The proposed cannabis use will be located in an approved multi-tenant commercial/retail building known as Catt Crossings located in the C-P-S zone at 23825 Catt Road. The subject property is about 0.66 acres +/- in size and the lease space is 3,936 square feet in size and located immediately west of the Chevron gas station at the NEC of I-15 freeway and Clinton Keith Road. Refer to Attachment E for vicinity/location map and land use table.

Local Cannabis License No. 24-0035:
In accordance with Chapter 5.76 (Commercial Cannabis Licensing / Ordinance No. 188) of the WMC, the proposal to establish a retail cannabis business first requires the review and approval of a Local Cannabis License. Review of the local license is an administrative review procedure not subject to the Planning Commission or City Council approval, and does not require a public hearing. The Applicant submitted their local license application on April 23, 2024. The local license cannabis package was distributed to city staff, including the Riverside County Fire department. A local license cannabis package requires elements of the proposal, including but not limited to, a detailed statement of qualifications, business/operations plan, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan and visitor requirement plan. In addition the Applicant is required to submit the following (which they did in compliance):

- The Applicant shall submit proof that the he/she is, or will be, entitled to possession of the premises for which application is made. Evidence of lawful possession consists of properly executed deeds of trust, leases, evidence of ownership of the licensed premises, or other written documents acceptable to the City. This information must be submitted concurrently with the Local License application or the application will not be processed.
- An Authorization Letter from the Applicant and Property Owner (separate letter attachment) for the City to seek verification of the information contained within this application.
- Proof of the nature of the cannabis business's organizational status, such as articles of incorporation, by-laws, organizational minutes, partnership agreements, or such other documentation acceptable to the city.

- An authorization letter (signed) from the property owner and/or property management company (if proposed in a multi-tenant retail center) acknowledging submittal of the Local License Application.

Based on the City's review of the Local License cannabis package, the City approved Local License No. 24-0035, subject to conditions on June 24, 2024. While the local license cannabis package does not require Commission or Council approval, the information within it is very informative for the Commission and Council's understanding of how this cannabis business will operate. The Local License is good for two (2) years and must be renewed prior to the expiration date of June 24, 2026. A copy of the approved Local License cannabis package is provided in Attachment E.

Conditional Use Permit No. 24-0035:

In accordance with Section 17.315.040 of the WMC, the proposal to establish a retail cannabis business within an approved 3,936 square-foot retail lease space within the C-P-S zone requires approval of a Conditional Use Permit (CUP). The Applicant submitted their application for a CUP on April 23, 2024. The proposed cannabis use and CUP were evaluated by Staff and Riverside County Fire Department. Review of the proposed cannabis use was conducted in accordance with Chapter 17.315 (Ordinance No. 187) of the Wildomar Municipal Code.

The CUP cannabis package requires elements of the proposal, including but not limited to, a statement of qualifications, project description, neighborhood compatibility plan and parking analysis. Each of these elements are addressed in the Analysis section of this staff report. In addition, the CUP Cannabis package includes interior floor plans, and detailed information about the CCG Catt, LLC (Saad Pattah) business model. A copy of the proposed CUP cannabis package is provided in Attachment A-Exhibit 2.

Cannabis Use Exhibits:

The exhibits reflected in Attachment C and D illustrate the interior and exterior "elevations" exhibits as well as the 100' and 600' buffer area maps exhibits.

Development Agreement No. 24-0035:

In accordance with Section 17.315.040 of the WMC, the proposal to establish a retail cannabis business in an approved 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road requires approval of a Development Agreement (DA). The DA establishes the requirements and procedures that provide certainty, definition and commitment to developers as well as to necessary public improvements required by development. The DA also establishes a Development Agreement Fee (to be paid by the Applicant annually) to operate a cannabis business in Wildomar and other legal requirements. Each of these elements are addressed in detail in the Analysis section of this staff report. A copy of the agreement and provisions therein is provided in Attachment B, Exhibit 1).

PROJECT ANALYSIS:

Conditional Use Permit No. 24-0035:

The CUP cannabis package was evaluated by City Staff and Riverside County Fire Department in accordance with Section 17.315.050 of the WMC. The CUP cannabis package

requires the Applicant to provide information on specific elements of the cannabis business and how they will operate, including but not limited to, a detailed statement of qualifications, project description, floor plans/interior elevation details, neighborhood compatibility plan and parking analysis. Staff also reviews the location of the cannabis business to ensure that the 100' distance requirement from a residential use is achieved and the 600' distance requirement from public/private schools providing instruction in kindergarten or grades 1 through 12, a day care center (excluding small and large family day cares), parks and/or youth centers. In addition, the Applicant shall submit proof that the he/she is, or will be, entitled to possession of the premises for which application is made. Evidence of lawful possession consists of properly executed deeds of trust, leases, evidence of ownership of the licensed premises, or other written documents acceptable to the City. This information was submitted concurrently with the Local License application.

Based on staff's review, it has been determined that the proposal by the Applicant to establish a retail cannabis business in an approved 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road has met and/or exceeded the standards outlined in this code section. Attachments C and D illustrate the interior and exterior "elevations" exhibits as well as the 100' and 600' buffer area maps exhibits. This includes a finding that the cannabis use at this location does meet the 100' distance requirement from a residential use and meets the 600' distance requirement from public/private schools, commercial day care centers, parks and/or youth centers. (refer to Attachment G). In addition to special operational and use conditions of approval applied to the Local License cannabis package (Attachment E), staff has proposed special operational and use conditions of approval for the CUP (Attachment A, Exhibit 1). The proposed cannabis proposal package is provided for Commission consideration in Attachment A-Exhibit 2. Findings to support approval of CUP No. 24-0035 are provided below.

Conditional Use Permit No. 24-0035 Findings:

In accordance with Section 17.200.050 of the Wildomar Municipal Code, 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. That the proposed location, use and operation of the conditional use is in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

Evidence: Conditional Use Permit (CUP) No. 24-0035 t to establish a retail cannabis business in an approved 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road in the City of Wildomar is consistent with the existing general plan land use designation of Commercial Retail (CR) and zoning designation of C-P-S (Scenic Highway Commercial) zone. The existing zoning of C-P-S which conditionally permits retail cannabis sales is highly consistent with the CR land use designation. The proposed cannabis use is a conditionally permitted use subject to approval of a CUP as outlined in Section 17.315.040 of the WMC. In review of the proposed cannabis package including all required elements outlined in Ordinance No. 187, the cannabis use proposed meets and exceeds all the development standards of Section 17.315 of the WMC, including the 600' distance standard from a public or private school providing instruction in kindergarten or grades 1 through 12, a day care center (excluding small and large family day cares), a park and a youth center, and

the 100' distance standard from a residential use. In addition, the Applicant has submitted and received approval for a Local License for retail cannabis sales at this location in accordance with Chapter 5.76 of the WMC, and has meet and exceeded all those requirements. Given these facts, the proposed cannabis project s in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

B. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

Evidence: Conditional Use Permit (CUP) No. 24-0035 to establish a retail cannabis business within an approved 3,936 square-foot retail lease space in the C-P-S zone located at 23825 Catt Road will not be detrimental to the health, safety or welfare of the community in that the cannabis use is a conditionally permitted use in the C-1/C-P zone subject to specific use and operational standards. As part of the CUP and Local License application process, the applicant has submitted the required business/operations plan, statement of qualifications, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan, visitor requirement plan and neighborhood compatibility plan which was reviewed by the city and found to be in compliance with Chapters 5.76 and 17.315 of the WMC.

Each of these plans has been reviewed in detail by each City department, including the Riverside County Fire Department and it was determined that the cannabis proposal is in compliance with city/county standards as required in Ordinance No. 187 and 188 of the WMC. In addition, the cannabis use is subject to special conditions of approval which are designed to protect the health, safety, or general welfare of the community (Attachment A-Ex. 1). Given these facts, the proposed cannabis project will not be detrimental to the health, safety, or general welfare of the community.

Conditional Use Permit No. 24-0035 – Supplemental Findings:

In accordance with Section 17.315.060.B of the Wildomar Municipal Code, 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 planning commission shall not hold a public hearing on or approve any application for a conditional use permit to operate a cannabis business unless the applicant holds a local license in good standing in accordance with Chapter 5.76 of this Code.

Evidence: The applicant, CCG Catt, LLC (Saad Pattah) submitted a Cannabis Local License application in accordance with Chapter 5.76 (Commercial Cannabis Licensing) of the WMC on April 23, 2024 to establish a retail cannabis business within an existing 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road. Upon meeting the requirements outlined in Chapter 5.76 of the WMC, the Planning Department approved and issued the Local License on June 24, 2024 and is in good standing. Based on these facts, the proposed cannabis project meets this finding.

B. The cannabis business as well as all operations as conducted therein, fully comply with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law.

Evidence: The applicant, CCG Catt, LLC (Saad Pattah) submitted as part of the CUP/DA and Local License application process, the required business/operations plan, statement of qualifications, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan, visitor requirement plan and neighborhood compatibility plan. These special required technical elements of the proposed cannabis business were reviewed by the City departments, Riverside County Fire Department to ensure that the requirements of Chapter 5.76 and Chapter 17.315 of the WMC and California Building and Fire Code were complied with. It was determined by each department the proposed cannabis use was in compliance with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law. These elements will be reviewed a second time as part of the tenant improvement plan review requirements prior to the issuance of building permits and issuance of a certificate of occupancy. Based on these facts, the proposed cannabis project fully complies with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law.

C. The cannabis business fully complies with and meets all operating criteria required pursuant to state laws, Chapter 5.76 of this code, any other provisions of this code, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in the conditional use permit.

Evidence: The applicant, CCG Catt, LLC (Saad Pattah) submitted as part of the CUP and Local License application process, the required business/operations plan, statement of qualifications, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan, visitor requirement plan and neighborhood compatibility plan. These special technical elements of the proposed cannabis business were reviewed by the City, Riverside County Fire department and Riverside County Sheriff's department to ensure that the requirements of Chapter 5.76 and Chapter 17.315 of the WMC and California Building and Fire Code were complied with. It was determined by each department the proposed cannabis use was in compliance with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law. These elements will be reviewed a second time as part of the tenant improvement plan review requirements prior to the issuance of building permits and issuance of a certificate of occupancy. Based on these facts, the proposed cannabis project fully complies with and meets all operating criteria required pursuant to state laws, Chapter 5.76 of this code, any other provisions of this code, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in the conditional use permit.

D. The cannabis business will be located in a zoning district where cannabis businesses of the type proposed are conditionally permitted, and all of the applicable locational restrictions in Section 17.315.070 are satisfied.

Evidence: The applicant, CCG Catt, LLC (Saad Pattah) is requesting approval to establish a retail cannabis business within an existing 3,936 square-foot retail lease space located at 23825 Catt Road. This site is located within the C-P-S zone which conditionally permits retail cannabis sales. Further, as evidenced by the radius maps prepared by the planning department (refer to staff report), the site is located outside the 100' distance requirement from a residential zone and is located outside of the 600' distance requirement from a public or private school providing instruction in kindergarten or grades 1 through 12, a commercial day

care center (excluding small and large family day cares), a park and a youth center. Based on these facts, the proposed cannabis project meets this finding.

Development Agreement (DA) Analysis:

Government Code Sections 65864 through 65869.5 authorizes a city to enter into a binding development agreement with persons having legal or equitable interests in real property including economic benefits to the City. In accordance with Chapter 17.315 of the WMC, the Applicant has entered into such agreement with the City. The development agreement is between the City and CCG Catt, LLC (Saad Pattah) who is the operator and property owner. The proposed development agreement, which is for a 20-year period, will establish an annual fee (separate from the sales tax revenue) to be paid to the City by the Applicant for operating a cannabis business. The structure of the Development Agreement is consistent with the four (4) previous agreements approved with our other cannabis retailers.

The fees that the City and applicant have agreed to comprise basically three (3) "deal points" as follows (refer to Section 3.2 of the DA):

- Twenty dollars ($20.00) per gross square foot of floor area within any building, facility or structure utilized for the proposed Cannabis Business. Beginning on the first anniversary of the Effective Date, and annually thereafter, the portion of this Development Agreement Fee shall be automatically adjusted based on the average percentage change in the Consumer Price Index (CPI) for "all urban consumers" in the Riverside-San Bernardino-Ontario area, or a subsequent Consumer Price Index (CPI) area covering the City, for the previous January to December period. This fee based on the gross lease space of 3,963 square feet will generate approximately $79,260 annually and $1,585,200 over the life of the agreement.
- 3% of gross receipts will be paid to the City between the 1st anniversary and 5th anniversary. This revenue fee would generate approximately $72,900 annually based on the applicant's estimated annual sales revenue for the first 5 years of about $2.43 million dollars. Of course as annual sales increase (or decrease), the revenues will increase (or decrease) proportionately. This amount is separate from the typical sales tax revenue.
- 5% of gross receipts, will be paid to the City between the 6th anniversary through 20th anniversary unless the City and Developer agree to a different amount (to be approved by the City Council) prior to the 6th anniversary. If this DA fee remains at 5%, the revenue fee would generate approximately $278,500 annually (years 6 - 20) based on the applicant's estimated annual revenue of about $5.57 million dollars. Of course as annual sales increase (or decrease), the revenues will increase (or decrease) proportionately. This amount is separate from the typical sales tax revenue.
- The City and Developer will agree to engage in good faith negotiations during the 5th year of the Development Agreement regarding the DA percentage fee noted above.

While not part of the Development Agreement, annual sales tax revenues (2%) to the City (based on applicant revenue projections) would equal approximately $48,600. One percent (1%) would be allocated to the general fund and 1% to the Measure AA fund. The City Council will have the final authority to approve the Development Agreement. Total revenue for the first five (5) years would be about $1,003,800 ($200,760 annually) to the city's general fund. A copy of the agreement is provided in Attachment B, Exhibit 1. The findings for support of the Development Agreement are provided below.

Development Agreement Findings:

In accordance with Chapter 17.315 of the Wildomar Municipal Code, and the California Government Code Title 7, Chapter 4, Article 2.5, 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 development agreement is consistent with the City of Wildomar General Plan.

Evidence: The proposed Development Agreement No. 24-0035 to establish a retail cannabis business within an existing 3,963 square-foot retail lease space located at 23825 Catt Road is consistent with the General Plan of the City of Wildomar. General Plan policies LU 7.1, 7.2 and 7.12 aim to promote economic development in the City by accommodating development of balanced land uses, promoting a variety of stable employment and business uses, and improving the jobs-housing ratio. Allowing the Project to operate in the City furthers each of these policies.

PUBLIC NOTICE:

In accordance with Chapter 17.192 of the Wildomar Municipal Code, the Planning Department on September 18, 2024 gave public notice to all property owners within a 600-foot radius of the project boundary notifying said property owners of the October 2, 2024 Planning Commission meeting at which time the Planning Commission would consider Conditional Use Permit/Development Agreement No. 24-0035. Also, in accordance with Ordinance No. 135, the Planning Department on September 20, 2024 2020 posted a public hearing notice "sign board" along Clinton Keith Road and Catt Road street frontages notifying the neighborhood residents of the October 2, 2024 Planning Commission meeting. Lastly, in accordance with Chapter 17.04.050 of the Wildomar Municipal Code, the Planning Department, on September 20, 2024 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the October 2, 2024 Planning Commission meeting.

ATTACHMENTS:

Attach A - PC Reso 2024-13-CUP (Ex-1).pdf
Attach A-Ex2 - CUP Cannnabis Package.pdf
Attach B - PC Reso 2024-14-DA-final.pdf
Attach C - Plot Plan-Floor Plan Exhibits.pdf
Attach D - 100â€™ â€“ 600â€™ Sensitive Land Uses Radius Maps.pdf
Attach E - Local License Cannabis Approval Package [6-24-24].pdf
Attach F - Vicinity Map-Adjacent Land Use Exhibits.pdf
Attach G - Staff power point [10-2-24].pdf

ATTACHMENT A

PC RESOLUTION NO. 2024-13

CUP No. 24-0035

PC RESOLUTION NO. 2024-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVAL OF CONDITIONAL USE PERMIT NO. 24-0035, SUBJECT TO CONDITIONS, TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN APPROVED 3,936-FOOT RETAIL LEASE SPACE LOCATED AT 23825 CATT ROAD (APN: 380-240-001)

WHEREAS, the Planning Department on June 24, 2024 received an application for a Conditional Use Permit No. 24-0035 to establish a retail cannabis business within an approved 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road from:

Applicant/Owner:	CCG Catt, LLC (Saad Pattah)
Project Location:	23825 Catt Road
APN:	380-240-001
Project Area:	0.66 acres +/-

WHEREAS, on April 23, 2024, the City received an application from CCG Catt, LLC (Saad Pattah) requesting a Cannabis Local License (PLN 24-0035) in accordance with Chapter 5.76 (Commercial Cannabis Licensing) of the Wildomar Municipal Code (WMC) to establish a retail cannabis business within an approved 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road; and

WHEREAS, on June 24, 2024, the Planning Department approved and issued said Cannabis Local License (PLN 24-0035) in accordance with Chapter 5.76 (Commercial Cannabis Licensing) for CUP No. 24-0035; and

WHEREAS, in accordance with Section 17.315.040 of the WMC, the proposal to establish a retail cannabis business within an existing 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road requires review and approval of a Conditional Use Permit by the Planning Commission with a recommendation to the City Council; and

WHEREAS, in accordance with Chapter 17.200 of the Wildomar Municipal Code (WMC), the Planning Commission has the authority to review the proposed Conditional Use Permit No. 24-0035 establish a retail cannabis business within an existing 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road and make a recommendation to the City Council; and

WHEREAS, in accordance with Chapter 17.192 of the Wildomar Municipal Code, the Planning Department on September 17, 2024 gave public notice to all property owners within a 600-foot radius of the project boundary notifying said property owners of

the October 2, 2024 Planning Commission meeting at which time the Planning Commission would consider Conditional Use Permit No. 24-0035; and

WHEREAS, in accordance with Ordinance No. 135, the Planning Department on September 20, 2024 posted a public hearing notice "sign board" along Catt Road and Clinton Keith Road street frontages notifying the neighborhood residents of the October 2, 2024 Planning Commission meeting at which time the Planning Commission would consider Conditional Use Permit No. 24-0035; and

WHEREAS, in accordance with Section 17.04.050 of the Wildomar Municipal Code, the Planning Department, on September 20, 2024 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the October 2, 2024 Planning Commission meeting at which time the Planning Commission would consider Conditional Use Permit No. 24-0035; and

WHEREAS, in accordance with Chapter 17.315 of the Wildomar Municipal Code, the Planning Commission conducted a duly noticed public hearing to discuss the proposed Conditional Use Permit No. 24-0035 on October 2, 2024, and at which time interested persons had an opportunity to testify in support of, or opposition to the proposed Conditional Use Permit, and at which time the Planning Commission received public testimony.

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

SECTION 1. CEQA DETERMINATION

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Conditional Use Permit No. 24-0035 establishing a retail cannabis business within an existing 3,936 square-foot retail lease space within the C-P-S zone to determine what level of CEQA environmental review is required. Based on this review, the Planning Department determined that approval of Conditional Use Permit No. 24-0035 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA. Class 1 consists of the operation or minor alteration of existing structures involving negligible expansion of the existing space. The applicant has proposed to make tenant improvements to the lease space once the building is constructed as part of the cannabis business operations for which building permits will be required. Therefore, based on this, the Planning Commission hereby recommends the City Council adopt this Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA for Conditional Use Permit No. 24-0035.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The Planning Commission hereby finds Conditional Use Permit No. 24-0035 to establish a retail cannabis business located at 23825 Catt Road is consistent with the MSHCP, as the project is located outside of any MSHCP criteria area cell, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

In accordance with Section 17.200.050 of the Wildomar Municipal Code, 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. That the proposed location, use and operation of the conditional use is in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

Evidence: Conditional Use Permit (CUP) No. 24-0035 t to establish a retail cannabis business in an approved 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road in the City of Wildomar is consistent with the existing general plan land use designation of Commercial Retail (CR) and zoning designation of C-P-S (Scenic Highway Commercial) zone. The existing zoning of C-P-S which conditionally permits retail cannabis sales is highly consistent with the CR land use designation. The proposed cannabis use is a conditionally permitted use subject to approval of a CUP as outlined in Section 17.315.040 of the WMC. In review of the proposed cannabis package including all required elements outlined in Ordinance No. 187, the cannabis use proposed meets and exceeds all the development standards of Chapter 17.315 of the WMC, including the 600' distance standard from a public or private school providing instruction in kindergarten or grades 1 through 12, a day care center (excluding small and large family day cares), a park and a youth center, and the 100' distance standard from a residential use. In addition, the Applicant has submitted and received approval for a Local License for retail cannabis sales at this location in accordance with Chapter 5.76 of the WMC, and has meet and exceeded all those requirements. Given these facts, the proposed cannabis project s in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

B. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

Evidence: Conditional Use Permit (CUP) No. 24-0035 to establish a retail cannabis business within an approved 3,936 square-foot retail lease space in the C-P-S zone located at 23825 Catt Road will not be detrimental to the health, safety or welfare of the community in that the cannabis use is a conditionally permitted use in the C-1/C-P zone subject to specific use and operational standards. As part of the CUP and Local License application process, the applicant has submitted the required business/operations plan, statement of qualifications, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan, visitor requirement plan and neighborhood compatibility plan which was reviewed by the city and found to be in compliance with Chapters 5.76 and 17.315 of the WMC. Each of these

plans has been reviewed in detail by each City department, including the Riverside County Fire Department and it was determined that the cannabis proposal is in compliance with city/county standards as required in Ordinance No. 187 and 188 of the WMC. In addition, the cannabis use is subject to special conditions of approval which are designed to protect the health, safety, or general welfare of the community (Attachment A-Ex. 1). Given these facts, the proposed cannabis project will not be detrimental to the health, safety, or general welfare of the community.

SECTION 4. CANNABIS ORDINANCE CUP SUPPLEMENTAL FINDINGS

In accordance with Section 17.315.060.B of the Wildomar Municipal Code, 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 planning commission shall not hold a public hearing on or approve any application for a conditional use permit to operate a cannabis business unless the applicant holds a local license in good standing in accordance with Chapter 5.76 of this Code.

Evidence: The applicant, CCG Catt, LLC (Saad Pattah) submitted a Cannabis Local License application in accordance with Chapter 5.76 (Commercial Cannabis Licensing) of the WMC on April 23, 2024 to establish a retail cannabis business within an existing 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road. Upon meeting the requirements outlined in Chapter 5.76 of the WMC, the Planning Department approved and issued the Local License on June 24, 2024 and is in good standing. Based on these facts, the proposed cannabis project meets this finding.

B. The cannabis business as well as all operations as conducted therein, fully comply with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law.

Evidence: The applicant, CCG Catt, LLC (Saad Pattah) submitted as part of the CUP/DA and Local License application process, the required business/operations plan, statement of qualifications, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan, visitor requirement plan and neighborhood compatibility plan. These special required technical elements of the proposed cannabis business were reviewed by the City departments, Riverside County Fire Department to ensure that the requirements of Chapter 5.76 and Chapter 17.315 of the WMC and California Building and Fire Code were complied with. It was determined by each department the proposed cannabis use was in compliance with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law. These elements will be reviewed a second time as part of the tenant improvement plan review requirements prior to the issuance of building permits and issuance of a

certificate of occupancy. Based on these facts, the proposed cannabis project fully complies with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law.

C. The cannabis business fully complies with and meets all operating criteria required pursuant to state laws, Chapter 5.76 of this code, any other provisions of this code, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in the conditional use permit.

Evidence: The applicant, CCG Catt, LLC (Saad Pattah) submitted as part of the CUP and Local License application process, the required business/operations plan, statement of qualifications, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan, visitor requirement plan and neighborhood compatibility plan. These special technical elements of the proposed cannabis business were reviewed by the City, Riverside County Fire department and Riverside County Sheriff's department to ensure that the requirements of Chapter 5.76 and Chapter 17.315 of the WMC and California Building and Fire Code were complied with. It was determined by each department the proposed cannabis use was in compliance with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law. These elements will be reviewed a second time as part of the tenant improvement plan review requirements prior to the issuance of building permits and issuance of a certificate of occupancy. Based on these facts, the proposed cannabis project fully complies with and meets all operating criteria required pursuant to state laws, Chapter 5.76 of this code, any other provisions of this code, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in the conditional use permit.

D. The cannabis business will be located in a zoning district where cannabis businesses of the type proposed are conditionally permitted, and all of the applicable locational restrictions in Section 17.315.070 are satisfied.

Evidence: The applicant, CCG Catt, LLC (Saad Pattah) is requesting approval to establish a retail cannabis business within an existing 3,936 square-foot retail lease space located at 23825 Catt Road. This site is located within the C-P-S zone which conditionally permits retail cannabis sales. Further, as evidenced by the radius maps prepared by the planning department (refer to staff report), the site is located outside the 100' distance requirement from a residential zone and is located outside of the 600' distance requirement from a public or private school providing instruction in kindergarten or grades 1 through 12, a commercial day care center (excluding small and large family day cares), a park and a youth center. Based on these facts, the proposed cannabis project meets this finding.

SECTION 5. PLANNING COMMISSION ACTION

Based upon the findings above, the Planning Commission hereby adopts PC Resolution No. 2024-13 recommending City Council approval of Conditional Use Permit No. 24-0035, subject to conditions, as illustrated herein and attached hereto to this Resolution as Exhibit 1 and 2 (under separate cover).

PASSED, APPROVED AND ADOPTED this 2nd day of October, 2024.

_____
Eric Filar
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Community Development Director
Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierez
Assistant City Attorney

Exhibit 1 CUP No. 24-0035 Conditions of Approval Matrix			
CCG Catt, LLC (Saad Pattah) Cannabis Proposal"			
23825 CATT ROAD (APN: 380-240-001)			
CUP No. 24-0035 Approval Date – November 13, 2024 (City Council)	**CUP No. 24-0035 Expiration Date – December 13, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date & Signature)**

PLANNING DEPARTMENT CONDITIONS OF APPROVAL				
Standard/General Conditions				
1.	In compliance with Section 15301 (Existing Facilities, Class 1) of CEQA., a Notice of Exemption (NOE) 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 Riverside County Clerk administrative fee to be paid by the Applicant.	November 20, 2024	Planning Department	
2.	The Applicant's signature below hereby verifies acceptance of the City Council's adopted Conditions of Approval contained within this matrix. A signed copy shall be submitted to the Planning Director by November 27, 2024. Applicant Signature Date	November 27, 2024	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,	Ongoing	Planning Department	

Exhibit 1 CUP No. 24-0035 Conditions of Approval Matrix			
CCG Catt, LLC (Saad Pattah) Cannabis Proposal"			
23825 CATT ROAD (APN: 380-240-001)			
CUP No. 24-0035 Approval Date – November 13, 2024 (City Council)	CUP No. 24-0035 Expiration Date – December 13, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date & Signature)**
	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, California Public Records 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 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/Conditional Use Permit No. 24-0035 shall expire on November 13, 2027 (3 years after approval by the City Council) if	November 13, 2027	Planning Department	

Exhibit 1 CUP No. 24-0035 Conditions of Approval Matrix			
CCG Catt, LLC (Saad Pattah) Cannabis Proposal"			
23825 CATT ROAD (APN: 380-240-001)			
CUP No. 24-0035 Approval Date – November 13, 2024 (City Council)	CUP No. 24-0035 Expiration Date – December 13, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date & Signature)**
	building permits for tenant improvements have not been issued and substantial construction work has not commenced. For the purposes of this condition, the term "commenced" means either the beginning of substantial construction of the lease space for the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing lease space under the terms of the authorized use. The Applicant may submit a request for an Extension of Time (EOT) to be reviewed and approved by the Planning Commission in accordance with Chapter 17.200.080 of the Wildomar Municipal Code. Said extension of time application and fee must be submitted prior to the expiration date. If a request for an EOT has not been submitted by this deadline, then Conditional Use Permit No. 24-0035 shall automatically become null and void.			
5.	Timing. Pursuant to Government Code § 65865.1, City shall review this Developer's compliance with the terms, conditions, and covenants of this Agreement. Such review shall be undertaken at least once during every twelve (12) month period from the Effective Date of this Agreement. The Developer or successor shall reimburse City for the reasonable and necessary costs of this review, excluding cost incurred under Article 8.0 [Default and Enforcement], within thirty (30) days of written demand from City	Annually on Effective Date	Planning Department	
6.	Evidence of Annual Review. Developer shall deliver to City within thirty (30) days of each anniversary of the Effective Date evidence to demonstrate the Developer's good faith compliance with the terms of this Agreement, including but not limited to compliance with the payment obligations in Section 3 of this Agreement. The City shall bear no responsibility or obligation to research, investigate, or otherwise obtain evidence of Developer's good faith compliance with this	30 days prior to Anniversary Date	Planning Department	

Exhibit 1 CUP No. 24-0035 Conditions of Approval Matrix			
CCG Catt, LLC (Saad Pattah) Cannabis Proposal"			
23825 CATT ROAD (APN: 380-240-001)			
CUP No. 24-0035 Approval Date – November 13, 2024 (City Council)	CUP No. 24-0035 Expiration Date – December 13, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date & Signature)**
	Agreement. It shall be Developer's sole responsibility and obligation to provide evidence of its good faith compliance with this Agreement. Prior to making a determination, the City shall make available to the Developer any public staff reports and documents to be used or relied upon by City to determine Developer's good faith compliance with this Agreement. The Developer shall be permitted an opportunity to respond to the City's evaluation of its performance, either orally or at a public hearing or in a written statement. Such response shall be made to the Director or its designee for purposes of review of compliance with this Agreement.			
7.	Certificate of Compliance. With respect to each year for which an annual review of compliance with this Agreement is conducted, and for which the City has determined that Developer is in good faith compliance with this Agreement, the City, upon written request of the Developer, shall provide Developer with a written certificate of good-faith compliance, in recordable form, duly executed and acknowledged by the City. The Developer shall have the right, in the Developer's sole discretion, to record this notice of compliance.	Annually on Effective Date	Planning Department	
8.	All applicable conditions of approval from the Cannabis Local License Application No. 24-0035 approved by the City of Wildomar on June 24, 2024 shall apply to CUP No. 24-0035 and shall remain in full force and effect for the life this business.	On-Going	Planning Department	
9.	Final fees shall be determined by the Building and Finance departments prior to the Issuance of Occupancy Permits.	On-Going	Planning Department	
10.	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	February 13, 2025	Planning Department	

Exhibit 1 CUP No. 24-0035 Conditions of Approval Matrix			
CCG Catt, LLC (Saad Pattah) Cannabis Proposal"			
23825 CATT ROAD (APN: 380-240-001)			
CUP No. 24-0035 Approval Date – November 13, 2024 (City Council)	CUP No. 24-0035 Expiration Date – December 13, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date & Signature)**
	imposed on this project. Notice is hereby given to the Applicant that the 90-day appeal period begins with the approval date by the City Council on November 13, 2024.			
11.	The tenant improvements for the lease space approved under CUP No. 24-0035 located at 23825 Catt Road (APN: 380-240-001), shall be constructed in accordance with the CUP Cannabis package as approved by the City Council on November 13, 2024. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Chapter 17.228 of the Wildomar Municipal Code.	On-Going	Planning and Building Departments	
12.	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 conditional use permit.	On-Going	Planning Department	
13.	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	
14.	Neighborhood Compatibility Plan. The proposed cannabis business must comply with the neighborhood compatibility plan set forth in the CUP Cannabis Package as approved by the City Council. All requirements must be maintained at all times.	On-Going	Planning Department	
15.	Parking Analysis Plan. The proposed cannabis business must comply with the neighborhood compatibility plan set forth in the CUP Cannabis Package as approved by the City Council. All requirements must be maintained at all times.	On-Going	Planning Department	

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CUP No. 24-0035 Approval Date – November 13, 2024 (City Council)	CUP No. 24-0035 Expiration Date – December 13, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date & Signature)**
16. Visitor Requirement Plan. The proposed cannabis business must comply with the Visitor Requirement Plan set forth in the Local License stamped approved package, as approved by the City of Wildomar. All requirements must be maintained at all times.	On-Going	Planning & Building Depts.	
17. Odor Abatement Plan. The proposed cannabis business must comply with the Odor Abatement Plan set forth in the Local License stamped approved package, as approved by the City of Wildomar. All requirements must be maintained at all times.	On-Going	Planning & Building Departments	
18. Security Plan. The proposed cannabis business must comply with the security plan set forth in the Local License stamped approved package, as approved by the Riverside County Sheriff's Department and City of Wildomar. All security requirements must be maintained at all times.	On-Going	Planning, Building & Police Departments	
19. Fire Protection Plan. The proposed cannabis business must comply with the Fire Protection Plan set forth in the Local License stamped approved package, as approved by the City of Wildomar and the Riverside County Fire Department. All requirements must be maintained at all times.	On-Going	Planning & Riverside County Fire Depts.	
20. Business/Operations Plan. The proposed cannabis business must comply with the business/operations plan set forth in the Local License stamped approved package, as approved by the City of Wildomar. All requirements shall be complied with at all times.	On-Going	Planning & Administrative Services Depts.	
21. Waste Disposal. The proposed cannabis business must comply with the waste disposal plan set forth in the Local License stamped approved package, as approved by the City of Wildomar. All requirements shall be complied with at all times.	On-Going	Planning, Building & Fire Departments	

Exhibit 1 CUP No. 24-0035 Conditions of Approval Matrix			
CCG Catt, LLC (Saad Pattah) Cannabis Proposal"			
23825 CATT ROAD (APN: 380-240-001)			
CUP No. 24-0035 Approval Date – November 13, 2024 (City Council)	CUP No. 24-0035 Expiration Date – December 13, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date & Signature)**
Prior to Issuance of a Building Permit			
22. Prior to issuance of any building permits, the Applicant shall be required to submit tenant improvement plans for build-out of the proposed lease space in accordance with City of Wildomar standards.	Prior to Issuance of Building Permits	Building Department	
23. Prior to the issuance of a building permit, the applicant shall comply with Building Department requirements in obtaining all necessary tenant improvement plan permits.	Prior to Issuance of a Building Permit	Planning Department	
24. Prior to the issuance of a building permits, the Applicant shall submit a sign program to the Planning Director for review and approval. Proposed signage shall be consistent with all applicable provisions of Chapter 17.252 (Sign Regulations) and Section 17.315 (Cannabis Regulations) of the Wildomar Municipal Code.	Prior to Issuance of Building Permits	Planning Department	
Prior to Issuance of Occupancy Permits			
25. Prior to issuance of a Certificate of Occupancy, the Applicant shall pay all applicable Development Impact Fees (DIF) as determined by the Building Official.	Prior to the Issuance of Occupancy Permits	Building Department	
26. Prior to the Issuance of a Certificate of Occupancy, all conditions of approval for Cannabis Local License Application No. 24-0035 and CUP/Conditional Use Permit No. 24-0035 shall be completed to the satisfaction of the Planning Director and Building Official.	Prior to the Issuance of Occupancy Permits	Planning and Building and Departments	
BUILDING DEPARTMENT CONDITIONS OF APPROVAL			
1. Prior to the issuance of a building permit, the applicant shall comply with Building Department requirements in obtaining all necessary tenant improvement plan permits.	Prior to Issuance of a Building Permit	Building and Planning Departments	

Exhibit 1 CUP No. 24-0035 Conditions of Approval Matrix			
CCG Catt, LLC (Saad Pattah) Cannabis Proposal"			
23825 CATT ROAD (APN: 380-240-001)			
CUP No. 24-0035 Approval Date – November 13, 2024 (City Council)	CUP No. 24-0035 Expiration Date – December 13, 2027		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date & Signature)**
2. Tenant improvement plans are required to be submitted for permit review after the CUP and DA are approved. Each sheet of the plans shall be signed by the designer.	Prior to Issuance of a Building Permit	Building and Planning Departments	
3. In order to comply with the City of Wildomar Ordinance No. 187 Section 17.315.080, mechanical plans will be required. The system shall be designed, stamped and signed by a state licensed Mechanical Engineer. The plan shall show how this section of the ordinance will be met. Details shall show the filtration plan and all related.	Prior to Issuance of a Building Permit	Building and Planning Departments	
4. Any new rooftop mechanical equipment will require engineering for the additional rooftop load.	Prior to Issuance of a Building Permit	Building and Planning Departments	
5. A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2019 California Building Codes.	Prior to Issuance of a Building Permit	Building and Planning Departments	
6. Building permits will only be issued to a California State licensed contractor in accordance with the California Contractors State License Board or Property Owner. Building permits will not be issued to Tenants.	Prior to Issuance of a Building Permit	Building and Planning Departments	
7. The design shall comply with the 2022 California Building Code chapter 11B for Accessibility.	Prior to Issuance of a Building Permit	Building and Planning Departments	
8. All proposed work shall comply with the 2022 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Wildomar.	Prior to Issuance of a Building Permit	Building and Planning Departments	

Exhibit 1 CUP No. 24-0035 Conditions of Approval Matrix			
CCG Catt, LLC (Saad Pattah) Cannabis Proposal"			
23825 CATT ROAD (APN: 380-240-001)			
CUP No. 24-0035 Approval Date – November 13, 2024 (City Council)	**CUP No. 24-0035 Expiration Date – December 13, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring Dept.**	**Verification (Date & Signature)**
9. Proposed project shall comply with the 2022 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Wildomar.	Prior to Issuance of a Building Permit	Building and Planning Departments	
10. Any new exterior lighting shall comply with City of Wildomar Ordinance 8.64 – Light Pollution.	Prior to Issuance of a Building Permit	Building and Planning Departments	
RIVERSIDE COUNTY FIRE DEPARTMENT			
General Conditions			
11. Prior to occupancy of the lease space identified in the Local License application package, the Applicant shall be required to submit tenant improvement plans for build-out of the proposed lease space in accordance with Riverside County Fire Department standards.	Prior to Issuance of Building Permits	Riverside County Fire Department	

END

EXHIBIT 2

CUP Cannabis Proposal Package
(Under Separate Cover)

CATT ROAD, LLC

THE CAKE HOUSE EAST (PLN 24-0035)





Cannabis CUP & Development Proposal Package

Prepared for the City of Wildomar

Applicant: Catt Road, LLC
Address: 23825 Catt Rd., Pad #3
APN: 380-240-001
License: Retail Storefront
Submittal #2 Date: August 5, 2024
Cannabis Proposal:

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1. Evidence of Legal Right to Occupy

1.1 Legal Right to Occupy Overview

Founding investor Saad S. Pattah has purchased the property located at 23825 Catt Road in Wildomar, CA 92595 in which he will lease to his business, Catt Road, LLC for the purposes of operating a cannabis retail facility. To support the requirements of this section, Catt Road is providing the following documentation:

1. Purchase Agreement between Saad S. Pattah and CCG Catt, LLC
2. Lease Agreement from Saad S. Pattah to Catt Road, LLC

1.2 Purchase Agreement

REAL ESTATE SALE AGREEMENT AND ESCROW INSTRUCTIONS

Dated February 10th, 2024

between

CCG Catt, LLC,

a California limited liability company,

as Seller,

and

Saad Pattah, an individual,

as Buyer

REAL ESTATE SALE AGREEMENT
AND ESCROW INSTRUCTIONS

THIS REAL ESTATE SALE AGREEMENT AND ESCROW INSTRUCTIONS (this "**Agreement**") is made as of the 10th day of February, 2024 (the "**Effective Date**"), by and between **CCG Catt**, LLC, a California limited liability company or its permitted assigns ("**Seller**"), and **Saad Pattah, [an unmarried/a married]** individual or permitted assigns (collectively, "**Buyer**"). Seller and Buyer are referred to in this Agreement collectively as the "**Parties**" and individually as a "**Party**."

RECITALS

A. Seller is the seller of the Property (as defined below), including that certain real property comprised of 0.663 acres (approximately 28,899 square feet) of vacant land generally located at the NEQ of Clinton Keith Road and Interstate 15, Wildomar, Riverside County, California, and commonly known as 23825 Catt Road, Wildomar, California 92595. The Property is one of three (3) adjacent parcels comprising the commercial development commonly known as "Catt Crossing" (collectively, the "**Development**").

B. On and subject to the terms and conditions of this Agreement, Seller has agreed to sell the Property to Buyer and Buyer has agreed to purchase the Property from Seller.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, which by this reference are incorporated in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer hereby agree as follows:

1. **PURCHASE AND SALE; ESCROW**.

1.1 **Purchase and Sale**. On and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase and accept from Seller, all of Seller's right, title and interest in and to the "**Property**," which consists collectively of the following:

(a) That certain land (the "**Land**") located in the City of Wildomar, County of Riverside, State of California, as depicted on ***Exhibit A*** and as legally described in ***Exhibit A***;

(b) All rights, privileges and other easements appurtenant to the Land, including any and all easements, rights-of-way and other appurtenances used in connection with the beneficial use and enjoyment of the Land (collectively, the "**Appurtenances**");

(c) All improvements and fixtures, if any, located upon the Land, including, without limitation, all structures presently located on the Land, and all

fixtures, apparatus, equipment, and appliances used in connection with the operation or occupancy thereof (collectively, the "**Improvements**"); and

(d) All intangible personal property owned by Seller, to the extent it is transferable, which is related to the ownership or operation of the Land and Improvements (collectively, the "**Real Estate**"), including any rights associated with the name of the Real Estate, all development rights, water rights, warranties, permits, entitlements and government approvals (and any applications therefor that have been filed by Seller or its affiliates), franchises, licenses, certificates of occupancy, soil and other reports and studies, surveys, maps, utility contracts, plans and specifications, engineering plans and studies, floor plans and landscape plans ("**Intangible Personal Property**") (provided that the Intangible Personal Property will include the foregoing relating only to the Real Estate specifically and not to any of Seller's Adjacent Real Estate, as defined below). Seller shall assign the Intangible Personal Property to Buyer at Closing pursuant to Assignment and Bill of Sale attached hereto as ***Exhibit E*** ("**Bill of Sale**").

1.2 **Escrow**. The transaction contemplated in this Agreement will be effected through an escrow ("**Escrow**") with Orange Coast Title Company Attn: Tom Krystkowiak, 2151 E. Convention Center Way, Suite 102, Ontario, CA, 91764, Email: teamescrow@octitle.com (the "**Escrow Agent**"), as established by this Agreement and any additional instructions required by Escrow Agent and reasonably acceptable to Seller and Buyer. In the event of any conflict, uncertainty or ambiguity between or in respect of the terms of this Agreement and the terms of any such additional instructions, the terms of this Agreement will govern and control.

2. **PURCHASE PRICE**.

2.1 **Purchase Price**. The "**Purchase Price**" for the Property is One Million Six-Hundred Thousand Dollars ($1,600,000).

2.2 **Payment of Purchase Price**. Buyer will, on or before the date that is the Closing Date (as defined below), deposit any funds necessary to satisfy Buyer's obligations under this Agreement (the "**Closing Funds**") into Escrow in immediately available funds.

3. **DEPOSIT**. Within five (5) business days following the Effective Date, Buyer will deposit in Escrow the amount of Fifty Thousand Dollars ($50,000) (the "**Deposit**"). Following the expiration of the Due Diligence Period (as defined below), $20,000 of the Deposit will become non-refundable except as otherwise expressly provided in this Agreement. At Closing, the Deposit will be applicable to the Purchase Price and Buyer will receive a credit for the Deposit against the amount of Closing Funds to be deposited by Buyer under **Section 2.2**.

3.1 **Independent Consideration**. Notwithstanding the foregoing, within five (5) days after Escrow Agent receives the Deposit described above, Escrow Agent will release $100 of said monies to Seller as and for independent consideration for Seller's' execution of this Agreement and the granting of the Due Diligence Period to Buyer as herein

provided. Such independent consideration is non-refundable to Buyer but will be credited to the Purchase Price in the event that the purchase of the Property is completed.

4. **PROPERTY DOCUMENTS; INSPECTIONS AND STUDIES**.

4.1 **Property Documents**. Buyer acknowledges receipt from Seller prior to the Effective Date, for Buyer's review and approval in accordance with the provisions of **Section 4.2** below, of the following documents in Seller's possession on the Effective Date (collectively, the "**Property Documents**"):

(a) A title report (and copies of all documents or items referenced in the title report as exceptions) in respect of the Real Estate (collectively, the "**Title Report**"), to be provided by the Escrow Agent (also referred to as the "**Title Company**");

(b) If available, the most current existing survey of the Real Estate in Seller's possession or under Seller's control (collectively, the "**Existing Survey**");

(c) All current rental agreements, leases or licenses pertaining to the Property (each a "**Lease**"), as well as the contact information for each lessee thereunder; and

(d) Any existing environmental assessments of the Real Estate (including Phase 1 and Phase 2 environmental reports).

4.2 **Inspections**. During the Due Diligence Period and at all reasonable times prior to Closing, Buyer and its agents, employees, consultants, inspectors, appraisers, engineers and contractors (collectively, "**Buyer's Consultants**") will have the right to enter upon the Property during normal business hours to examine and inspect the Property, as well as conduct reasonable tests, studies, investigations, and surveys to assess utility availability, soil conditions, environmental conditions, physical condition, and the like of the Property as Buyer deems necessary for its review of the Property (collectively, the "**Inspections**"). Buyer will give Seller not less than two (2) business days' notice of its need for access to the Property. Notwithstanding the foregoing, Buyer's Inspections may not include any Phase II environmental site assessment or invasive testing or soil sampling without Seller's prior consent, not to be unreasonably withheld. To the extent Buyer reasonably determines on the basis of Buyer's Phase I environmental site assessment that a Phase II environmental site assessment is warranted, Buyer may extend the Due Diligence Period upon written notice to Seller for a period of thirty (30) days from the earlier of the date (i) Seller gives approval to perform such Phase II environmental site assessment, or (ii) Seller refuses to provide such approval. Following any such Inspections, unless otherwise directed in writing by Seller, Buyer will return the Property to substantially the condition it was in prior to such Inspections, including the recompaction or removal of any disrupted soil or material as Seller may reasonably direct. All such Inspections and any other work conducted or materials furnished with respect to the Property by or for Buyer will be paid for by Buyer as and when due and Buyer will indemnify, defend, protect and hold harmless Seller and the Property of and from any and all claims, liabilities, losses,

expenses (including reasonable attorneys' fees), damages, including those for injury to person or property, arising out of or relating to any such work or materials or the acts or omissions of Buyer or Buyer's Consultants in connection therewith, which indemnity shall survive for a period of one (1) year after the earlier of (i) the Closing Date, or (ii) the termination of this Agreement. Notwithstanding the foregoing, Buyer will have no liability with respect to any hazardous substances or underground storage tanks discovered as a result of any Inspections.

5. **BUYER'S APPROVAL RIGHTS; DUE DILIGENCE PERIOD; ENTITLEMENT PERIOD**.

5.1 **Due Diligence Period**. During the Due Diligence Period, Buyer may review the Property Reports, make such Inspections, and conduct such investigations as it deems necessary and, in its sole discretion, determine whether the Property is suitable for its needs and acceptable to Buyer. At any time prior to 5:00 p.m. at the location of the Property on the last day of the Due Diligence Period, Buyer may terminate this Agreement for any or no reason by providing written notice of such termination to Seller (a "**Due Diligence Termination Notice**"), at which time (i) this Agreement will terminate and neither Party will have further obligations to the other pursuant to this Agreement (except those obligations which expressly survive termination), and (ii) Escrow Agent will promptly return the entire Deposit to Buyer. If Buyer fails to provide a timely Due Diligence Termination Notice, (x) the Deposit will become non-refundable to Buyer (unless this Agreement specifically provides for its refund to Buyer) and be treated as liquidated damages in the event Buyer fails to Close the transaction, (y) Buyer's right to terminate this Agreement under this Section with respect to the Due Diligence Period will permanently lapse, and (z) this Agreement will remain in full force and effect.

(a) The "**Due Diligence Period**" begins on the Effective Date and expires forty-five (45) days after the Effective Date.

5.2 **Title Review and Approval**.

(a) Within twenty (20) days after the Effective Date, Buyer may notify Seller in writing (the "**Objection Notice**") of any objection that Buyer has to the condition of the Property's title as reflected in the Title Report or the Existing Survey (each an "**Objection**"). Seller must remove all mortgages, deeds of trust, security interests, mechanics liens and all other liens, as well as pay (or give credit for) all taxes or assessments on the Property applicable to the period prior to the Closing Date (as defined below), and Seller will be deemed to have agreed to remove all exceptions to the Title related to such matters and such matters need not be included in the Objections (collectively, such matters may be referred to as the "**Seller's Title Obligations**"). Buyer's failure to timely deliver to Seller the Objection Notice will be deemed to constitute Buyer's approval of the Title Report and the Existing Survey and acceptance of the condition of the title of the Property as of the date the Objection Notice was due (with the exception of the Seller's Title Obligations).

(b) Seller will have a period of ten (10) days following receipt of the Objection Notice in which to deliver written notice to Buyer (the "**Seller Response Notice**") specifying the manner in which Seller will resolve each Objection, on or before the Closing Date. Seller's failure to timely deliver the Seller Response Notice to Buyer will be deemed to constitute Seller's election to not resolve Buyer's Objections. If Seller does not provide Seller's Response Notice, or in the Seller's Response Notice, Seller does not agree to resolve all Objections in a manner acceptable to Buyer, then Buyer will have the right prior to the expiration of the Due Diligence Period, to provide Seller written notice whether Buyer elects to (i) waive such Objections and proceed toward Closing, or (ii) terminate this Agreement, in which case neither Party will have further obligations to the other pursuant to this Agreement (except those obligations which expressly survive the termination) and Escrow Agent will promptly return the Deposit to Buyer. If Buyer does not timely terminate this Agreement as set forth above, then Buyer will be deemed to have accepted any Objection Seller did not agree to resolve as a Permitted Exception (as defined below), Buyer's right to terminate this Agreement under this Section will permanently lapse, and this Agreement will remain in full force and effect.

(c) For purposes of this Agreement, "**Permitted Exceptions**" means collectively (i) the condition of the title to the Property reflected by the Title Report, Existing Surveys (if any), and Survey (if any) as of the date of the Objection Notice to which Buyer did not object, (ii) such Objections resolved in the manner set forth in the Seller Response Notice, and (iii) Objections that Seller does not agree to resolve, which Buyer is deemed to accept due to failure to timely terminate this Agreement.

5.3 **New Title Matters**. From the Effective Date until Closing, except as permitted in this Agreement, Seller agrees not to voluntarily enter into any agreement affecting title to the Property without Buyer's prior written consent. Any title matters which were not reflected on the Title Report or Existing Survey at the time of the Objection Notice and which arise or are discovered prior to the Closing (collectively "**New Title Matters**") must be resolved by Seller at Seller's sole cost and expense on or before the Closing Date if Buyer objects to such matters at or prior to Closing, unless such matters arose due to the actions of, or with the written consent of, Buyer. In the event Seller is unwilling or unable to completely resolve all of the New Title Matters objected to by Buyer prior to Closing, Buyer may elect to either (i) waive such New Title Matters and proceed toward Closing, or (ii) terminate this Agreement, in which case neither Party will have further obligations to the other pursuant to this Agreement (except those obligations which expressly survive the termination) and Escrow Agent will promptly return the Deposit to Buyer. In the event that Buyer elects not to terminate this Agreement pursuant to its rights in this Section and proceed to Closing, Seller's proposed resolution of such New Title Matters will be deemed accepted by Buyer, and the New Title Matters, to the extent not so resolved, will be deemed to be "Permitted Exceptions."

5.4 **Entitlements.** Buyer acknowledges that, as of the Effective Date, at Seller's expense, Seller has obtained approvals required from applicable local, regional, state and federal governmental or quasi-governmental authorities (collectively, "**Governmental Authorities**") to ready the Property for Buyer's intended use as a cannabis dispensary, except for any conditional use permit required by Buyer (collectively, the "**Entitlements**"). Entitlements do not include (i) any conditional use permit ("**CUP**") required for Buyer's intended use, or (ii) of Buyer's permits, licenses or construction approvals, or any other approvals required by Governmental Authorities other than set forth above.

5.5 **CUP Period**.

(a) For a period beginning on the Effective Date and ending ninety (90) days following the Effective Date (the "**Initial CUP Period**"), Buyer will have the right to seek the issuance of a CUP from the applicable government authorities. So long as Buyer is diligently and in good faith pursuing the issuance of a CUP, Buyer will have the option to extend the Initial CUP Period five (5) times for a period of thirty (30) consecutive days (each an "**Extension Period**"). The Initial CUP Period, together with each exercised Extension Period, may be referred to collectively as the "**CUP Period**." Buyer may exercise an Extension Period by providing Seller written notice prior to the expiration of the Initial CUP Period or the then-current Extension Period (as the case may be).

(b) Upon the exercise of each of the first three (3) Extension Periods, an additional Ten Thousand Dollars ($10,000) of the Deposit will become non-refundable, except as otherwise provided in this Agreement. If Buyer exercises either of the last two Extension periods, in addition to the timely written notice, Seller must timely pay to the Escrow Agent an additional Ten Thousand Dollars ($10,000) for each Extension Period (each an "**Extension Payment**"). Upon receipt of an Extension Payment, Escrow Agent will promptly release such Extension Payment to Seller and such Extension Payment will be non-refundable (except as otherwise expressly provided in this Agreement) and will not be applicable to the Purchase Price. If Buyer has not secured the issuance of the CUP prior to the expiration of the CUP Period, Buyer may terminate this Agreement by providing written notice of such termination to Seller (a "**CUP Termination Notice**.").

(c) Upon receipt of a timely CUP Termination Notice, (i) this Agreement will terminate and neither Party will have further obligations to the other Party (except those obligations which expressly survive termination), and (ii) Escrow Agent will return to Buyer any portion of the Deposit which is not then non-refundable, and (iii) Escrow Agent will release to Seller any non-refundable portion of the Deposit and any Extension Payments then in Escrow Agent's possession. If Buyer fails to provide Seller a timely CUP Termination Notice, (x) the Deposit will become non-refundable to Buyer (unless this Agreement specifically provides for its refund to Buyer), and

be treated as liquidated damages in the event Buyer fails to Close the transaction, (y) Buyer's right to terminate this Agreement under this Section due to failure to obtain the CUP will permanently lapse, and (z) this Agreement will remain in full force and effect.

5.6 **Natural Hazard Disclosure**. At Seller's sole cost and expense, Seller will engage the services of an environmental consultant to examine the maps and other information specifically made available to the public by government agencies for the purposes of enabling Seller to fulfill its disclosure obligations, if and to the extent such obligations exist, with respect to the application of the following natural hazard areas or zones to the Property: (i) a special flood hazard area designated by the Federal Emergency Management Agency (California Government Code Section 8589.3); (ii) an area of potential flooding (California Government Code Section 8589.4); (iii) a very high fire hazard severity zone (California Government Code Section 51183.5); (iv) a wildland area that may contain substantial forest fire risks and hazards (Public Resources Code Section 4136); (v) an earthquake fault zone (Public Resources Code Section 2621.9); or (vi) a seismic hazard zone (Public Resources Code Section 2694). Seller will report the result of its examination to Buyer in writing not later than thirty (30) days following the beginning of the Due Diligence Period.

6. **CLOSING – TIME AND PLACE**. Provided that all of the conditions of this Agreement have been satisfied (or deemed satisfied) and Buyer has not exercised its right to terminate this Agreement prior to or on the Closing Date, a fully executed and acknowledged original of the Deed (as defined below) will be recorded in the Official Records, and the close of escrow ("**Closing**") of this transaction will take place at the offices of Escrow Agent, not later than thirty (30) business days following the last to expire of the Due Diligence Period or CUP Period.

6.1 **Title Policy**. On the Closing Date, the Title Company must irrevocably commit to issue to Buyer an ALTA Standard Coverage Owner's Policy of Title Insurance in the amount of the Purchase Price insuring Buyer's good, marketable and indefeasible title to the Property, subject only to the Permitted Exceptions, in form and substance reasonably acceptable to Buyer (the "**Title Policy**"). Such commitment from the Title Company is deemed to be a Seller Deliverable (as defined below).

6.2 **Closing**. The Escrow Agent will conduct the Closing through the Escrow. On the Closing Date the Escrow Agent will confirm in writing whether it has received all Seller Deliverables and Buyer Deliverables (as defined below). If Escrow Agent is in possession of all of the Seller Deliverables and Buyer Deliverables, Escrow Agent will Close the transaction by (i) causing the appropriate documents to be recorded, (ii) disbursing funds in accord with the Closing Statement (as defined below), (iii) delivering documents to the appropriate persons, and (iv) such other actions as are appropriate to consummate the transaction. Escrow Agent will act in accord with closing instruction letters received from Buyer or Seller to the extent such instructions are not contrary to the terms of this Agreement.

(a) If a Party fails to make its deliveries pursuant to **Section 7 and 8** respectively, the other Party may either (i) waive satisfaction of such

condition(s) in writing (delivered to the other Party and Escrow Agent) on or prior to the Closing Date, and the Closing will proceed, (ii) extend the Closing Date until such condition is satisfied, or (iii) declare the other Party to be in Default (for which there is no Cure Period) and pursue the applicable remedies set forth in **Section 15**.

7. **SELLER'S CLOSING DELIVERIES**.

7.1 **Seller's Deliveries into Escrow**. On or before the Closing Date, Seller will deliver into Escrow the following, duly authorized and executed as appropriate by Seller in a form reasonably acceptable to Buyer (collectively, the "**Seller Deliverables**"):

(a) Deed. One originally executed Grant Deed conveying indefeasible fee simple title to the Real Estate, subject to the Permitted Exceptions, in substantially the form attached to this Agreement as ***Exhibit B*** (the "**Deed**");

(b) FIRPTA. An executed affidavit stating Seller's U.S. taxpayer identification number and that Seller is not a foreign person within the meaning of Section 1445, *et seq.* of the Internal Revenue Code (the "**Code**");

(c) Authorizations. Such executed documents, affidavits and indemnities required by the Title Company to permit the Title Company to deliver the Title Policy (as defined below);

(d) Seller's Certificate. One executed Seller's Certificate certifying that all representations and warranties made by Seller in this Agreement are true, complete and correct in all respects as of the Closing Date, in substantially the form attached to this Agreement as ***Exhibit C*** (the **Seller's Certificate**");

(e) Leases; Service Contracts. Written evidence that any Leases or service or maintenance agreements with respect to the Property (collectively the "**Service Contracts**") have been terminated prior to Closing.

(f) Closing Statement. An executed Closing Statement prepared by the Escrow Agent reflecting the application of the funds received by the Escrow Agent, as mutually agreed by Buyer and Seller (the "**Closing Statement**").

(g) Possession. Possession of the Property free and clear of (i) any and all occupants, and (ii) any and all rights and interests arising through Seller for any individuals or entities (other than Buyer) to occupy, possess, or use all or any portion of the Property. Buyer acknowledges that Seller will have access to the Property post-closing to complete its obligations per **Section 11.5.**

(h) Bill of Sale. An executed Bill of Sale.

(i) Other Documents/Instruments. Such other documents and instruments as may be reasonably required or requested by Buyer, Title Company or Escrow Agent to consummate the transactions contemplated by this Agreement. Such documents may include an affidavit executed by Seller to the effect that Seller is not a ''nonresident" within the meaning of California Revenue and Tax Code Section 18662 or successor statutes. If Seller does not provide such affidavit in form reasonably satisfactory to Buyer at or prior to the Closing, Escrow Agent will at the Closing deduct from Seller's proceeds and remit to the Franchise Tax Board such sum as is required by such statute.

8. **BUYER'S CLOSING DELIVERIES**.

8.1 **Buyer's Deliveries into Escrow**. On or before the Closing Date, Buyer will deliver into Escrow the following, duly authorized and executed as appropriate by Buyer in form reasonably acceptable to Seller (collectively, the "**Buyer Deliverables**"):

(a) Closing Funds. The Closing Funds.

(b) Closing Statement. An executed Closing Statement; and

(c) Other Documents/Instruments. Such other documents and instruments as may be reasonably required or requested by Title Company or Escrow Agent to consummate the transactions contemplated by this Agreement.

9. **CLOSING COSTS AND EXPENSES**.

9.1 **Seller's Costs**. Seller will be responsible for the payment of: (i) all documentary transfer taxes assessed by the city and county in connection with the transaction contemplated under this Agreement; (ii) all costs of a standard Title Policy in the amount of the Purchase Price; (iii) all recording costs in connection with the Deed; (iv) one-half of Escrow fees and costs; and (v) the cost of any other obligations of Seller under this Agreement.

9.2 **Buyer's Costs**. Buyer will be responsible for the payment of: (i) all costs related to extended title coverage or additional endorsements to the Title Policy requested by Buyer, (ii) all costs of any lender's title policy, (iii) all costs of any Environmental Reports obtained by Buyer, (iv) one-half of all Escrow fees and costs, (v) the cost of the Survey, if any, and (vi) the cost of any other obligations of Buyer under this Agreement.

10. **PRORATIONS AND ADJUSTMENTS AT CLOSING**.

10.1 **Prorations and Adjustments**. All prorations pursuant to this **Section 10** will be final.

10.2 **Taxes**. Real estate and personal property taxes and assessments with respect to the Property (collectively, the "**Taxes**") for the tax years prior to the tax year in which the Closing occurs are the sole responsibility of Seller and must be paid at or prior to the

Closing. Taxes assessed with respect to the tax year in which the Closing occurs, regardless of when such taxes may be payable, will be prorated between Buyer and Seller as of the Closing Date. If the tax bill for the current tax year is not available at Closing, then the proration will be made on the most recent ascertainable tax assessment and tax rate. If Taxes for the tax year in which Closing occurs have not been paid before Closing, Buyer will be credited by Seller at the time of Closing with an amount equal to that portion of such Taxes which are ratably attributable to the period before the Closing Date and Buyer will pay (or cause to be paid) the Taxes for the entire year of Closing prior to their becoming delinquent. If Taxes for the tax year in which Closing occurs have been paid before Closing (or are paid at Closing with proceeds from the Purchase Price), Seller will be credited by Buyer at the time of Closing with an amount equal to that portion of such Taxes which are ratably attributable to the period from and after the Closing Date.

10.3 **Utilities**. All utilities, if any, to the Property in the name of Seller will be cutoff by Seller on the Closing Date and Seller will be responsible for all utility costs prior to the Closing Date. Seller will receive a credit for the amount of deposits, if any, with utility companies that are transferable and that are assigned to Buyer at the Closing. In the case of non-transferable deposits, such deposits will be returned to Seller and Buyer will be responsible for making any security deposits required by utility companies providing service to the Real Estate and securing utility service following the Closing Date.

10.4 **Owner's Association Fees**. Escrow Agent will: (i) bring Seller's account with any owner's association applicable to the Property current and pay any delinquencies or transfer fees from Seller's proceeds, and (ii) pay to the owner's association any required upfront fees applicable to the period after the Closing Date, from Buyer's funds.

10.5 **Service Contracts**. Any prepayments or deposits with respect to Service Contracts will be retained by Seller and handled by Seller outside of Closing, and any costs or charges associated with the termination of such Service Contracts will be the sole obligation of Seller.

11. SELLER'S COVENANTS AND OBLIGATIONS.

11.1 **No Conveyances; Exclusivity**. At all times after the Effective Date but prior to the termination of this Agreement, (i) except as provided in this Agreement, Seller may not, without the prior written consent of Buyer, voluntarily convey any interest in the Property, and (ii) Seller and its representatives, brokers, agents, affiliates and employees will not, without the prior written consent of Buyer, directly or indirectly make accept, negotiate, entertain or otherwise pursue any offers to sell or lease the Property other than the transaction contemplated by this Agreement with Buyer.

11.2 **Significant Changes**. At all times after the Effective Date but prior to the Closing Date and/or termination of this Agreement, Seller must promptly notify Buyer of any significant change in any condition with respect to the Property or of any event or circumstance known to Seller that makes or would make any representation or warranty of Seller contained in this Agreement false or misleading, it being understood that Seller's

providing the notice to Buyer will in no way relieve Seller of any liability for a breach by Seller of any of its representations, warranties or covenants under this Agreement.

11.3 **Payment of Invoices**. At all times after the Effective Date but prior to the termination of this Agreement, Seller must timely pay in full all bills and invoices for labor, goods, materials, services and utilities of any kind relating to the Property which were contracted for by or on behalf of Seller.

11.4 **Leases and Service Contracts**. At all times after the Effective Date but prior to the termination of this Agreement, Seller may not, without the prior written consent of Buyer, (i) enter into any leases with respect to the Property; (ii) enter into any service contract or other contract or agreement pertaining to any portion of the Property which cannot be terminated without premium or penalty on or before the Closing Date; or (iii) modify any Service Contract or other contract or agreement pertaining to any portion of the Property.

11.5 **Post-Closing Covenants (Seller's Work)**. Within one hundred twenty (120) days following the Closing (which, at Seller's option, may be extended up to three (3) times by thirty (30) days each by delivering written notice to Buyer prior to the expiration date then in effect), Seller will substantially complete the Pad Delivery Improvements as set forth in ***Exhibit D***. Seller will substantially complete the Seller's Site Work as set forth in ***Exhibit D*** by the date set forth in ***Exhibit D***. Collectively, the Pad Delivery Improvements and the Seller's Site Work as defined in ***Exhibit D*** comprise the "**Seller's Work**"). Buyer must cooperate in good faith with Seller to provide timely access to the Property and coordinate with Seller's contractors to allow Seller to complete the Seller's Work. The date upon which the Pad Delivery Improvements have been completed and Seller has notified Buyer of the same in writing is the "**Pad Delivery Date**."

12. **REPRESENTATIONS AND WARRANTIES**.

12.1 **Seller's Representations and Warranties**. Seller hereby makes the following representations and warranties, each of which will be continuing representations and warranties that will be true and correct in all material respects as of the Effective Date and the Closing Date and will survive Closing for a term of one (1) year. Seller will immediately notify Buyer of any fact or circumstance which becomes known to Seller which would make any of the following representations or warranties untrue.

(a) Valid and Binding Obligation Formation. (i) Seller is a California limited liability company, duly organized, validly existing, and in good standing under the laws of the State of California with the requisite power and authority to consummate the transactions contemplated by this Agreement; (ii) this Agreement and all other agreements, documents and instruments to be executed by Seller in connection herewith have been duly executed and authorized by all necessary action on the part of Seller; and (iii) this Agreement constitutes the legal, valid and binding obligation of Seller and is enforceable in accordance with its terms against Seller, subject only to applicable bankruptcy, insolvency, reorganization, moratorium or similar

laws or equitable principles affecting or limiting the rights of contracting parties generally.

(b) No Conflicting Agreements. Seller is not prohibited from (i) executing or delivering this Agreement, (ii) complying with or performing the terms of this Agreement, or (iii) consummating the transactions contemplated by this Agreement, by (A) any federal, state, local and/or applicable foreign statutes, ordinances, rules, regulations, court orders and decrees, administrative orders and decrees, and other legal requirements of any and every conceivable type applicable to the Agreement, Seller, Buyer, the Property or any portion thereof (collectively, the "**Applicable Laws**"), or (B) any agreement, instrument, restriction, or by a judgment, order or decree of any Governmental Authority having jurisdiction over Seller or the Property. Execution by Seller of this Agreement and performance by Seller of its obligations under this Agreement will not violate or cause a default under any Applicable Laws, agreement, instrument, covenant, condition, restriction, judgment, order or decree.

(c) FIRPTA. Seller is not a "foreign person" but is a "United States person" as such terms are defined in the Foreign Investment in Real Property Tax Act of 1980 and §§ 1445 and 7701 of the Code. Grantor is a citizen or resident of the United States, a domestic partnership, a domestic corporation, or an estate or trust which is not a foreign estate or foreign trust within the meaning of § 7701(a)(31) of the Code.

(d) Patriot Act/OFAC. Seller is not (i) a person or entity with whom Buyer is restricted from doing business by any trade embargo, economic sanction, or other prohibition of the United States law, regulation, or Executive Order of the President of the United States, including under the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 or Executive Order Number 13224 on Terrorism Financing, effective September 24, 2001, and regulations promulgated pursuant thereto, and including, without limitation, persons and entities named on the Office of Foreign Asset Control, Department of the Treasury ("**OFAC**") Specially Designated Nationals and Blocked Persons List and/or on any similar list maintained by OFAC pursuant to any authorizing statute, executive order or regulation (collectively, the "**List**"); (ii) none of the funds or other assets of Seller constitute property of, or are beneficially owned, directly or indirectly, by any Seller Embargoed Person (as defined below); and (iii) no Seller Embargoed Person has any interest of any nature whatsoever in Seller (whether directly or indirectly). The term "**Seller Embargoed Person**" means any person, entity or government subject to trade restrictions under U.S. law, including, but not limited to, the International Emergency Economic Powers Act, 50 U.S.C. § 1701 *et seq.* the Trading with the Enemy Act, 50 U.S.C. App. 1 *et seq*., and any Executive Orders or regulations promulgated thereunder, with the result that the investment in

Seller is prohibited by law or Seller is in violation of law. Seller also must require and must take reasonable measures to ensure compliance with the requirement, that no person who owns any other direct interest in Seller is or will be listed on the List or is or will be a Seller Embargoed Person. Notwithstanding the foregoing, this Section does not apply to any person to the extent that such person's interest in Seller is through a U.S. Public Entity. As used in this Agreement, "**U.S. Public Entity**" means a person (other than an individual) whose securities are registered with the Securities and Exchange Commission, listed on a national securities exchange, or quoted on an automated quotation system, in the United States, or a wholly owned subsidiary of such a person. For purposes of compliance with Presidential Executive Order 13224 (issued September 24, 2001), Seller must, on or before Closing, notify Buyer in writing of all persons holding a five percent or greater direct or indirect ownership interest in Seller.

(e) Pending Actions. To Seller's knowledge, there is neither (i) any action, suit, proceeding or claim affecting the Property or any portion thereof or affecting Seller and relating to or arising out of the ownership, operation, use or occupancy of the Property pending or being prosecuted before or by any Governmental Authority, nor (ii) any such action, suit, proceeding or claim threatened or being asserted.

(f) Pending Condemnation. To Seller's knowledge, there is no pending condemnation or similar proceeding affecting the Real Estate or any portion thereof. Seller has not received written notice regarding any such proceeding, and, to Seller's knowledge, no such proceeding is contemplated.

(g) No Violation of Applicable Laws. To Seller's knowledge, there are no violations of any Applicable Laws affecting any portion of the Property. Seller has not received written notice of any such violation issued by any Governmental Authority.

(h) Liens. The Real Estate is free and clear of all mechanic's liens and materialmen liens caused by Seller. Except with respect to Seller's Work, no work has been performed or is in progress by Seller, and no materials have been furnished to the Real Estate, which might give rise to mechanics' liens, materialmen's liens, or other liens against the Real Estate or the Improvements.

(i) Bankruptcy. There are no attachments, executions, assignments for the benefit of creditors, receiverships, conservatorships or voluntary or involuntary proceedings in bankruptcy or pursuant to any other debtor relief laws contemplated or filed by Seller or pending against Seller.

(j) Impositions. To Seller's knowledge, there are no impositions that currently encumber the Real Estate or any portion of the Real Estate or any interest

in the Real Estate, other than impositions disclosed to Buyer in the Title Report, which are not yet due or payable.

(k) Leases. There are no oral or written leases, rental agreements or other occupancy agreements affecting the Property.

(l) No Change in Applicable Laws. Seller has no information of, and to Seller's knowledge, there is no change contemplated in, any of the Applicable Laws or any judicial or administrative action, or any action by adjacent landowners, or any fact or condition relating to the Real Estate which would materially adversely affect, prevent or limit the development of the Project.

(m) Delinquent Taxes. Seller shall pay and/or remove from title to the Property prior to the Closing Date any delinquent taxes and assessments.

(n) Third-party Approvals. To Seller's knowledge, there are not any non-governmental (*i.e.*, third party) approvals or consents required under any recorded or unrecorded documents for Buyer's intended use, development, and operation of the Property, other than as may be set forth in the Entitlements or disclosed to Buyer in the Title Report.

(o) Except as otherwise disclosed by Seller to Buyer in writing or as may be disclosed in the environmental reports included in the Property Documents or in any environmental assessment or report obtained by Buyer, to Seller's knowledge, there are no hazardous substances on, in, or under the Property in violation of applicable laws.

12.2 **Buyer's Representations and Warranties**. Buyer hereby makes the following representations and warranties, each of which will be continuing representations and warranties that will be true and correct in all material respects as of the Effective Date and the Closing Date and will survive Closing for a term of one (1) year. Buyer will immediately notify Seller of any fact or circumstance which becomes known to Buyer which would make any of the foregoing representations or warranties untrue.

(a) Valid and Binding Obligation Formation. Buyer is [a married/an unmarried] individual residing in California. This Agreement constitutes the legal, valid and binding obligation of Buyer and is enforceable in accordance with its terms against Buyer, subject only to applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting or limiting the rights of contracting parties generally.

(b) No Conflicting Agreements. Buyer is not prohibited from (i) executing or delivering this Agreement, (ii) complying with or performing the terms of this Agreement, or (iii) consummating the transactions contemplated by this Agreement, by (A) any Applicable Laws, or (B) any agreement, instrument, restriction, or by a judgment, order or decree of any Governmental

Authority having jurisdiction over Seller or the Property. Execution by Buyer of this Agreement and performance by Buyer of its obligations under this Agreement will not violate or cause a default under any Applicable Laws, agreement, instrument, covenant, condition, restriction, judgment, order or decree.

13. **CONDEMNATION; CASUALTY**.

13.1 **Seller Notice to Buyer**. Prior to Closing, upon Seller becoming aware of the occurrence of any fire, wind, water damage, earthquake or other casualty materially adversely affecting the Property (a "**Casualty**") or the commencement of any exercise of the power of eminent domain or condemnation (collectively "**Condemnation**"), with respect to the Real Estate, Seller will promptly provide written notice to Buyer describing with reasonable particularity and detail, such Casualty or Condemnation.

13.2 **Condemnation**. If any such Condemnation relates to or may result in a loss of value in the Property or the loss of all or any portion of the Real Estate, then Buyer may elect, at Buyer's sole discretion, to either (i) continue this Agreement in effect without modification of the terms hereof, in which event, upon the Closing, Buyer will be entitled to any compensation, awards or other payments or relief resulting from such Condemnation (whether received before or after Closing); or (ii) terminate this Agreement, in which case neither Party will have further obligations to the other pursuant to this Agreement (except those obligations which expressly survive the termination), and Escrow Agent will promptly return the Deposit to Buyer. Buyer must exercise the foregoing election by written notice to Seller and Escrow Agent within thirty (30) days following Buyer's receipt of notice of the Condemnation. If Buyer fails to timely provide such written notice, Buyer will have been deemed to have elected to not terminate this Agreement. If Buyer elects (or is deemed to have elected) not to terminate this Agreement, the right to terminate this Agreement under this Section will permanently lapse, Buyer may participate in all negotiations regarding the Condemnation action, and Seller may not agree to a settlement of such Condemnation action without the prior written consent of Buyer.

13.3 **Casualty**. In the event of a Casualty to the Property, then Buyer may elect, at Buyer's sole discretion, to either (i) continue this Agreement in effect without modification of the terms hereof, in which event, upon the Closing, Buyer will be entitled to receive any insurance proceeds resulting from such Casualty (whether received before or after Closing) plus payment by Seller of any applicable deductible or self-insurance); or (ii) terminate this Agreement, in which case neither Party will have further obligations to the other pursuant to this Agreement (except those obligations which expressly survive the termination), and Escrow Agent will promptly return the Deposit to Buyer. Buyer must exercise such option by providing written notice to Seller and Escrow Agent within thirty (30) days following Buyer's receipt of notice of the Casualty. If Buyer fails to timely provide such written notice, Buyer will be deemed to have elected not to terminate this Agreement. If Buyer elects (or is deemed to have elected) not to terminate this Agreement, then the right to terminate this Agreement under this Section will permanently lapse, and Buyer may participate in any negotiations or adjustment of any insurance claim relating to

such Casualty. Seller may not settle any such claim without the prior written consent of Buyer.

14. **DEFAULT; TERMINATION ABSENT DEFAULT; LIQUIDATED DAMAGES**.

14.1 **Default**. If either Party fails to perform any of its material obligations under this Agreement and does not cure such failure or breach within the applicable Cure Period, if any (as defined below), such Party will be in "**Default**" under this Agreement. The "**Cure Period**" for (i) a monetary default is ten (10) days following the defaulting Party's receipt of written notice of such failure or breach from the other Party, and (ii) for a non-monetary default is thirty (30) days following the defaulting Party's receipt of written notice of such failure or breach from the other Party.

14.2 **Buyer's Default**. If Buyer is in Default, then Seller's exclusive remedy is to terminate this Agreement, in which case neither Party will have further obligations to the other under this Agreement (except those obligations which expressly survive the termination), and Escrow Agent will deliver the Deposit and any Extension Payments to Seller as liquidated damages. **SELLER AND BUYER HAVE DETERMINED AND AGREED THAT IT WOULD BE IMPRACTICAL OR EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES TO SELLER OCCURRING IN THE EVENT OF BUYER'S DEFAULT UNDER THIS AGREEMENT. THE PAYMENT AND RETENTION OF THE DEPOSIT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY WITHIN THE MEANING OF CALIFORNIA CIVIL CODE SECTIONS 3275 OR 3369 BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676 AND 1677. SELLER HEREBY WAIVES THE PROVISIONS OF CALIFORNIA CIVIL CODE SECTION 3389.**

Mark R. Cooper

Buyer's Initials Seller's Initials

(a) As material consideration to each Party's agreement to the liquidated damages provisions stated above, each Party hereby agrees to waive any and all rights whatsoever to contest the validity of the liquidated damage provisions for any reason whatsoever, including, but not limited to, that such provision was unreasonable under circumstances existing at the time this Agreement was made, each Party hereby expressly acknowledging the reasonableness of the liquidated damages provisions stated above.

14.3 **Seller's Default**. If Seller is in Default prior to Closing, then Buyer may elect to:

(a) following written notice to Seller as set forth in **Section 14.1**, terminate this Agreement, in which case (i) neither Party will have further obligations to the other under this Agreement (except for those obligations which survive the termination of this Agreement); (ii) upon written confirmation of Seller,

Escrow Agent is instructed to promptly deliver to Buyer so much of the Deposit as remains in Escrow Agent's possession; and (iii) Seller will promptly pay to Buyer any portion of the Deposit or Extension Payments which has previously been paid to Seller; or

(b) elect to specifically consummate the purchase and sale of the Property, provided that any action for specific performance must be filed within ninety (90) days after the date of Seller's Default. The parties hereby agree that the Property is of a special and unique character and that Buyer cannot be adequately compensated at law in the event of a Seller Default.

14.4 **Post-Closing**.

(a) If Seller fails or refuses to timely perform its obligations under **Section 11.5** with respect to Seller's Work, Buyer must provide Seller written notice within thirty (30) days following such failure, specifying with particularity which obligations Seller has failed to perform (an "**Improvement Default Notice**"). If Seller fails to cure such default within a reasonable period following receipt of an Improvement Default Notice (which period may not exceed sixty (60) days), Buyer may (but shall not be obligated to) perform Seller's obligations (the "**Self-Help Right**"). In the event Buyer exercises its Self-Help Right, Seller will (i) grant Buyer the right and a license to enter upon such property owned by Seller or any affiliate thereof necessary to perform the Seller's Work pursuant to such Self-Help Right, (ii) assign to Buyer all permits, consents and approvals necessary for Buyer to perform the Seller's Work pursuant to such Self-Help Right, and (iii) cooperate in transitioning the Seller's Work to Buyer, including, but not limited to, at Buyer's request, assigning to Buyer or its designee all contracts, warranties and interests in applicable construction contracts, subcontracts, plans, specifications, drawings and purchase orders. Buyer shall be entitled to have all of its reasonable out-of-pocket costs and expenses incurred to complete Seller's Work, plus ten percent (10%) of such amount (collectively, the "**Improvement Cost Amount**") reimbursed to it from the Seller's Work Holdback Amount as defined in ***Exhibit D***. Buyer may submit to Escrow Agent (with a copy to Seller) an itemized disbursement request with reasonable supporting documentation such as receipts (a "**Reimbursement Request**") for amounts incurred to complete the Seller's Work pursuant to the Self-Help Right. Upon Escrow Agent's receipt of a Reimbursement Request from Buyer, Escrow Agent shall, with the written consent of Seller, not to be unreasonably withheld, conditioned, or delayed, disburse the amount of such approved Reimbursement Request from Seller's Work Holdback Amount to Buyer, or other entities as Buyer may direct. If Buyer's Improvement Cost Amount approved by Seller is in excess of the Seller's Work Holdback Amount, Seller shall promptly reimburse Buyer for such costs. In no event shall Seller's Holdback Amount be deemed a limitation on Seller's liability to reimburse Buyer's actual costs for performing the Self-Help Right. Buyer and Seller shall

execute any documentation reasonably required by Escrow Agent to hold and administer Seller's Work Holdback Amount as contemplated by this Agreement.

(b) Seller shall and hereby agrees to indemnify, defend and hold Buyer and Escrow Agent harmless from and against any and all claims, losses, liabilities, judgments, damages, and expenses asserted against or incurred by Buyer and/or Escrow Agent arising out of any encumbrances arising out of Seller's Work.

The provisions of this **Section 14** will survive the termination of this Agreement.

15. **BROKERS**. Buyer represents and warrants to Seller that it has not dealt or negotiated with or engaged on its own behalf or for its benefit, any broker, finder, consultant, advisor, or professional in the capacity of a broker or finder (each a "**Broker**") in connection with this Agreement or the transactions contemplated by this Agreement other than Ryan Dowse of WeCannCA, Inc. (the "**Buyer's Broker**"). Seller represents and warrants to Buyer that it has not dealt or negotiated with or engaged on its own behalf or for its benefit, any Broker in connection with this Agreement or the transactions contemplated hereby other than Catalyst Retail, Inc. (the "**Seller's Broker**"). Seller agrees to pay both Buyer's Broker and Seller's Broker in accordance with the terms of a separate agreement.

16. **MISCELLANEOUS PROVISIONS**.

16.1 **Disclaimers; "As-Is."** Seller makes no representation or warranty, express or implied, as to the completeness, content or accuracy of the Property Information or any other written or oral information provided by Seller to Buyer. Except for the representations expressly set forth in **Section 12**, Seller has not made and does not make any warranty, guaranty, or representation concerning (i) the condition of the Property, including, but not by way of limitation, the water, soil, geology and the suitability of the Property for any and all activities and uses which Buyer may elect to conduct thereon, income to be derived therefrom or expenses to be incurred with respect thereto; (ii) the compliance of the Property or the operation of the Property with any laws, rules, ordinances, or regulations of any government or other body; and (iii) hazardous materials or the environmental condition of the Property. BUYER WILL INSPECT AND EXAMINE THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY BUYER IN ORDER TO ENABLE BUYER TO EVALUATE THE CONDITION OF THE PROPERTY. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, BUYER AGREES TO ACCEPT THE PROPERTY AT CLOSING IN ITS "AS-IS, WHERE IS" CONDITION AND WITH ALL FAULTS, AND WITHOUT REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, EXCEPT ONLY THOSE IN THIS AGREEMENT. THE PROVISIONS OF THIS SECTION WILL SURVIVE THE CLOSING

16.2 **Attorneys' Fees**. If it is necessary for either Buyer or Seller to employ an attorney to enforce or defend its rights under this Agreement, the non-prevailing Party will reimburse the prevailing Party for its actual, reasonable attorneys' fees and costs of suit.

16.3 **Notices**.

(a) Any approval, disapproval, demand, document, or other notice (collectively "**notice**") which any Party must give under this Agreement must be in writing and either be delivered by (i) hand delivery, (ii) national overnight courier specifying next business day delivery, (iii) electronic mail, or (iv) U.S. certified mail, return receipt requested. All notices may be given either by a Party or by such Party's attorneys.

(b) Any such notice will be deemed received (i) when receipted for at the addressee's place of business (in the case of hand delivery), (ii) on the date of delivery confirmed by the overnight courier service (in the case of overnight courier delivery), (iii) when the sending Party receives an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgment in the case of electronic mail), and (iv) as indicated on the return receipt (in the case of certified mail delivery).

(c) All such notices must be delivered to the addresses (or at any other address as an addressee may later designate in writing) set forth below. All delivery costs (*e.g.,* postage, air bill, etc.) must be prepaid by the sender.

If to Escrow Agent/Title Company:

Orange Coast Title Company
2151 E Convention Center Way Suite 102
Ontario, CA 91764
Attention: Tom Krystkowiak
Telephone: 909-987-5433
E-mail: teamescrow@octitle.com

If to Buyer: Saad Pattah

_____
_____
Email: geo@cakehousecannabis.com

With a copy to: _____
_____
_____
Attention: _____
Email: _____

If to Seller: CCG Catt, LLC.
38605 Calistoga Drive, Suite 150
Murrieta, CA 92563
Attention: Mark R. Cooper
Telephone: (913) 915-6538
E-mail: markc@catalystretail.com

With a copy *(which will not constitute notice)* to:	Polsinelli, PC 900 West 48th Place, Suite 900 Kansas City, MO 64112-1895 Attention: Jeb Bayer Telephone: (816) 374-0555 E-mail: jbayer@polsinelli.com
If to Seller's Broker:	Catalyst Retail, Inc. 38605 Calistoga Drive, Suite 150 Murrieta, CA 92563 Attention: Nick Earle Telephone: (951) 395-0000 E-mail: mailto: nearle@catalystretail.com

16.4 **Signs**. Buyer acknowledges that, a Master Sign Program has been proposed for the Development (dated October 13, 2021), a copy of which has been provided to Buyer prior to the Effective Date. Provided such Master Sign Program is acceptable to the applicable governmental authorities, it will apply to the Property, and be consistent with sign criteria for other first-class shopping centers in the Wildomar area. Buyer will be responsible for its prorated costs based on its aggregate panel space on each multi-tenant sign on which it maintains a panel relative to the total panel space on each multi-tenant sign on which it maintains a panel. Buyer will pay its prorated share of the cost to permit and construct each such sign on which Buyer participates as well as 100% of the cost to fabricate and install its sign panels on the signs on which Buyer participates. Buyer shall have the right to participate on: (i) Multi-Tenant Monument 1 in the _____ panel position, (ii) Multi-Tenant Monument 2 in the _____ panel position, and (iii) the Freeway Pylon (if approved by the applicable governmental authorities) in the _____ panel position all as generally depicted on ***Exhibit F***, attached hereto. The cost of repair, maintenance and operation of the Multi-Tenant Monument Signs and Freeway Pylon will be considered common area expenses to be apportioned equitably as set forth in the Declaration.

16.5 **Governing Law**. The Applicable Laws of the State of California will govern the validity, enforcement, and interpretation of this Agreement.

16.6 **Integration; Modification; Waiver**. This Agreement constitutes the complete and final expression of the agreement of the Parties relating to the Property and supersedes all previous contracts, agreements and understandings of the Parties, either oral or written, relating to the Property (including, without limitation, any letter or letters of intent). This Agreement may not be modified, nor may any of the terms hereof be waived, except by an instrument in writing executed by the Party against whom enforcement of the modification or waiver is sought. The rights and remedies provided in this Agreement are cumulative and (except where expressly provided otherwise in this Agreement) are not exclusive of any rights or remedies which any Party may otherwise have at law or in equity.

16.7 **Counterpart Execution**. This Agreement (and any of the documents to be delivered to Escrow by Buyer or Seller), may be executed in several counterparts, each of which will be fully effective as an original and all of which together will constitute one and

the same instrument. Delivery of an executed counterpart of a signature page to this Agreement (and any of the documents to be delivered to Escrow by Buyer or Seller) by facsimile or in electronic (*i.e.*, "pdf" or "tif") format will be effective as delivery of a manually executed original counterpart of such document, unless an originally signed document is required for recording.

16.8 **Headings; Constructions**. The headings which have been used throughout this Agreement have been inserted for convenience of reference only and do not constitute matters to be construed in interpreting this Agreement. Words of any gender used in this Agreement will be held and construed to include any other gender, and words in the singular number will be held to include the plural, and vice versa, unless the context requires otherwise. The provisions of this Agreement will not be construed in favor of or against either Seller or Buyer but will be construed as if both Parties prepared this Agreement. Unless otherwise indicated, a reference to a "Section" will be deemed to be a reference to a Section of this Agreement.

16.9 **Time of the Essence**. Time is of the essence of this Agreement and of the obligations of the Parties to purchase and sell the Property, it being acknowledged and agreed by and between the Parties that any delay in effecting a Closing pursuant to this Agreement may result in loss or damage to the Party in full compliance with its obligations under this Agreement.

16.10 **Invalid Provisions**. If any one or more of the provisions of this Agreement, or the applicability of any such provision to a specific situation, is held invalid or unenforceable, such provision will be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Agreement and all other applications of any such provision will not be affected thereby.

16.11 **Binding Effect**. This Agreement will be binding upon and inure to the benefit of Seller and Buyer, and their respective heirs, administrators, representatives, successors and permitted assigns.

16.12 **Further Acts**. In addition to the acts recited in this Agreement to be performed by Seller and Buyer, Seller and Buyer agree to perform or cause to be performed at the Closing or after the Closing any and all such further acts as may be reasonably necessary to consummate the transactions contemplated hereby.

16.13 **Exhibits**. All Exhibits are attached hereto and are incorporated in this Agreement by this reference.

16.14 **Survival**. All covenants and agreements contained in this Agreement to be performed after the Closing Date as set forth in **Section 11.5** will survive the delivery and recordation of the Deed and the closing of the purchase and sale of the Property.

16.15 **No Third-Party Beneficiaries**. Except for the express provisions of **Section 16.15** below, the execution and delivery of this Agreement will not be deemed to

confer any rights upon, nor obligate either Seller or Buyer, to any person or entity other than each other.

16.16 **Successors; Assignment**. Subject to the terms and conditions of this **Section 16.15**, this Agreement is binding upon and inures to the benefit of the heirs, successors and assigns of the Parties to this Agreement. Seller may assign its rights and obligations under this Agreement to any successor or assign of Seller taking title to the Property, and the assignor will be released from its liabilities and obligations under this Agreement. Buyer may assign and delegate its rights and obligations under this Agreement to an affiliate of Buyer without the consent of Seller, in which event such assignee will assume all obligations of (and be treated as) Buyer under this Agreement, and the assignor will be released from its liabilities and obligations under this Agreement. For purposes of this provision, an "**affiliate**" of a person is any person which is owned by such person, owns such person, or is under common control with such person. Buyer may not assign its rights under this Agreement to any person which is not an affiliate without the prior written consent of Seller (which consent may not be unreasonably withheld, delayed or conditioned).

16.17 **Waiver of Jury Trial**. EACH PARTY HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAWS, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY.

16.18 **Computation of Time**. The time in which any act under this Agreement is to be done will be computed by excluding the first day and including the last day. If the last day of any time period stated in this Agreement falls on a day which is not a business day (as defined below), then the duration of such time period will be extended so that it ends on the next succeeding business day. For purposes of this Agreement, a "**business day**" means any day that is not a Saturday, Sunday, or legal holiday in the location of the Property.

16.19 **Confidentiality**. As a material inducement to Seller to enter into this Agreement, Buyer agrees that it will maintain strict confidentiality with respect to the negotiations concerning, and the terms and provisions of, this Agreement. Notwithstanding the foregoing, Buyer may disclose such information (i) to those employed or engaged by Buyer or any representative of Buyer who is actively and directly participating in the evaluation of the Property or the negotiation and execution of this Agreement, including, without limitation, attorneys, mortgage and real estate brokers, accountants, engineers and other consultants, potential lenders, and potential or existing investors, in each case provided such person(s) are informed of the confidential nature of such information; (ii) to governmental or quasi-governmental authorities or agencies (including taxing authorities) in connection with Buyer's use, operation or maintenance of the Property or Buyer's efforts to obtain changes to the zoning or land use approvals as Buyer deems necessary in connection with its intended use of the Property; (iii) as required by Applicable Laws; and (iv) as necessary to enforce the terms of this Agreement. This confidentiality provision will survive termination of this Agreement other than by reason of the consummation of the

transaction contemplated by this Agreement. Neither Party will notify any media of the contemplated transaction or the terms thereof without the other Party's written approval.

16.20 **Compliance With Applicable Laws**. The Parties to this Agreement must comply with all Applicable Laws with regard to any provision under this Agreement.

16.21 **1031 Exchange**. Both Seller and Buyer agree to cooperate with each other in the event that either or both wish to participate in a 1031 exchange. Any Party initiating an exchange must bear all costs of such exchange. The cooperating Party will not have any liability (special or otherwise) for damages to the exchanging Party in the event that the sale is delayed and/or that the sale otherwise fails to qualify as a 1031 exchange.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the Effective Date.

"SELLER"

CCG Catt, LLC,
a California limited liability company

By: Mark R. Cooper
Mark R. Cooper, Manager/President

"BUYER"

Saad Pattah, an individual

EXHIBIT A

LEGAL DESCRIPTION

The Property being known as Adjusted Parcel C as set forth in that certain NOTICE OF LOT LINE ADJUSTMENT NO. 2022-008 recorded in the Official Records of Riverside County on September 21, 2023, as Doc # 2023-0279578, comprised of approximately 28,899 square feet of land and is a portion of the Development located on the land described below:

PARCEL C

PARCEL "C" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2022-008 RECORDED SEPTEMBER 21, 2023 AS INSTRUMENT NO. 2023-0279578, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. ALSO DESCRIBED IN THE DOCUMENT AS FOLLOWS:

BEING A PORTION OF PARCEL 1 AND 2 OF AMENDED PARCEL MAP 22776 AS SHOWN BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 37 THROUGH 41 INCLUSIVE THEREOF, LYING IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AND A PORTION OF THE WEST HALF OF ARYA DRIVE AS VACATED BY RESOLUTION 95-040 RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 3 OF SAID AMENDED PARCEL MAP 22776, SAID CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CATT ROAD (30 FOOT HALF-WIDTH); THENCE SOUTH 88°49'17" EAST, 122.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 01°20'22" EAST, 45.65 FEET; THENCE SOUTH 33°23'59" EAST, 59.92 FEET; THENCE SOUTH 56°36'01" WEST, 30.91 FEET; THENCE SOUTH 33°21'32" EAST, 176.83 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 21667-1 AS DESCRIBED BY FINAL ORDER OF CONDEMNATION RECORDED AUGUST 22, 2013, AS INSTRUMENT NO. 2013-0413823 AND RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0419813, BOTH OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 56°42'57" EAST, 58.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 0264-005D AS DESCRIBED IN DEED RECORDED ON JUNE 13, 2013 AS INSTRUMENT NO. 2013-0282059 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 56°42'57" EAST, 25.51 FEET; THENCE SOUTH 86°40'33" EAST, 35.93 FEET TO A POINT ON THE CENTERLINE OF ARYA DRIVE AS VACATED BY RESOLUTION 95-040, RECORDED MAY 2, 1995 AS INSTRUMENT NO. 137832, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG SAID CENTERLINE OF ARYA DRIVE, NORTH 36°05'11" WEST 76.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°54'28", AN ARC DISTANCE OF 152.31 FEET; THENCE NORTH 01°10'43" WEST, 14.99 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTH 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID CATT ROAD; THENCE ALONG SAID PARALLEL LINE, SOUTH 88°49'17" WEST, 118.75 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A-1

SITE PLAN

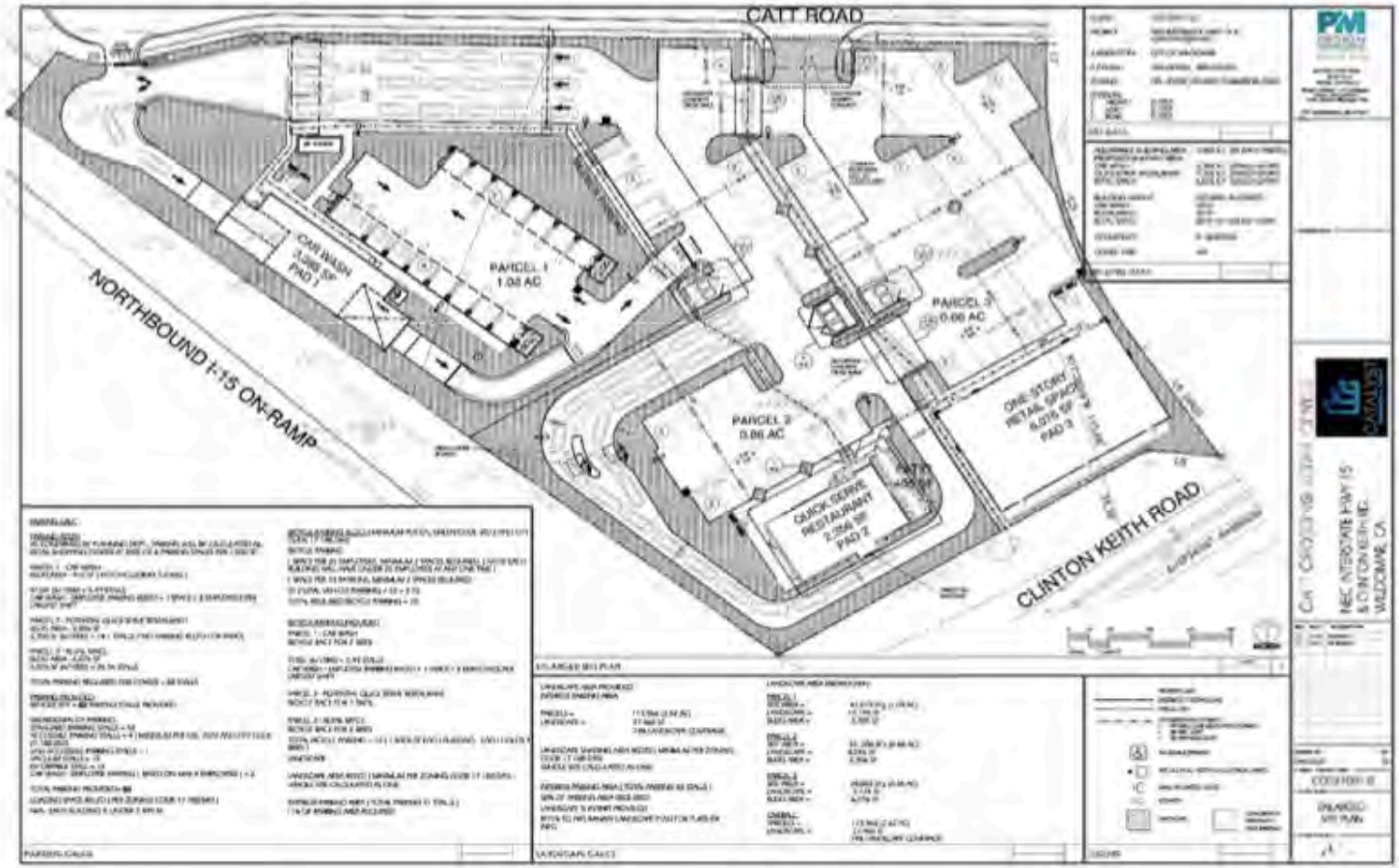


EXHIBIT C

SELLER'S CERTIFICATE

SELLER'S CERTIFICATE OF REPRESENTATIONS AND WARRANTIES

In accordance with the terms of that certain Real Estate Purchase Agreement and Escrow Instructions dated as of _____, 2024 (the "**Purchase Agreement**"), by and between CCG Catt, LLC, a California limited liability company ("**Seller**"), and Saad Pattah, an individual ("**Buyer**"), Seller hereby certifies to Buyer that all representations and warranties set forth in the Purchase Agreement, including, without limitation, those set forth in **Section 12** of the Purchase Agreement, are true, complete, and accurate in all material respects, as of the date hereof.

IN WITNESS WHEREOF, Seller has executed this Seller's Certificate of Representations and Warranties effective as of the ____ day of _____, 2024.

"SELLER"

CCG CATT, LLC,
a California limited liability company

By: Mark R. Cooper
Mark R. Cooper, Manager/President

EXHIBIT D

SELLER'S POST-CLOSING COVENANTS

[Seller Review – These are obligations to ONO]

SELLER'S WORK:

1. **Pad Delivery Improvements:** Seller must substantially complete the following improvements with respect to the Property (collectively, the "**Pad Delivery Improvements**") within the period set forth in **Section 11.5**:

   (a) **Compliance:** The Property shall be delivered in compliance with all laws and free of all leases, encumbrances, occupants, and hazardous materials in compliance with applicable laws. Any cost for hazardous/contaminated material abatement and removal that is not caused by Buyer shall be borne by Seller.

   (b) **Removal of existing improvements**: Landlord shall remove all existing improvements both above and below the surface of the pad. This includes but is not limited to any structures, footings, foundations, slabs, paving, curbs, gutters, plumbing, and storm drain infrastructure, underground or aboveground storage tanks, lot light poles and bases, underground structures of any kind.

   (c) **Grading**: A finished grade pad, which shall be delivered to within one tenth of one foot of the finished building pad elevation as defined by Buyer's and/or Seller's approved grading plans. Soils reports and compaction testing shall be at ninety-five (95) percent of the maximum dry soil density with a tolerance of +/- 0.3%. Any fill material shall be of structural quality with no debris or organic materials and must be placed in eight-inch (8") lifts. The moisture content of the soil shall be within the range of 0-4% above the maximum moisture content in accordance with the standard Proctor compaction procedure. A copy of soils/geotechnical testing reports and final compaction reports from the Seller's geotechnical testing firm shall be furnished to Buyer prior to pad delivery by Seller and subsequent acceptance by Buyer. A letter and building pad certification plan from a state licensed Civil Engineer (attesting to his inspection and certification of the completed building pad) shall be provided by the Seller to the Buyer prior to pad delivery by Seller and subsequent acceptance by Buyer. The Seller furnished certification letter shall include all as-built utility locations, finished grades and pipe invert elevations.

2. **Seller's Site Work:** Within the Three-Hundred Sixty (360) day period following the Closing, Seller must substantially complete the following improvements with respect to the Property (collectively, the "**Seller's Site Work**"):

(a) all utilities stubbed to within five feet (5') of the property line of the Property, including water, gas, sewer, electric, telephone, cable and other utilities required for Buyer's retail business, per Buyer's agreed upon specifications and locations.

(b) common drive aisles, as further illustrated on ***Exhibit B-1***, including any related paving and striping, curbs and gutters.

(c) provide common water meter for landscaping for the Development, including meter and capacity fees.

(d) all off-site improvements and Common Area drive aisles shown on the Site Improvement Plan and Development Plan shall have been completed, including, without limitation, if any, traffic signals at the entrance of the Development; road widening; paving and striping; curbs and gutters; landscaping; irrigation; sidewalks; street lighting; curb cuts; and fuel price monument signage.

(e) The Seller shall furnish and install one pipe of two inch (2") minimum diameter (or one pipe of one and a half inch (1-½") minimum diameter for domestic water and one pipe of one inch (1") minimum diameter for irrigation water), with backflow assembly, meter stop and shutoff valve as required by the local water/utility company. Water pressure rate shall be between 45 to 60 pounds per square inch. Any expense for necessary backflow preventer certification required by the City or local utility company shall be borne by the Seller, with evidence of certification provided to the Buyer. Any expense associated with the water meter is the responsibility of Buyer.

(f) The Seller shall furnish and install one ea. pipe of six inch (6") minimum diameter for sanitary sewer having sufficient invert elevation depth to facilitate a minimum one-quarter inch (¼") per foot slope from the furthest plumbing fixture or grease trap location. Under no circumstance shall the invert elevation be less than 36" below finished grade.

(g) The Seller shall furnish and install a minimum of two (2) conduits of four inch (4") electrical service conduits (or greater amount or diameter if required by the local utility company) to provide for a Buyer electrical load requirement of 1200 amps, 3 phase, 4 wire, and 120/208 volts.

(h) The Seller shall furnish and install gas pipe of two and half inch (2.5") minimum diameter sufficient to provide Buyer with a total demand of 1.8 million BTUs (for natural gas of 0.60 specific gravity, based on pressure drop of 0.5-inch water column).

(i) Seller shall furnish and install a dedicated fire protection water main system having a main of sufficient diameter, as and if required by local authorities and Fire Marshal's office. Any expense for necessary "fire flow rate"

testing of nearby fire hydrants required by the local authorities or Fire Marshal's office shall be borne by the Seller, with evidence of testing provided to the Buyer. Any expense for additional fire hydrants required by local authorities or Fire Marshal's office shall be borne by the Buyer.

(j) Seller shall furnish and install at a minimum one ea. (1) telephone conduit of four-inch (4") diameter and pull string as required by the phone company.

(k) Seller shall furnish and install at a minimum one ea. (1) telephone conduit of four-inch (4") diameter and pull string as required by the phone company.

Any modification to the attached Site Plan in ***Exhibit A-1*** that materially and adversely limit, restrict or impair (i) access to and from the Property, (ii) visibility of the Property, or (iii) parking for the Property will need Buyer's approval.

3. **Insurance:** Seller shall provide, or shall require that all contractors performing Seller's Work provide, public liability and property damage insurance with limits of liability of not less than a combined single limit of Two Million Dollars ($2,000,000.00) for bodily injury and property damage in connection with performance of Seller's Work.

4. **Coordination of Work:** Seller shall cooperate with Buyer in coordinating Seller's Work with construction of Buyer's improvements to assure reasonable mutual access and to prevent material and adverse interference with or damage to the work Seller and Buyer are performing.

5. **Public Work/Public Utilities:** Seller shall pay for all costs and expenses arising from or which are directly related to Seller's Work, including, without limitation, all utility tap fees and impact fees, any required fee associated with all public works, public utilities and related departments in the governing City or county. For avoidance of doubt, Buyer must pay any fees to establish water or sewer services to the Property (including, without limitation, water/sewer participation fees, connection fees and any meter-related fees).

BUYER'S WORK

Except for the work to be performed by Seller as part of Seller's Work, Buyer will be responsible, at its sole cost and expense, for all other improvements upon and within the Property, including: (i) the Building, (ii) the Fixtures, (iii) the Fixtures, including utility meters, and (iv) the site improvements upon the Property which shall include paving, striping, curbs and gutters, sidewalks, lighting, landscaping, irrigation, and trash enclosures within the Property (excluding any site improvements to be constructed by Seller as provided above) (the "**Buyer's Work**"). Notwithstanding the foregoing, Seller shall be responsible, as part of Seller's Site Work, for installation of utility, storm, and sanitary sewer connections as required, to within five feet (5') of the Property.

PRORATIONS, ADJUSTMENTS AND HOLDBACKS AT CLOSING.

Seller's Work Holdback. At Seller's sole cost and expense, Seller must complete Seller's Work within the time periods specified herein. An amount equal to Three Hundred Thousand

Dollars ($300,000) shall be retained from the Purchase Price and will remain held in Escrow, as of the Closing Date, (the "**Seller's Work Holdback Amount**"). One Hundred Thousand Dollars ($100,000) of the Seller's Work Holdback Amount will be released to Seller by Escrow Agent upon completion of the Pad Delivery Improvements by Seller. The balance of the Seller's Work Holdback Amount will be released to Seller by Escrow Agent upon Seller's completion of Seller's Site Work. If the Buyer exercises the Self-Help Right, then Buyer shall be entitled to have its Improvement Cost Amount reimbursed to it from Seller's Work Holdback Amount, as more particularly set forth in **Section 14.4** of this Agreement. Subject to the terms and conditions of this Agreement (including, without limitation, **Section 14.4** of this Agreement), Escrow Agent will release any remaining portion of the Seller's Work Holdback Amount to Seller upon completion of Seller's Work.

EXHIBIT E

ASSIGNMENT AND BILL OF SALE

This ASSIGNMENT AND BILL OF SALE (this "**Bill of Sale**") is made as of _____, 2024, by CCG Catt, LLC, a California limited liability company ("**Seller**") in favor of Saad Pattah, an individual ("**Buyer**"), pursuant to that certain REAL ESTATE SALE AGREEMENT AND ESCROW INSTRUCTIONS, by and between Seller and Buyer, dated _____, 2024 (the "**Contract**"). This Bill of Sale is subject to the terms and provisions of the Contract, and in the event of any inconsistency between the Contract and this Bill of Sale, the terms and provisions of the Contract shall control.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller hereby sells, conveys, grants, delivers, transfers and assigns to Buyer, all of Seller's right, title and interest in, to and under any and all of the following items, to the extent that they are assignable and related exclusively to that "**Real Estate**" (as defined in the Contract):

(a) all governmental zoning, use, occupancy, and operating permits, and all other governmental permits, licenses, approvals, applications, subdivision maps, entitlements, certificates, rights under development agreements, school fee mitigation agreements, development allocations, and development rights relating to the Real Estate, if any so exist, as of the date of this Bill of Sale;

(b) all utility and other permits relating exclusively to the Real Estate;

(c) all fee credits, license tax credits, and prepaid expenses, fees, and deposits applicable exclusively to the Real Estate, and the right to any refunds thereunder or rebates thereof (including, without limitation, utility deposits);

(d) all plans and specifications for any improvements located exclusively on the Real Estate, whether existing or anticipated; and

(e) all warranties of contractors and subcontractors with respect to any grading and other work performed by or at Seller's direction on the Real Estate.

(All of the above being referred to herein collectively as the "**Personal Property**").

The provisions of this Assignment shall be binding upon and shall inure to the benefit of the successors and assigns of Seller and Buyer, respectively.

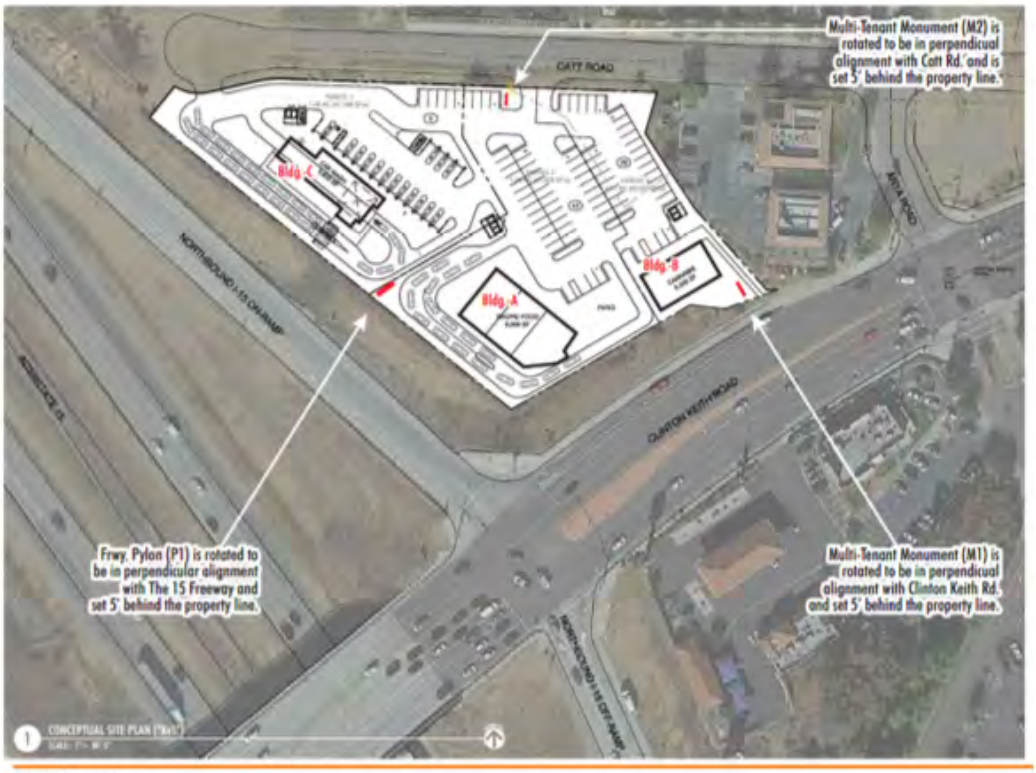
SELLER:

CCG Catt, LLC, a California limited liability company

By: Mark R. Cooper
Name: Mark R. Cooper
Its: _____

EXHIBIT F

LOCATION OF BUYER'S SIGN PANELS ON THE MULTI-TENANT MONUMENT SIGNS AND THE MULTI-TENANT PYLON SIGN



Catt Crossing
Master Sign Program October 13th, 2021



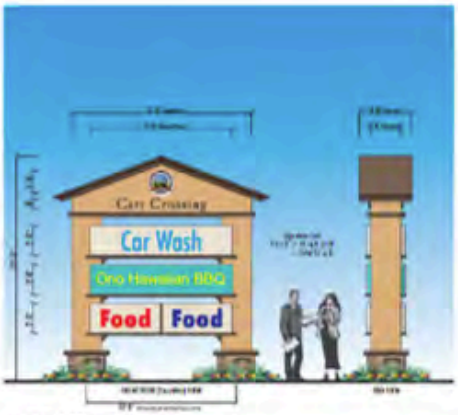
Freeway Pylon Sign (Qty. 1)

- Double faced, free standing - steel posts, concrete footing shall be per engineering.
- Internal steel angle saddle mounts welded to steel post create sign 'skeleton'.
- Aluminum angles create framework for aluminum 'skin' (typ. 1/8" thick alum.).
- Sign body paint colors to match project architecture, med. bronze finish.
- Stone veneer (base) shall match project architecture (materials sheet pending).
- Tenant names are 5" deep LED illum. channel letters w/ translucent vinyl colors per national branding standards ...see Detail A (this page).
- Project ID is reverse halo illuminated letters, matte black faces and returns.
- City of Wildomar seal is non-illum. 2" deep, fab'd alum. panel.

All illustrations shown are conceptual. All colors and logo artwork shall be verified by client. Engineering is req'd prior to fabrication, pending project approval.

1 SIGN P1 - Freeway Oriented Pylon

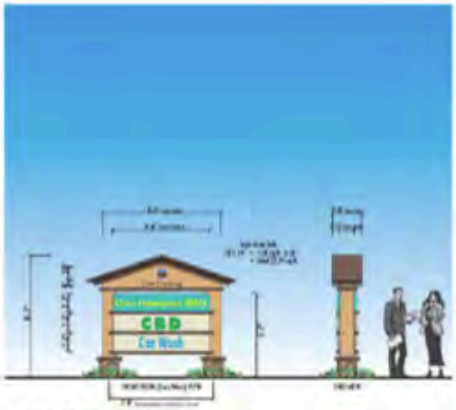
Catt Crossing



Monument Sign (Qty. 1)

Catt Crossing

Multi-Tenant Monument M2



Monument Sign (Qty. 1)

Catt Crossing

1.3 Lease Agreement

THIS SUBLEASE (this "Lease") dated this 16 day of April, 2024

BETWEEN:

Saad S. Pattah (hereinafter called the "Lessor")

AND

Catt Road, LLC (hereinafter called the "Lessee")

IN CONSIDERATION OF the Lessor leasing certain premises to the Lessee, the Lessee leasing those premises from the Lessor and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

1 - Leased Premises

2.1 The Lessor agrees to sublease to Lessee the industrial office space municipally located at, **23825 Catt Road, Wildomar, CA 92595**, (the "Premises") . The Premises will be used for only the following permitted use (the "Permitted Use"): The Lessee will use the Premises solely for general office purposes and to comply with applicable laws, bylaws, and regulations relative to the Premises and to the business carried on.

2.2.Neither the Premises nor any part of the Premises will be used at any time during the term of this Lease by Lessee for any purpose other than the Permitted Use.

2.3 No pets or animals are allowed to be kept in or about the Premises or in any common areas in the building containing the Premises. Upon thirty (30) days' notice, the Lessor may revoke any consent previously given under this clause.

2 - Term

2.1 The term of the Lease commences on June 1, 2024 for a term of five years with the option to renew.

2.2 Upon 60 days' notice, the Lessor may terminate the tenancy under this Lease if the Lessee has defaulted in the payment of any portion of the Rent when due.

2.3 Upon 30 days' notice, the Lessor may terminate the tenancy under this Lease if the Lessee fails to observe, perform and keep each and every of the covenants, agreements, stipulations, obligations, conditions and other provisions of this Lease to be observed, performed and kept by the Lessee and the Lessee persists in such default beyond the said 15-day notice.

3 - Rent

3.1 Subject to the provisions of this Lease, the Lessee will pay a base rent of $1.00 payable per month, for the Premises (the "Base Rent").In addition to the Base Rent, the Lessee will pay the applicable GST to the Lessor.

3.2 If the start date of the Lease does not fall on the first of the month then the Base Rent plus applicable and GST will be pro-rated.

4 - Use and Occupation

4.1 The Lessee will use and occupy the Premises only for the Permitted Use and for no other purpose whatsoever. For the purposes of this Agreement the Permitted Use shall be for commercial cannabis retail operations. The Lessee will carry on business under the name of Catt Road, LLC and will not change such name without the prior written consent of the Lessor, such consent not to be unreasonably withheld. The Lessee will open the whole of the Premises for business to the public fully fixtured, stocked and staffed on the date of commencement of the term and throughout the term, will continuously occupy and utilize the entire Premises in the active conduct of its business in a reputable manner on such days and during such hours of business as may be determined from time to time by the Lessor.

4.2 The Lessee covenants that the Lessee will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with all statutes, bylaws, rules and regulations of any federal, provincial, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.

5 - Security Deposit

5.1 On execution of this Lease, The Lessee will pay the Lessor a security deposit equal to the amount of $0.00 (the "Security Deposit") to be held by the Lessor without interest. Upon execution of this Lease the Security Deposit shall be due immediately. The Lessor will return the Security Deposit to the Lessee at the end of this tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear.

5.2 The Lessee may not use the Security Deposit as payment for the Rent.

6 - Quiet Enjoyment

6.1 The Lessor covenants that on paying the Rent and performing the covenants contained in this Lease, the Lessee will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

7 - Renewal of Lease

7.1 Upon giving written notice no later than 60 days before the expiration of the term of this Lease, the Lessee may renew this Lease for an additional term. All terms of the renewed lease will be the same except for this renewal clause.

8 - Utilities and Other Costs

8.1 The Lessee is responsible for the direct payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water, telephone, Internet and cable.

8.2 The Lessee is responsible for the replacement cost of any electrical light bulbs, tubes and ballast.

9 - Insurance

9.1 The Lessee is hereby advised and understands that the personal property of the Lessee is not insured by the Lessor for either damage or loss, and the Lessor assumes no liability for any such loss. The Lessee is advised that, if insurance coverage is desired by the Lessee, the Lessee should inquire of Lessee's insurance agent regarding a Lessee's Policy of Insurance. A copy of the insurance must be provided to the Lessor within 30 days of the start of the Term.

10 - Attorney Fees

10.1 All costs, expenses and expenditures including and without limitation, complete legal costs incurred by the Lessor on a solicitor/client basis as a result of unlawful detainer of the Premises, the recovery of any rent due under the Lease, or any breach by the Lessee of any other condition contained in the Lease, will forthwith upon demand be paid by the Lessee as Additional Rent. All rents including the Base Rent and Additional Rent will bear interest at the rate of Twelve (12%) per cent per annum from the due date until paid.

11 - Governing Law

11.1 It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of California County of San Diego, without regard to the jurisdiction in which any action or special proceeding may be instituted.

13 - Assignment and Subletting

13.1 The Lessee will not assign this Lease or sublet or grant any concession or license to use the Premises or any part of the Premises. An assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Lessor's option, terminate this Lease.

14 - Care and Use of Premises

14.1 The Lessee will promptly notify the Lessor of any damage, or of any situation that may significantly interfere with the normal use of the Premises or to any furnishings or other property supplied by the Lessor

14.2 Vehicles which the Lessor reasonably considers unsightly, noisy, dangerous, improperly insured, inoperable or unlicensed are not permitted in the Lessee's parking stall(s), and such vehicles may be towed away at the Lessee's expense. Parking facilities are provided at the Lessee's own risk. The Lessee is required to park in only the space allotted to them.

14.3 The Lessee will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Lessor, disturbs the comfort or convenience of other Lessees.

14.4 The Lessee will not engage in any illegal trade or activity on or about the Premises.

14.5 The Lessor and Lessee will comply with standards of health, sanitation, fire, housing and safety as required by law.

15 - Damage to Premises

15.1 In case the Premises at any time during the Term be damaged by fire, water or other acts of nature so as to render the Premises unfit for the purpose of the Lessee the rent hereby reserved or a proportionate part according to the nature and extent of the damage sustained shall be suspended and abated until the Premises have been rebuilt or made fit for the purpose of the Lessee.

15.2 If in the opinion of the Lessee the premises cannot be rendered fit for the purpose of conducting the Lessee's business, within a period of two (2) months, the Lease shall be deemed terminated or at the option of the Lessor the term will come to an end and the Lessee shall cease to be held liable for payment for rent except such rent as shall have already accrued due and be entitle to be repaid any rent paid in advance for the balance of the period.

16 - Hazardous Materials

16.1 The Lessee will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

17 - Rules and Regulations

17.1 The Lessee will obey all rules and regulations posted by the Lessor regarding the use and care of the Building, parking lot and other common facilities that are provided for the use of the Lessee in and around the Building on the Premises.

18 - General Provisions

18.1 Any waiver by the Lessor of any failure by the Lessee to perform or observe the provisions of this Lease will not operate as a waiver of the Lessor's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Lessor's rights in respect of any subsequent default or breach.

18.2 This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.

18.3 All sums payable by the Lessee to the Lessor pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recovered by the Lessor as rental arrears.

18.4 Where there is more than one Lessee executing this Sublease, all Lessees are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Sublease.

IN WITNESS WHEREOF the Parties to this Sublease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on the date below:

LESSEE

Saad S. Pattah

_____ _____

Catt Road, LLC Date

LESSOR

Saad S. Pattah

_____ _____

Saad S. Pattah Date

2. Authorization Letter for Information Verification

PROPERTY OWNER'S INFORMATION VERIFICATION AUTHORIZTION

To Whom it May Concern,

This letter is to serve as the property owner(s) authorization to allow the City of Wildomar to seek verification of the information contained within this application. As the property owner and applicant, I hereby authorize City of Wildomar staff or authorized agents to verify the information contained in the Cannabis Local License Proposal for Catt Road, LLC.

PROPERTY OWNER:

Saad S. Pattah, Owner
Property Owners Printed Name

Saad S. Pattah

_____ _____
Property Owners Signature Date

COMMERCIAL CANNABIS APPLICANT:

Saad S. Pattah, Owner
Applicant Printed Name

Saad S. Pattah

_____ _____
Applicant Signature Date

3. Organizational Status

3.1 Ownership Structure

Catt Road, LLC is owned 100% by Saad S. Pattah. If any changes to ownership are made, Catt Road, LLC will immediately report these changes to the City of Wildomar.

3.2 Articles of Organization

202460417960

STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY
California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File No.: 202460417960

Date Filed: 1/9/2024

Limited Liability Company Name	
Limited Liability Company Name	Catt Road, LLC
Initial Street Address of Principal Office of LLC	
Principal Address	23825 CATT ROAD WILDOMAR, CA 92595
Initial Mailing Address of LLC	
Mailing Address	553 WEST 9TH STREET ESCONDIDO, CA 92025
Attention	
Agent for Service of Process	
Agent Name	Saad S. Pattah
Agent Address	553 WEST 9TH AVENUE ESCONDIDO, CA 92025

Purpose Statement

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

Management Structure

The LLC will be managed by One Manager

Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Saad S. Pattah — Organizer Signature

01/09/2024 — Date

B2399-1090 01/09/2024 12:29 PM Received by California Secretary of State

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3.3 Operating Agreement

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OPERATING AGREEMENT
OF
Catt Road, LLC
(Member-Managed Corporation)

THIS OPERATING AGREEMENT ("Agreement"), is made and entered into as of this 5th day of March, 2024 by Catt Road, LLC a California Limited Liability Company (the "Company"), and its Members.

The Members hereby adopt this agreement as the "Operating Agreement" of the Company to set forth the rules, regulations, and provisions regarding the management and the business of the Company, the governance of the Company, the conduct of its business, and the rights and privileges of its Members.

NOW THEREFORE, the Members and the Company, intending to be legally bound, hereby agree as follows:

Agreement
Article I
Organizational Matters

1.1. **Name.** The Company shall conduct business under the name "Catt Road, LLC" If the majority of Members approve, the Company may also conduct business under a fictitious name filed with the county clerk of the county where the Company has its principal office.

1.2 **Term**. The company's beginning date is the date that the Articles of Incorporation were filed. The term of the Company shall be perpetual unless dissolved as provided in this Agreement. The Members may unanimously to continue the Company as provided in Article 9.

1.3 **Office and Agent.** The Company shall continuously maintain an office and a registered agent within the State of California. The principal office of the company shall be at:

Catt Road, LLC
23825 Catt Road
Wildomar, CA 92595

Upon unanimous consent of the voting Members may choose additional or alternative offices as they deemed fit. As required, the Company shall file a Statement of Information with the California Secretary of State stating its registered agent for service of process.

1.4 **Business of the company.** The Company shall engage in the following business, and any activities necessary or appropriate to carry out that business, unless all the Members unanimously approve in writing a change or addition to the Company's business: Business affairs, marketing, business development, and sales consulting.

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Article 2
Capital Contributions

2.1 **Additional Contributions.** No Member shall be required or permitted to make any additional contributions to the Company without the unanimous consent of the other Member. If, at any time or times hereafter, the Members shall determine that additional capital is needed by the company, the Members shall determine the amount of such additional capital and the anticipated time such additional capital will be required; whether such additional capital shall be provided by the Members or a third party. If a Member contributes significant additional contributions, all Members must unanimously consent in writing to increase the contributing Member's ownership interest to reflect the additional contribution.

Article 3
Members

3.1 **Admission of Additional Members.** Upon unanimous approval of the existing Members, additional members may be admitted into the Company on terms determined by the Members.

3.2 **Withdrawals or Resignations.** No Member may withdraw without the unanimous approval of the Members. However, if a Member's interest is based on providing services to the Company, that Member shall be allowed to withdraw or resign as a Member at any time upon 30 days prior written notice to the Company. In the event of such withdrawal, such Member's Membership Interest will be available for sale as described in Section 7.2. If it is not purchased, the withdrawing Member shall have only an economic interest in the Company after withdrawal. The Withdrawing Member shall the right to share in the Company's income, gain, losses, deductions, credit or similar items, and to receive distributions from the Company, but not the right to access Company business information or to participate in the Company management, except as required by law. The Withdrawing Member shall not be entitled to a return of the Member's capital, and may not withdraw contracts or personal guarantees that (s)he may have given.

3.3 **Payments to Members.** There will be no minimum or guaranteed payments to Members. The Company shall reimburse the Members for the actual costs including organization expenses incurred to from the Company.

Article 4
Management and Control of the Company

4.1 **Management and Powers.** The intent of each Member is to actively engage in the Company management. Accordingly, each Member shall have full, complete and exclusive authority, power and discretion to manage and control the business, property and affairs of the Company, to make all decisions regarding those matters and to perform any and all other

acts or activities customary or incident to the management of the Company's business property and affairs.

4.2 **Duties of Members**. Each Member must have a duty:

A. If a Member fails to do the Member's duties for a period of (30) consecutive days, the Member will lose its Membership interest. The start date of failure must be documented.

B. If a Member fails to do its Member duties for a period of one hundred twenty (60) days out of two hundred thirty (120) days, the Member will lose its Membership interest in accordance with this article. The failure days must be documented.

C. If a Member disputes the completion of another Members duties and is attempting to take over the Members interest, it must do so in writing and certified delivery to the Members residential address listed in exhibit 1. If certified delivery is not available, hand delivery is acceptable by a third party.

D. Upon receipt of complaint, a Member in question of fulfilling the Members duties must remedy and fulfill the duties it has established within fourteen (14) days.

E. If Members become in dispute of what the Members duties are; if they are being fulfilled; and have gone through the dispute process outlined in section (a) through (d) of this article, the Members agree to enter into binding mediation or arbitration to decide if the Member's duties are being performed in compliance with the outlined agreed duties of attachment 1. If there is failure to reach an agreement through arbitration or mediation of performed duties of Members, the Members in dispute agree to file a complaint in the appropriate Court to procure a decision by the appropriate Court as to the fulfillment of Members' duties. Upon decision of the Court that a Member has or is failing to meet the duties it has been prescribed to fulfill, the Member will loose and assign its Membership interest to the other Member(s) still remaining. The assignment of the non-compliant Member's membership interest will establish a debt owed by the LLC in accordance with ARTICLE 7.

F. A value of the non-compliant Member's interest being transferred and assigned to the complaining Member must be made before the transfer can be completed. During the course of the transfer, the non-compliant Member will maintain complete powers of membership in the LLC.

G. In the event of a dispute of Member's duties, Members may negotiate an exchange of Membership interests for a lesser amount of Member duties.

4.3 **Limitations on Power of Members.** Notwithstanding any other provisions of this Agreement, no debt or liability may be contracted on behalf of the Company without the approval of the majority of Membership Interests. The signature of Catt Road, LLC Members is required to sign contracts and obligations on behalf of the Company. Additionally, the unanimous approval of the Members must be obtained prior to:

A. The merger of the Company with another business entity.
B. The establishment of different Member classes.
C. A change in the authorized businesses of the Company (Section 1.4),
D. Any act which would make it impossible to carry on the ordinary business of the Company
E. The confession of judgment against the Company
F. Any other transaction described in this Agreement which requires the approval, consent or vote of all of the Members.
G. The sale, exchange or other disposition of substantially all of the Company's assets occurring as part of single or multiple transactions or plan.

4.4 **Member Approval.** The "vote" or "approval" of the Members shall mean approval by unanimous Membership Interest. Members shall vote or approve by their percentage interest as shown on Exhibit A of this Agreement. No annual or regular meetings of the Members are required. However, if such meetings are held, such meetings shall be noticed, held and conducted pursuant to the Act.

4.5 **Deadlock of Members.** The Members shall make best efforts to resolve differences within the Membership. In the event the Members are not able to agree on an appropriate resolution then the Members shall submit to a mandatory mediation. All costs associated with such mediation shall be split in accordance with each Member's percentage interest.

4.4. **Devotion of Time**. The Members are not required to devote all of their time or business efforts to the Company. Each Member shall devote whatever time or effort he deems appropriate to carry out the Company's business.

4.6 **Noncompetition.** Each Member agrees that he will not be employed, concerned or financially interested, either directly or indirectly in any other business entity that is engaged in the same or similar business as that conducted by the Company. However, Members may invest in any passive investment engaged in the same or similar business with unanimous consent of all Members, as long as that investment does not exceed 5% of the ownership of that entity.

4.7 **Protection of Trade Secrets**. Each Member acknowledges that the customer lists, trade secrets, processes, methods and technical information of the Company and any other matters designated by the majority of the Members are the Company's assets. Each Member agrees not to disclose any of these assets to anyone outside the Company, except with written consent by the Company, even if the Member withdraws from the Company.

4.8 **Transactions between the Company and the Members.** Any Member may enter into a contract or transaction with the Company with the approval of all Members. If there is a potential conflict of interest, this approval must be in writing.

4.9 **Voting.** Except as otherwise provided or permitted by this Agreement, Voting Members shall in all cases, in their capacity as Members or Managers of the Company, act

collectively, and, unless otherwise specified or permitted by this Agreement, unanimously. Except as otherwise provided or permitted by this Agreement, no Voting Member acting individually, in his capacity as a Member or Manager of the Company, shall have any power or authority to sign for, bind or act on behalf of the Company in any way, to pledge the Company's credit, or to render the Company liable for any purpose.

4.10 **Voting Rights.** The Company may issue and differentiate classes of membership in the Company. These membership classes shall, pursuant to this Agreement and as further defined in Section 6.9 of this Agreement, consist of Class A voting membership units held by Members with the ability to vote on Company matters ("Class A" or "Voting"), and Class B non-voting membership units that are held by Members who cannot vote on Company matters and who shall not be responsible for the Capital Calls defined in Section 3.3(a) ("Class B" or "Non-Voting"). Any further establishment and issuance of different membership classes may be accomplished pursuant to an amendment of this Agreement. Any such amendment shall include provision(s) for any rights to priority distributions and change in the Percentage Interests, as defined below, of the initial members of the Company. No dilution of the Members' Percentage Interests may be instituted without the affirmative vote of a Super Majority of the Voting Members (as defined in Section 6.9) with the exception of the Manager(s) complying with the requirements of Section 3.2.2. (a), when and if triggered. The Company is authorized to issue up to 50,000,000 Class B membership units. Each 1,000,000 Class B membership units are equal to one percent (1%) membership interest in the Company.

Article 5
Allocations of Net Profits and Net Losses and Distribution

5.1 **Allocations of Net Loss and Quarterly Distributions**

A. Net Loss. Net loss for income tax purposes shall be allocated to Members in proportion to their Membership Interest. Loss allocations to a Member shall be made only to the extent that such loss allocations will not create a Capital Gain for that Member in the event of foreclosure of the Company's assets.

B. Any loss not allocated to a Member because of the 5.1.A. shall be allocated to the other Members to the extent where it does not create a Capital Gain to another Member.

C. Quarterly Distribution of Available Cash. At the end of each calendar quarter, the available cash of the Company, if any, must be distributed to the Members, pro rata according to their percentage interest. Available cash means cash beyond what is required as reasonable working capital, as determined by the Members. The Members shall have the power to postpone the quarterly distribution upon unanimous vote in writing.

D. No Member has the right to demand and receive any distribution from the Company in any form other than money. No Member may be compelled to accept from the Company a distribution of any asset in kind in lieu of a proportionate distribution of money being made to other Members except on the dissolution and winding up of the Company.

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5.2 **Special allocations.**

A. **Minimum Gain Chargeback for Nonrecourse and Recourse Liabilities.** The Company shall allocate income, loss and gain to comply with the minimum gain chargeback requirement contained in Treasury Regulations Section 1.704-2(f) and 1.704-2(i)(5)). Nonrecourse Liability shall be allocated in accordance with Treasury Regulations Section 1.704-2(g)(2). Recourse Liability shall be allocated to Members in accordance with Treasury Regulations Section 1.704-2(i)(4).

B. **Nonrecourse Deductions.** Notwithstanding Section 5.2, any nonrecourse deductions (as defined in Treasury Regulations Section 1.704-2(b)(1)) for any fiscal year or other period shall be specially allocated to the Members in proportion to their Membership Interests.

C. **Member Nonrecourse Deductions.** Those items of Company loss, deduction or Code Section 705(a)(2)(B) expenditures which are attributable to Member Nonrecourse Debt shall be specially allocated to the Member who bears the economic risk of loss with respect to the Member Nonrecourse Debt according to Treasury Regulations Section 1.704-2(i).

D. **Qualified Income Offset.** Notwithstanding Section 5.2, if a Member unexpectedly receives any adjustments, allocations or distributions described in Treasury Regulations Section 1.704-1(b)(2)ii)(d)(4),(5) or (6), or any other event creates a deficit balance in such Member's Capital Account in excess of such Member's share of Company Minimum Gain, items of Company income and gain shall be specially allocated to such Member so that such excess deficit balance is eliminated as quickly as possible.

5.4 **Code Section 704(c) Allocations.** Notwithstanding any other provision in this Article VI, in accordance with Treasury Regulations Code Section 704(c), income, gain, loss and deduction with respect to any property contributed to the Company shall, solely for tax purposes, be allocated among the Members so as to take account of any variation between the adjusted basis of such property to the Company for federal income tax purposes and its fair market value on the date of contribution. This shall be solely for tax purposes and shall not affect a Member's Capital Account, share of profits, losses or other items of distributions.

Article 6
Transfer and Assignment of Interests

6.1 **Transfer and Assignment of Interests.** With the exception of transfers between family members, stated in 6.3, Members who wish to transfer, assign, convey or sell their Membership Interest shall comply with the following:

A. First make a written offer to sell such interest to the other Member(s) at a price determined in writing. At this point exiting member may not make this intention publicly known. If such other Members decline or fail to elect such interest within sixty (60) days, the exiting member may advertise its membership interest for sale as it sees fit.

B. If a member has a buyer of members interest, the other current member(s) have first right of refusal to purchase the exiting members interest for the agreed purchase price. If there are more than one current remaining members, remaining members may combine funds to purchase the exiting members interest. Exiting member must show that potential purchaser has full certified funds, or the ability to get full certified funds before the first right of refusal period starts. Current members have 60 days to buy exiting members interest if they so desire.

C. Pursuant to the applicable law, current members may unanimously approve the sale of exiting members' interests to grant full membership benefits and functionality to the new member. The current remaining members must unanimously approve the sale, or the purchaser or assignee will have no right to participate in the management of the business, affairs of the Company, or member voting rights. The purchaser or assignee shall only be entitled to receive the share of the profits or other compensation by way of income and the return of contributions to which that Member would otherwise be entitled. Exiting member must disclose to buyer or assignee if current members will not approve the sale

6.2 **Substitution of Members.** If unanimous written approval is received, the transferee shall:

(i) Execute an instrument satisfactory to the Members which accepts and adopts the terms and provisions of this Agreement.

(ii) Pay any reasonable expenses in connection with his or her admission as a new Member.

The admission of a new Member shall not release the Member who assigned the Membership Interest from any liability that Member may have to the Company.

6.3 **Family Transfers**. The Membership Interest of any Member may be transferred by inter vivos gift or by testamentary transfer to any spouse, parent, sibling, child or grandchild of the Member, or to a trust for the benefit of the Member or such spouse, parent, sibling, child or grandchild of the Member. If the transfer is to a revocable living trust, the transferring Member may also reacquire the Membership in whole or in part upon complying with Section 6.2.

6.4 **Transfers in violation of this Agreement and Transfers of Partial Membership Interest.** Transfers violating this Article 6 shall only have an economic interest in the Company, with no right to participate in the Company management or exercise any rights of a Member.

Notwithstanding the proceeding sentence, if, in the determination of the Remaining Members, a transfer violating Article 6 would cause the termination of the Company under the Code, in the sole discretion of the Managers, the transfer shall be null and void.

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Article 7
Consequences of Death, Dissolution, Retirement or Bankruptcy of Member

7.1 **Dissolution Event.** Upon the occurrence of the death, withdrawal, resignation, expulsion, bankruptcy or dissolution of any Member ("Dissolution Event"), the Company shall dissolve unless the Remaining Members who hold a majority of Remaining Membership Interest agree within ninety (90) days to continue the business of the Company. The Company and/or the Remaining Members may purchase the Former Member's Membership Interest as provided in this Article.

7.2 **Purchase Price.** The purchase price for the Former Member's interest shall be the fair market value of the Former Member's Interest as determined by agreement of the former Member and the Purchasing Members. If the Former Member and the Purchasing Members cannot agree on the purchase price within 30 days after the Dissolution Event, the purchase price shall be determined by an independent appraiser. The Purchasing Members as a group, and the Former Member, shall each pay one-half of the cost of the appraisal. If the Dissolution Event results from a breach of this Agreement by the Former Member, the purchase price shall be reduced by an amount equal to the damages suffered by the Company or the Purchasing Members as a result of such breach.

7.3 **Notice of Intent to Purchase.** Within fifteen (15) days after a Dissolution Event, each Remaining Member shall notify the Members in writing of whether (s)he chooses to purchase a portion of the Former Member's Interest. Each Purchasing Member shall be entitled to purchase a portion of the Former Member's Interest in the same proportion as their Membership Interest compared with the percentage interest of all Purchasing Members. If the Remaining Members fail to purchase the entire interest of the Former Member, the company shall purchase any remaining share of the Former Member's Interest.

7.4 **Payment of Purchase Price**. The closing shall occur no later than 30 days following the determination of the purchase price. The Purchasing Members may pay all of the purchase in cash, or one fifth (1/5) at closing, with the remainder due in a negotiable promissory note, payable in four equal annual principal installments plus prevailing interest

7.5 **Closing of Purchase of Former Member's Interest.** At the closing for the sale of a Former Member's Interest, the Former Member shall provide a document conveying their interest and representing that the interest is free of encumbrances.

Article 8
Accounting, Records, Reporting by Members.

8.1 **Books and Records.** The Members shall maintain complete and accurate books of account of the Company's affairs at the Company's principal place of business or at another location agreeable by the Members. Such books shall be kept on such method of accounting as the Members shall select. The company's accounting period shall be the calendar year.

A. A current Members list showing their full name and last known business or residence, their capital contributions, Capital Account balance and Membership Interest;
B. A copy of the Articles of Incorporation and any and all amendments
C. Copies of the Company's federal, state, and local income tax or information returns for the six (6) most recent taxable years;
D. A copy of this Operating Agreement and any and all amendments;
E. The Company's books and records as they relate to the internal affairs or the company for at least the current and past four (4) fiscal years.

8.2 **Inspection of Books and Records.** Each Member has the right, on reasonable request for purposes reasonably related to the interest of the person as a Member or a Manager, to: (a) inspect and copy during normal business hours any of the Company's records described in Section 7.1; and (b) obtain from the Company promptly after their becoming available a copy of the Company's federal, state and local income tax or information returns for each Fiscal Year.

8.2 **Reports.** By March 30th of each year, the Company shall prepare information necessary for the Members to prepare their annual federal and state income tax returns.

8.3 **Bank Accounts.** The Members shall maintain Company funds in one or more separate bank accounts in the name of the Company and shall not commingle the funds with any other person or entity. Any Member, acting alone, may endorse and deposit into the Company's accounts any checks made payable to the Company. The Members shall authorize one or more of the Members to sign checks and drafts in the Company's name.

8.4 **Tax Matters for the Company**. Upon unanimous vote of the Members, the Members shall designate an "Tax Matters Partner" (as defined in Code section 6231) to represent the Company (at the Company's expense) in connection with all tax authorities. The Tax Matters Partner may spend Company funds for associated professional services and costs.

Article 9
Dissolution and Winding Up

9.1 **Conditions of Dissolution:** The company shall dissolve:
A. Automatically twenty-five (25) years after filing of the Articles of Incorporation, unless the Members unanimously vote to continue the company and file a Certificate of Continuation with the California Secretary of State;
B. If there is a judicial dissolution pursuant to Section 17351 of the Corporations Code;
C. If the Members unanimously vote to dissolve the Company;
D. If there is a Dissolution Event and the Remaining Members fail to agree to continue the business of the Company within ninety (90) days after the occurrence of such event or the Company or the Remaining Members fail to purchase the former Member's Interest as provided in Article 7; or
E. Upon the sale of substantially all of the assets of the Company.

9.2 **Winding Up.** Upon the dissolution, the Company's assets shall be disposed of and its affairs wound up. After determining that all the known debts and liabilities of the Company have been paid, the remaining assets shall be distributed to the Members according to their Capital Account balances, after taking into account income and loss allocations for the Company's final taxable year.

9.3 **Limitations on Payments Made In Dissolution.** Except as otherwise specifically provided in this Agreement, each Member shall only be entitled to look solely at the assets of the Company for the return of his or her positive Capital Account balance and shall have no recourse against any other Member except as provided in Article 10.

Article 10
Indemnification

10.1 **Indemnification.** The Company shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding by reason that (s)he was a Member, officer, employee or other agent of the Company to the fullest extent permitted by applicable law. The standard of the fiduciary duty each member is to act in the highest good faith to the members and the Company. A member may not seek to obtain an advantage in the Company affairs by misconduct, misrepresentation, concealment, threat or adverse pressure.

10.2 **Insurance.** The Company shall have the power to purchase and maintain insurance on behalf of any Person who is or was a Member or an agent of the Company against any liability asserted against such Person and incurred by such Person in any such capacity, or arising out of such Person's status as a Member or an agent of the Company, whether or not the Company would have the power to indemnify such Person against such liability under Section 10.1 or under applicable law.

Article 11
Investment Representations

Each Member hereby represents and warrants to, and agrees with, the Members, the other Members and the company as follows:

11.1 **Preexisting Relationship or Experience.** (S)he has a preexisting personal or business relationship with the Company or one or more of its Members, or by reason of his or her business or financial experience (s)he is capable of evaluating the risks and merits of an investment in the Company and of protecting his or her own interests in connection with this investment.

11.2 **No Advertising.** (S)he has not seen, received, been presented with or been solicited by a leaflet, public promotional meeting, article or any other form of advertising with respect to the sale of the Membership Interest.

11.3 **Investment Intent.** (S)he is acquiring the Membership Interest for investment purposes for his or her own account only and not with a view to or for. No other person will have any direct or indirect beneficial interest in or right to the Membership Interest.

Article 12
Miscellaneous

12.1 **Complete Agreement.** This Agreement and the Articles of Incorporation constitute the complete and exclusive statement of agreement among the Members and replace and supersede all prior written and oral agreements among the Members. To the extent that any provision of the Articles of Incorporation conflict with any provision of this agreement, the Articles of Incorporation shall control.

12.2 **Binding Effect.** Subject to the provisions of this Agreement relating to transferability, this Agreement will be binding upon and inure to the benefit of the Members and their respect successors and assigns.

12.3 **Jurisdiction.** Each Member hereby consents to the exclusive jurisdiction of the state and federal courts sitting in California in any action on a claim arising out of, under or in connection with this Agreement.

12.4 **Severability.** If any provision of this Agreement shall be held invalid, the remainder of this Agreement shall not be affected.

12.5 **Notices.** Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile if receipt is acknowledged by the addressee, one business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three business days after being mailed by first class mail, charges and postage prepaid, properly addressed to the party to receive such notice at the address set forth in the Company's records.

12.7 **Amendments.** All amendments to this Agreement will be in writing and signed by all the Members.

12.6 **Multiple Counterparts**. This agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute one or the same instrument.

12.7 **Mediation.** Mediation proceedings shall be conducted in accordance with the Commercial Mediation Rules of the American Arbitration Association (the "AAA") in effect on the date the notice of mediation was served, other than as specifically modified herein, and shall be non- binding on the parties thereto.

12.8 **Attorney Fees.** In the event that any dispute between the Company, the Members or among the Members should result in litigation or arbitration, the prevailing party in such a dispute shall be entitled to recover from the other party all reasonable fees, cost and expenses of enforcing any right of the prevailing party, including without limitation, reasonable attorneys' fees and expenses.

12.9 **Remedies Cumulative.** The remedies under this Agreement are cumulative and shall not exclude any other remedies to which any person may be lawfully entitled.

All of the Members of Catt Road, LLC, a California Limited Liability Corporation, have executed this agreement, effective as of the date written above.

CERTIFICATION OF MEMBERS

The undersigned hereby agree, acknowledge and certify to adopt this Operating Agreement. Signed this 5th day of March 2024.

Saad S. Pattah: Saad S. Pattah

Title: Owner / President

Date: March 5, 2024

Exhibit A

Membership Interest

Name	Membership Type	Membership Interest
Saad S. Pattah	Class A	100%

3.4 Catt Road, LLC Certificate of Good Standing

Secretary of State
Certificate of Status

I, SHIRLEY N. WEBER, PH.D., California Secretary of State, hereby certify:

Entity Name:	Catt Road, LLC
Entity No.:	202460417960
Registration Date:	01/09/2024
Entity Type:	Limited Liability Company - CA
Formed In:	CALIFORNIA
Status:	Active

The above referenced entity is active on the Secretary of State's records and is authorized to exercise all its powers, rights and privileges in California.

This certificate relates to the status of the entity on the Secretary of State's records as of the date of this certificate and does not reflect documents that are pending review or other events that may impact status.

No information is available from this office regarding the financial condition, status of licenses, if any, business activities or practices of the entity.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of April 16, 2024.

SHIRLEY N. WEBER, PH.D.
Secretary of State

Certificate No.: 200900011

To verify the issuance of this Certificate, use the Certificate No. above with the Secretary of State Certification Verification Search available at **biz**fileOnline.sos.ca.gov.

4. Property Owner Authorization

PROPERTY OWNER'S INFORMATION VERIFICATION AUTHORIZTION

To Whom it May Concern,

This letter is to serve as the property owner(s) authorization to allow the City of Wildomar to seek verification of the information contained within this application. As the property owner and applicant, I hereby authorize City of Wildomar staff or authorized agents to verify the information contained in the Cannabis Local License Proposal for Catt Road, LLC.

PROPERTY OWNER:

CCG Catt, LLC
Property Owners Printed Name

Property Owners Signature

5/28/24
Date

COMMERCIAL CANNABIS APPLICANT:

Saad S. Pattah, Owner
Applicant Printed Name

Saad S. Pattah

Applicant Signature

Date

5. Statement of Qualifications

5.1 Organizational Structure and Qualifying Experience

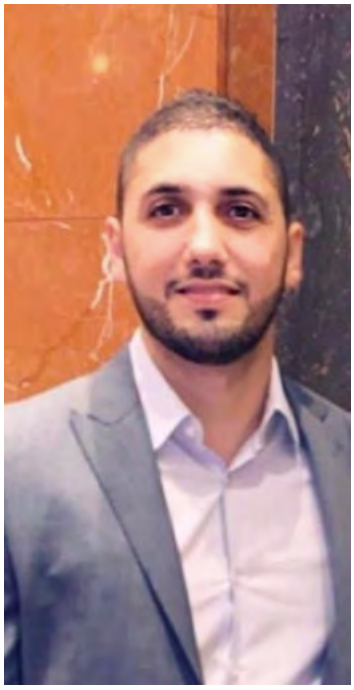
Catt Road, LLC is owned 100% by Saad S. Pattah. Being a 100% owner gives Mr. Pattah the power to sell equity to raise additional funds if necessary. Additionally, Mr. Pattah is the owner of Cake Enterprises, Inc., a company that owns seven (7) cannabis retail licenses throughout California. Mr. Pattah will be utilizing his compliance and operations team from Cake Enterprises to assist with the opening, hiring, and operations for the Catt Road, LLC location.

5.1.2 Saad S. Pattah – Owner Experience

Saad Pattah is a Owner and founder of Catt Road, LLC. He is a serial entrepreneur who has demonstrated success in the grocery, restaurant, and import and export industries.

Mr. Pattah began his professional career in his family's business, Biva Market in Oceanside. He started as a cashier and slowly grew his experience and in 2008 became the General Manager overseeing operations and management of the facility. Under his leadership and with his dedicated work ethic, he grew the business more than 300% by drastically improving efficiencies and reducing costs. His keen eye for detail and commitment to customer service was imperative to the Biva's success.

In 2011, Mr. Pattah purchased Smith NS Foods Inc which was a small company with a single location. Under Mr. Pattah's leadership, he developed a robust internally integrated distribution model which allowed the company to expand to multiple locations across Southern California exponentially increasing the market penetration and brand revenue.



Given his proven entrepreneurial success, in 2012, Mr. Pattah saw a major opportunity to enter the restaurant industry with the growing sushi market. He founded Sushi Ventures Inc DBA Tabu Sushi. Mr. Pattah opened the first keystone restaurant, Tabu Sushi and proved that his evaluation of the demographic and opportunity was accurate.

Given the success of the first restaurant, Mr. Pattah has continued to expand Sushi Ventures Inc across multiple locations in California. His industry intuition has been imperative to the success of the vertically integrated restaurant chain. Tabu Sushi continues to grow every year and expand into new markets across California.

In 2016, Mr. Pattah founded Sky & Lana Group Inc, which is a successful import and export business that is still currently operating. In this venture, Mr. Pattah uses his knowledge of international business and strategic business development to diversify the company portfolio to increase revenue. Mr. Pattah's ability to

negotiate international business transactions and manage the logistical challenges, is why Sky & Lana Group has continued to outpace growth faster than the industry standards.

Additionally, Mr. Pattah has since opened seven (7) commercial cannabis retail locations throughout California. These cannabis retail locations known as “The Cake House” have been very successful financially while also supporting the needs of the local community and providing substantial tax revenue for the cities and counties they are located in.

Furthermore, Mr. Pattah opened Currently Veterans Wildomar South, LLC DBA The Cake House here in the City of Wildomar and has received nothing but positive feedback from the city and community. Customers appreciate this Wildomar location as a safe and secure place to purchase cannabis while appealing to all demographics.

5.2 Cannabis Licenses Currently Held

As shown above, Mr. Pattah possesses a wealth of cannabis business experience. As the principal owner, he brings the knowledge of commercial cannabis business operations and legal compliance so the city can rest assured that his team will create a sustainable and trustworthy cannabis operation within the city of Wildomar.

To further demonstrate the knowledge and experience Mr. Pattah's team possesses, the Catt Road, LLC has provided state licenses in which they are currently affiliated with as an owner for the City to review. Catt Road, LLC has local license approvals that are in various stages of development but those are not far enough along to earn a state license.

1. **Riverside County Dispensary and Delivery DBA The Cake House**

   License #: C10-0000769-LIC

2. **Currnt Veterans of Wildomar South, LLC DBA The Cake House**

   License #: C10-0000859-LIC

3. **Golden Hights, Inc DBA The Cake House**

   License #: C10-0001082-LIC

4. **Stony Point Wellness, LLC DBA The Cake House**

   License #: C10-0001322-LIC

5. **Community of Veterans of Rivco, LLC DBA The Cake House**

   License #: C10-0001422-LIC

6. **Humanity Encinitas 4, Inc. – DBA The Cake House**

   License #: C10-0001424-LIC

7. **Community Veterans of Rivco, LLC DBA The Cake House**

   License #: C10-0001437-LIC

6. Business & Operations Plan

6.1 Products and Services to Be Provided

Based on the experience of the company's President and CEO, Saad S. Pattah, Catt Road, LLC will sell popular cannabis products that evolve with changes in the market. This includes variations of the following Adult Use Cannabis products:

1. **Prepacked Flower -** Raw Cannabis Flower will be sold in a mix of different strains depending on client demand. The company will offer a wide variety of strains to ensure Adult-use Customers have access to a complete strain assortment.
2. **Pre-Rolls -** Ready-made raw cannabis flower conveniently pre-rolled for easy inhalation.
3. **Vaporizing Cartridges -** Cannabis vaporization is growing in popularity among people interested in consuming cannabis in an easy, discreet manner that's healthier than traditional smoking methods. The company will take into consideration the current industry concerns regarding black market cartridges to ensure that any cartridges sold by the company have been appropriately tested and only contain ingredients authorized by the FDA for inhalation.
4. **Edibles -** A cannabis edible is a THC-infused product that can be consumed by the client. The company plans to offer several different edible product lines to cater to the various, nutritional, financial and taste needs of clients. Careful dosing is important. Catt Road will provide customers direction on micro-dosing to ensure products are carefully administered.
5. **Tincture -** A cannabis tincture is a cannabis-based extract that is infused with alcohol.
6. **Ingestion Paraphernalia -** In accordance with 188 WMC § 5.76.120(D), Catt Road, LLC will sell or otherwise provide equipment, supplies, and paraphernalia used to consume cannabis and cannabis products.
7. **Cannabis Concentrates -** Cannabis that has undergone a process to concentrate one or more active cannabinoids and includes resin from granular trichomes. This may include topicals, concentrates or tinctures.

In compliance with 188 WMC § 5.76.120(F), Catt Road, LLC will not sell any expired products, cannabis, or cannabis products. Catt Road, LLC will not, under any circumstance alter, edit, or adjust in any manner an expiration date on any item or product once affixed by its manufacturer.

6.2 Adherence to Wildomar Municipal Code

In accordance with 188 WMC § 5.76.110(H), Catt Road, LLC will not sell, provide, store, or distribute any alcoholic beverages or tobacco products, or allow such products to be consumed on the licensed premises.

In accordance with 188 WMC § 5.76.110(L), Catt Road, LLC will not permit a physician to evaluate potential medicinal cannabis patients or to provide a physician's recommendation for medicinal cannabis within its licensed premises. Catt Road will not offer or provide any form of remuneration to a physician who provides physician's recommendations for medicinal cannabis.

In accordance with 188 WMC § 5.76.110(T), Catt Road, LLC will only execute cannabis businesses transactions with businesses that are licensed or permitted to do business in their respective

jurisdictions. To ensure this, Catt Road, LLC will collect and validate licensing through the State's License Search tool.

Additionally, as permissible by 188 WMC § 5.76.120(H)(8), Catt Road, LLC will sell and offer for sale seeds and immature cannabis plants but will not sell or offer for sale live mature cannabis plants. Catt Road, LLC will provide light and water to immature cannabis plants being offered for sale but will not engage in any other cultivation activity. For the purposes of this provision, an immature cannabis plant is defined as a non-flowering cannabis plant that is shorter and narrower than 18 inches.

Pursuant to 188 WMC § 5.76.120(G), Catt Road, LLC will comply with the provisions of all relevant state and local laws regarding the storage, handling, and sale of food when engaging in any activities involving edible products.

6.3 Size of Proposed Facility

Catt Road, LLC is proposing to construct a new building, totaling approximately 6,076 square feet square feet, at 23825 Catt Road in Wildomar, to be divided into two units. One unit, totaling 3,936 square feet, will be used for the proposed cannabis retail business. Other unit totaling 2,140 square feet, Will be used for either office lease space or retail space (coffee shop, Mexican food, etc.) which is to be determined, depending on tenant selection.

Catt Road, LLC will construct a new retail facility on the property to meet the operational business, legal, and safety requirements. For the purposes of continuity, the Site Plans, Floor Plans, Colored Interior Elevations, Security Overlay, and Fire Protection Plan with Ingress and Egress movements can be found in the CUP Architectural Package. This is being provided as a separate attachment.

In compliance with 188 WMC § 5.76.110(A & C), Catt Road, LLC aims to create and operate a facility that not only is in full compliance with state and local laws and regulations that govern cannabis businesses, but one that also fully complies with all applicable rules, regulations, and laws including, but not limited to, building and safety codes, and the Americans with Disabilities act.

Further, Catt Road, LLC understands that subletting is strictly prohibited and asserts that in accordance with 188 WMC § 5.76.110(R), no portion of the premises will be sublet for any purpose.

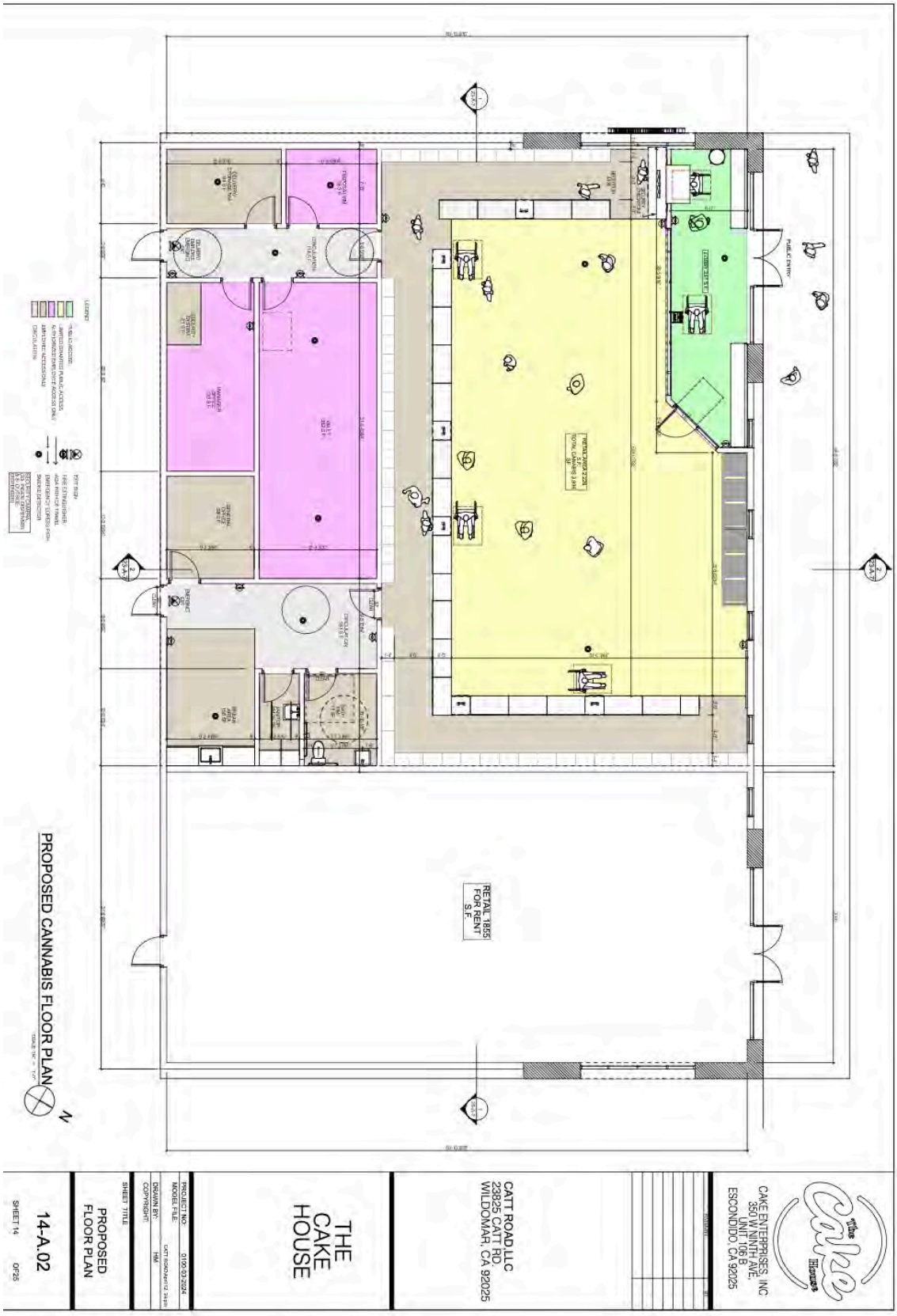
Pursuant to 188 WMC § 5.76.120(B), Cannabis, cannabis products and cannabis paraphernalia will not be placed in a window display or otherwise placed in a manner primarily intended for individuals outside of the premises to view the products.

6.4 Hours of Operation

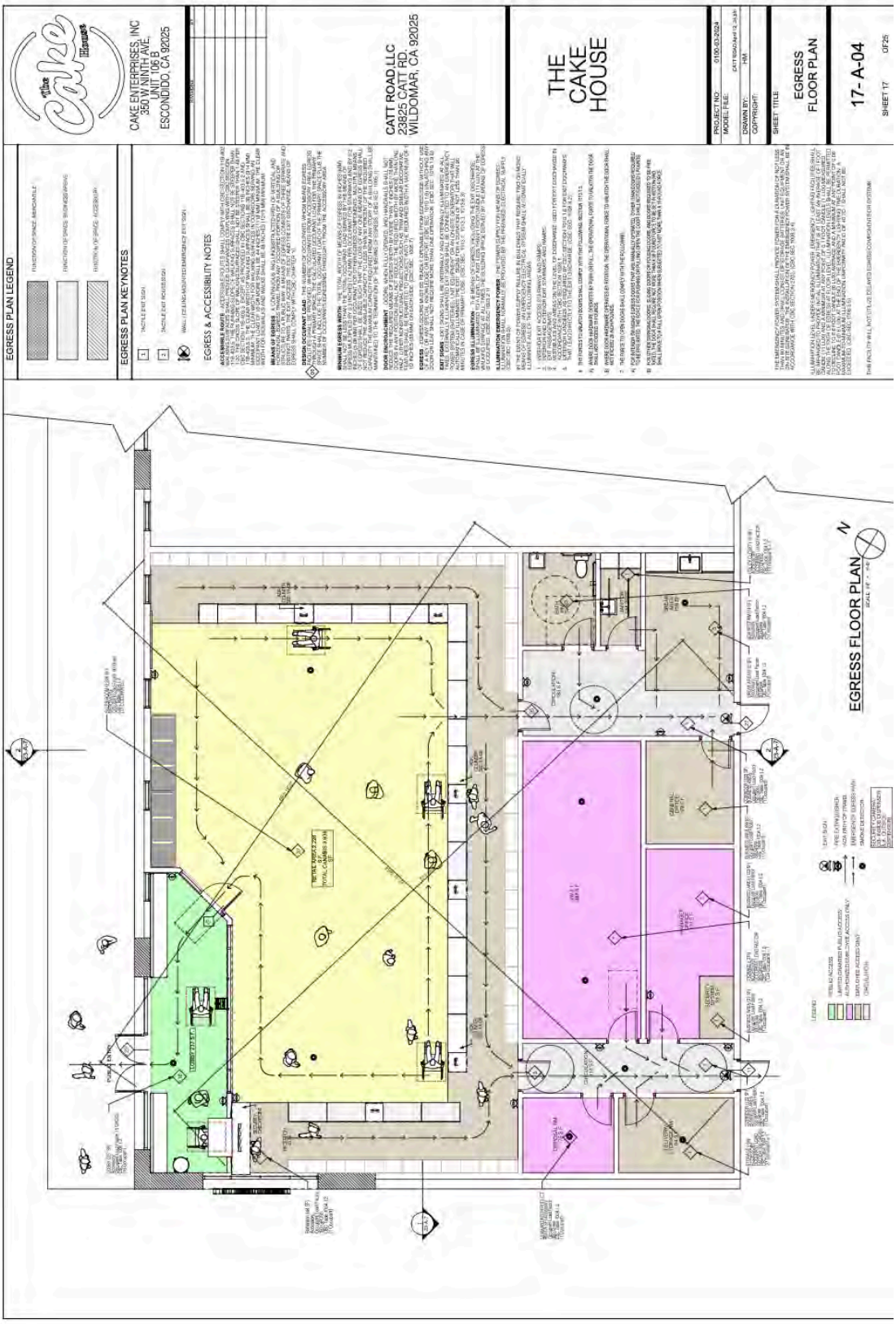
In compliance with 188 WMC § 5.76.120(A), Catt Road, LLC will only be open to the public and engage in sales between the hours of 8:00 am and 10:00 pm.

6.5 Number of Employees

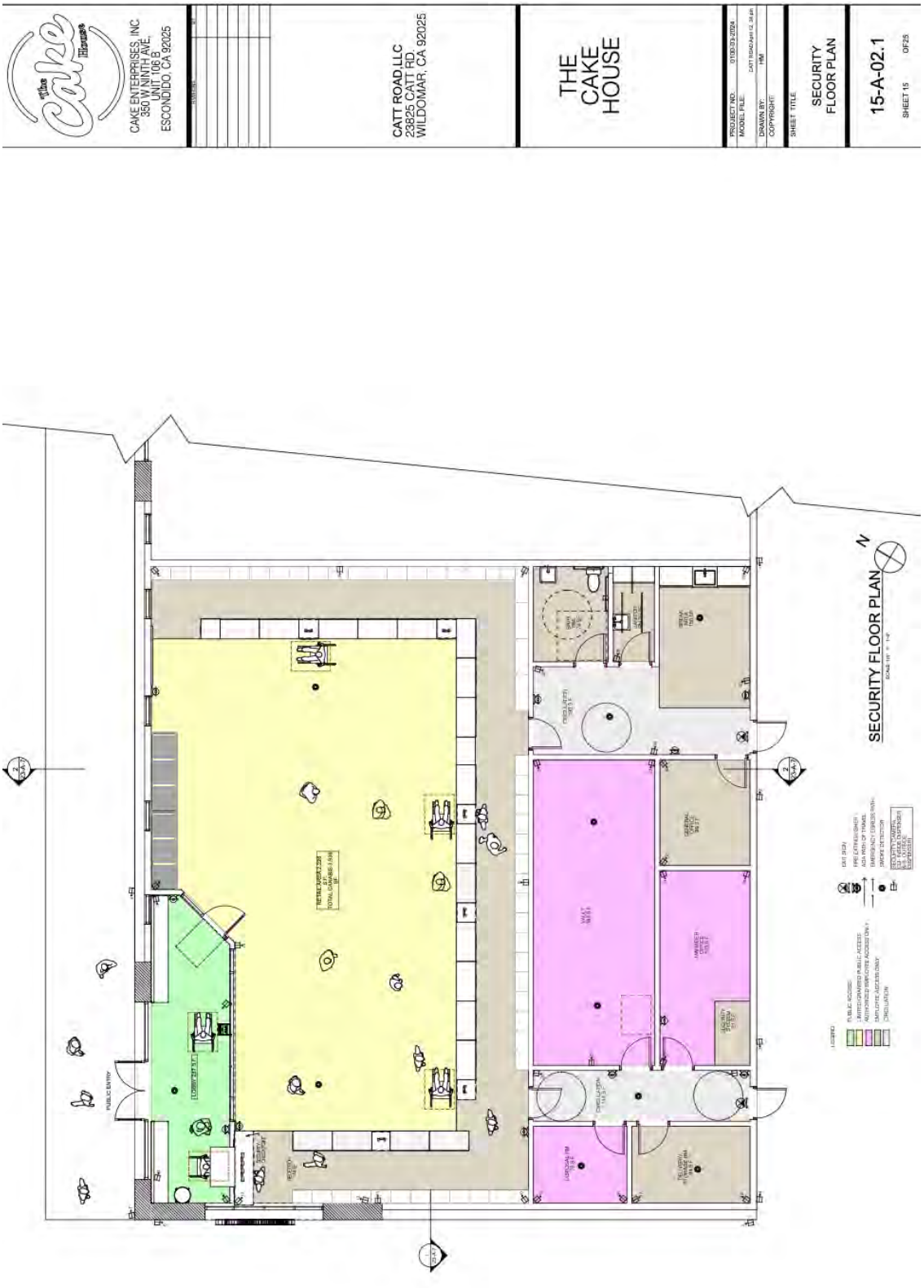
6.4 Floor Plan



6.4.1 Egress Plan



6.4.2 Security Plan



6.5 Delivery Plan

Catt Road, LLC plans to offer delivery services of cannabis products to individuals from the Catt Road facility. All sales will be conducted within the retail space of the proposed facility. Catt Road, LLC will not deliver cannabis or cannabis products to any location outside of California or to any location within California where the delivery of cannabis or cannabis products has been prohibited by the city or county.

Delivery Service Procedures

Catt Road, LLC will limit the hours of operation for delivery activities to the hours of 9:00 a.m. through 9:00 p.m. seven days a week or a reduced duration as stipulated through the discretionary permit.

OnFleet – Delivery Dispatch
Catt Road, LLC will utilize the high-end Onfleet software for driver and delivery dispatch. This will track deliveries to customers real time for full transparency and security.

The Onfleet platform is considered the best in the industry for final mile delivery services. The company was founded by a team of engineers from Stanford University and funded by some of Silicon Valley's top investors. Onfleet provides dispatchers with visibility to all deliveries in transit by tracking the GPS thru the phone of each driver. Using Onfleet and COVA, our transportation capabilities will boast the following features:

1. Ability to create shipping manifests which will contain the following:
    a. A unique Purchase Order number to track system receipts;
    b. Name, license number, and premises address for:
        i. The licensee who possesses the cannabis goods;
        ii. The licensee transporting the cannabis goods;
        iii. The licensee receiving the cannabis goods;
    c. Name and license number of any licensee involved in the activity or transaction who is not shipping, transporting, or receiving the cannabis goods;
    d. Date and time of activity;
    e. Date and time of departure from first premises, and estimated time of departure for subsequent premises if cannabis goods are being shipped from multiple premises in one transport vehicle;
    f. Estimated date and time of arrival at each receiving premises;
    g. Driver license number for any person driving the transport vehicles;
    h. Make, model, and license plate number of transport vehicles; and
    i. Name and type of cannabis goods to be transported.
2. Ability to produce and store package and product tracking numbers.
    a. All cannabis products sold or transferred between cannabis facilities must have the tracking identification number that is assigned by the statewide monitoring system affixed, tagged, or labeled and recorded, and any other information required by the BCC, the act, and these rules.
3. Ability to digitally track and store information such as:
    a. Digital signature for delivery;
    b. Images of products picked-up and delivered; and
    c. Quantity and product type.

4. Ability to pull reports.
    a. Real-time inventory reports.
    b. Real-time location monitoring via GPS.
5. Digital route management.
    a. Creation of driver routes and sequence product delivery.
    b. Real-time driver notifications of any changes in a transportation route.
    c. Store route history.
    d. Store route notes.
    e. Log suspicious route activity.

Shipping Manifest

Catt Road, LLC will receive retail customer orders for delivery. These orders will be converted into outgoing shipments and assigned to drivers employed by the company. Pursuant to 16 CCR § 5049, all shipments of outgoing products will include a detailed shipping manifest. All transportation record keeping will be digitalized and be an output of the inventory tracking system with accurate inventory records. These will be notated as an outbound shipping manifest. Each shipping manifest will contain the following information:

1. Name, CUP number, and originating cannabis business address for:
    a. The licensee who possesses the cannabis goods;
    b. The licensee transporting the cannabis goods; and
    c. The licensee receiving the cannabis goods.
2. Name and address of the individual requesting delivery;
3. Date and time of activity;
4. Date and time of departure from first premises, and estimated time of departure for subsequent premises if cannabis goods are being shipped from multiple premises in one transport vehicle;
5. Estimated date and time of arrival at each receiving premises;
6. Driver license number for any person driving the transport vehicle;
7. Make, model, and license plate number of transport vehicle;
8. Name and type of cannabis goods to be transported; and

The shipping manifest will be completed and transmitted into the track and trace system viewable by the BCC.

A physical copy of the shipping manifest will be carried in the transport vehicle at all times while transporting cannabis goods. The shipping manifest will be provided to law enforcement and Department of Consumer Affairs agents upon request.

Receipt of Inbound Shipments

Pursuant to 16 CCR § 5049(b)(6)(A), Catt Road, LLC will require that all **incoming retail products** have a detailed shipping manifest ready on arrival. All inbound shipments will have a detailed shipping manifest that can be used for receipt into the company's inventory tracking system, COVA.

It is expected that the licensed Transport Agent will carry a detail transportation manifest containing:

1. A unique Purchase Order number to track system receipts;
2. Name, license number, and premises address for:
    a. The licensee who possesses the cannabis goods;
    b. The licensee transporting the cannabis goods; and
    c. The licensee receiving the cannabis goods;

3. Name and license number of any licensee involved in the activity or transaction who is not shipping, transporting, or receiving the cannabis goods;
4. Date and time of activity;
5. Date and time of departure from first premises, and estimated time of departure for subsequent premises if cannabis goods are being shipped from multiple premises in one transport vehicle;
6. Estimated date and time of arrival at each receiving premises;
7. Driver license number for any person driving the transport vehicle;
8. Make, model, and license plate number of transport vehicle; and
9. Name and type of cannabis goods to be transported.

Upon receipt of cannabis goods for transport, storage, or inventory, the company employee shall ensure that the cannabis goods received are as described in the shipping manifest and shall record acceptance and acknowledgment of the cannabis goods in the track and trace system.

If there are any discrepancies between the type or quantity specified in the shipping manifest, whether by type or quantity received by the licensee, the licensee shall record, and document the discrepancy in the track and trace system and in any relevant business record.

The shipping manifest will be completed by the distributor and transmitted in the track and trace system to the Bureau and receiving licensee.

Delivery Rules

Catt Road, LLC will adhere to the following rules regarding the vehicle used for delivery as aligned with both local and state laws regarding cannabis operations:

- Delivery employees who are carrying cannabis goods for delivery, will only travel in an enclosed motor vehicle where goods are locked in the trunk of the vehicle.
- While carrying cannabis goods for delivery, delivery employees shall ensure the cannabis goods are not visible to the public.
- Delivery employees will not leave cannabis goods in an unattended motor vehicle unless the motor vehicle is locked and equipped with an active vehicle alarm system.
- Pursuant to 16 CCR § 5417(d), a vehicle used for the delivery of cannabis goods shall be outfitted with a dedicated GPS device. A dedicated GPS device must be owned by the licensee and used for delivery only.
- The device shall be either permanently or temporarily affixed to the delivery vehicle and shall remain active and inside of the delivery vehicle at all times during delivery.
- Using Onfleet technology, Catt Road, LLC will be able to identify the geographic location of all delivery vehicles that are making deliveries for the retailer and shall provide that information to the BCC upon request.
- Prior to commencing delivery operations, and prior to the use of any new car in delivery operations, Catt Road, LLC will provide the County and State regulating agencies with the following information for all vehicles that will be used to deliver cannabis or cannabis products: proof of ownership or a valid lease; the year, make model, color, license plate number, and Vehicle Identification Number and proof of insurance. The permittee shall notify the County in writing of any changes to this information within 30 calendar days of a change.
- Any motor vehicle used by a retailer to deliver cannabis goods is subject to inspection by the BCC. Vehicles used to deliver cannabis goods may be stopped and inspected by the BCC at any licensed premises or during delivery.

- Pursuant to 16 CCR § 5418(a), while making deliveries, delivery employees will not carry cannabis goods valued in excess of $5,000 at any time. This value will be determined using the current retail price of all cannabis goods carried by the delivery employees.
- Employees shall not consume cannabis goods while delivering cannabis goods to customers.

Delivery to a Physical Address

Pursuant to 16 CCR § 5416, Catt Road, LLC will only deliver cannabis goods to a physical address in California. Delivery to parks, schools or any other public facilities will be prohibited.

1. Employees will not leave the State of California while possessing cannabis goods.
2. Catt Road, LLC will not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency. This prohibition applies to land held in trust by the United States for a tribe or an individual tribal member unless the delivery is authorized by and consistent with applicable tribal law.
3. Delivery personnel will follow the same protocol and policies of the retail facility in the verification of the recipient's age and necessary documentation for the receipt of cannabis or cannabis products.
    a. All delivery personnel will verify the age and all necessary documentation of each individual to ensure customers are not under the age of twenty-one (21) years. Acceptable forms of documentation will be:
        i. A document issued by a federal, state, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, physical description, and a photo of the person;
        ii. A valid identification card issued to a member of the Armed Forces that includes a date of birth and a photo of the person; or
        iii. A valid passport issued by the United States or by a foreign government.
    b. Those unable to produce acceptable forms of identification verifying they are of age top purchase will not be provided with cannabis products.

Delivery Payment Handling

Whenever possible, Catt Road, LLC will accept credit card payments through the company's website for cannabis deliveries. Credit card processing in the current landscape is always evolving and not always readily available. When Catt Road, LLC is required to accept cash from customers, the cash will be stored in small quantities inside the vehicle.

Catt Road, LLC will outfit all delivery vehicles with a secured storage container affixed in the passenger side of the vehicle on the floorboard, out of the public view. The storage container will contain a cash box inside the container affixed to the floorboard.

Upon receiving cash payments from a customer, the driver will use a digital code to open the storage container. Cash will be put inside of the cash box then the storage container will be returned to the locked position.

Upon arriving back to the retail facility, the driver will notify on-site security will be notified. The guard will watch the vehicle for suspicious activity. At that point in time, the storage container will be opened by the driver. The driver will remove the cash box from the storage container and carry it inside. Once it is inside the facility, it will go to the manager's office for reconciliation. After the cash has been counted, it will be moved to the vault for storage.

Number of Vehicles
At the onset of operations, Catt Road, LLC is budgeting for the purchase of 1 Tesla Model 3 vehicle to support its operation. As operations scale, additional vehicles will be purchased. As part of the company's due diligence, Catt Road, LLC is including the purchase of these vehicles in the start-up expenses identified in the Financial section of this plan.

Vehicle Records
Catt Road, LLC will maintain a database of all operational vehicles being used for the delivery of cannabis products. Within this database, Catt Road, LLC will create a file for each vehicle. This file will contain the following:

1. Copy of the Vehicle Inspection Report – signed and dated by the inspector;
2. Copy of the Vehicle Registration;
3. Photo image of the license plate;
4. Photo image of the vehicle;
5. Vehicle Make, Model, Year;
6. Copy of the Certificate of Insurance; and
7. Vehicle Maintenance Log

Vehicle Inspection Policy
In order to ensure that all vehicles remain in working order, Catt Road, LLC has created a Vehicle Inspection Checklist. All vehicles will be inspected when they are placed in service then the vehicle will undergo monthly inspections. The vehicle will be inspected by the Operations Manager or designee. Inspection reports will be scanned and saved into the vehicle's corresponding cloud file. Catt Road, LLC will use a professional mechanic for an Annual Certified Safety Inspection for each vehicle.

Preventative Maintenance
Catt Road, LLC will maintain a log for each vehicle that records preventative maintenance for each vehicle. This will include tracking of vehicle mileage and the following items.

- Oil Change / Filter / Lube;
- Standard PM Inspection;
- Tire Rotation;
- Diagnostic & Tune-Up;
- Service Brakes;
- Replace Belts;
- Tire Replacement;
- Battery Replacement; and
- Annual Certified Safety Inspection.

7. Neighborhood Compatibility Plan

Catt Road, LLC seeks to be an asset and a beneficial resource for the surrounding community. Catt Road, LLC intends to accomplish this through operating a safe and compliant retail facility that can be trusted by the community to provide safe – high quality products in the least disruptive manner possible.

Catt Road, LLC intends to create a business that aligns with the values and goals of the City and the City Culture. Catt Road, LLC believes that through commitment to implementing industry best practices within its operation and the desire to develop a state-of-the-art facility that lends to the common goals of environmental and community safety, the city can rest assured that Catt Road, LLC will diligently work to be a great fit for Wildomar. Catt Road, LLC will diligently look for ways to improve operationally and give back to the community at every opportunity. Catt Road, LLC will incentivize community members who do not use cannabis products by donating a percentage of sales to local non-profits in order to support youth recreation, arts, culture, disabled veterans, substance abuse programs, and environmental sustainability programs. In turn, community members who do not use cannabis will see the addition of Catt Road, LLC as a positive impact for the City of Wildomar.

7.1 COMMUNITY RELATIONS LIAISON

In accordance with 188 WMC § 5.76.110(M) and OCC § 11-446(a), Catt Road, LLC has hired a professional mapping service to identify all businesses and residents within 600 ft. of the facility. As part of the company efforts to proactively address issues in the community, Catt Road, LLC will provide these businesses with the name, phone number, facsimile number, and email address of the on-site community relations representative. This will allow the nearby property owners to contact Catt Road, LLC directly regarding potential issues that arise as a result of our business or patrons. Additionally, this individual will be the primary contact that the city can contact regarding operating concerns associated with the Catt Road, LLC business operations. Catt Road, LLC will report any change in their community relations designee to the city within ten calendar days.

COMMUNITY RELATIONS DESIGNEE – Alex Dos Santos

Catt Road, LLC as designated Alex Dos Santos to serve as the company's Director of Public Relations.

Catt Road, LLC community liaison, Alex Dos Santos, will attend any and all meetings with the City Manager and/or other interested parties as deemed appropriate by the City Manager. Additionally, he will arrange and facilitate a neighborhood outreach meeting to collect feedback and concerns expressed by community members. Further public hearings will be held where Alex will provide details to the community on how any concerns will be addressed by the company.

Here, agenda topics will be to discuss costs, benefits, and other community issues arising as a result of implementation Commercial Cannabis businesses in the City. Catt Road, LLC will maintain the community liaison position and meet with the City Manager as often as deemed necessary. In addition to meeting with the City Manager the Community Relations Liaison will also do the following:

- Meet with the Police Chief regarding any security related measures or operation issues.

- Build, develop, and retain strong relationships with Catt Road, LLC business neighbors and clients.
- Public Relations; creating, managing, and promoting Catt Road, LLC within the Wildomar community.
- Formulate strategic marketing initiatives to increase brand recognition and equity within region.
- Identify, develop, and execute communication strategies.
- Present educational materials for internal staff and any public audiences.
- Resolve sensitive inquiries and/or complaints from internal staff, neighbors, and other persons within the community.
- Establish and maintain cooperative relationships with representatives of the community, participants, and public advocacy groups.
- Logging of marketing activities in CRM database.
- Attend relevant meetings and events within region as needed and/or required.
- Identify potential areas for growth.
- Act as Catt Road, LLC liaison to internal and external organizations.

7.2 PROACTIVE RESPONSE TO COMPLAINTS

Catt Road, LLC has planned its operation is a way to minimize impact to the surrounding community. Should operation drive disruption, the Catt Road, LLC will welcome the feedback so that, as a company, they are able to work to address the issues viewed as a nuisance. As such, Catt Road, LLC will provide means to collect feedback from both customers and neighbors through a couple of different means.

First, as mentioned Catt Road, LLC will distribute a designated company contact information throughout the community as an outlet for people to provide feedback on any concerns related to noise, light, odor, or traffic. Catt Road, LLC's Director of Community Relations will provide her name, telephone number, and email address to both local city officials and all businesses and residents within 600 ft. of the facility, whom they can contact should any problems result from the operation of the business. Catt Road, LLC also sees this as an opportunity to get to know the neighbors and let the community know we care for their overall wellbeing.

Secondly, Catt Road, LLC will post a complaint form on our website. This will be utilized for collecting complaints both from the community and customers. This form will generate an email directly to the Director of Public Relations, who will review them daily. The Director of Public Relations will share all operational concerns with the Director of Operations as well as hold weekly meetings with the Catt Road, LLC team to review and discuss the complaints. Once the complaint is addressed, protocols and process documents will be revised and/or store adjustments will be made. All complaints will be recorded and kept on file and will be provided to the City of Wildomar officials upon request. Catt Road, LLC, is again, dedicated to supporting the community and will take any and all reasonable actions to minimize disruption to neighboring members of the community.

Below is an example of the complaint form we will make available via the company's website.

Customer Complaint Form

Name	
First Name	Last Name
Contact Information	
Phone Number	Email
Complaint Type	
Product/Experience	Community Impact
Complaint Details	
Date Issue Occurred	
Preferred Resolution	
Would you like someone to contact you?	
Yes	No

7.3 NUISANCE PREVENTION – PROTECTION FOR NEIGHBORS AND THE COMMUNITY

Facility Design and Appearance

Overall, the Catt Road, LLC team has put in much effort to design a facility that aesthetically integrates into the community, explored ways we can give back to the neighborhood through volunteerism and financial contributions, manage day to day activities in a way that is not disruptive to others, and manage all possible odors that may seem offensive to others.

Catt Road, LLC will ensure that the proposed location is professionally landscaped and remains free of debris. Any sign of graffiti, litter, or destruction will be addressed immediately to prevent the facility from becoming an eye sore to the community. Pursuant to 188 WMC § 5.76.120(B), Cannabis, cannabis products and cannabis paraphernalia will not be placed in a window display or otherwise placed in a manner primarily intended for individuals outside of the premises to view the products.

Signage and Advertising

In accordance with 188 WMC § 5.76.110(I), On-site signage for Catt Road, LLC's business that is viewable from the exterior of the facility will comply with all local signage laws applicable to the licensed premises, including Chapters 17.251 and 17.254 of the WMC code. Signage will not be designed to appeal to children, or contain any false or misleading statements, or make any misrepresentations. Catt Road, LLC will not advertise in a manner intended to encourage persons under twenty-one years of age to consume cannabis or cannabis products. Additionally, Catt Road, LLC will not make any claims that a product is safe because it is tested. All advertisements, including off-site advertising signs, will comply with 188 WMC § 15 of MAUCRSA.

Facility Lighting

In compliance with 188 WMC § 5.76.110(Q)(4), Catt Road, LLC will ensure all facility entrance(s) and all window areas will be illuminated during evening hours. Catt Road, LLC will comply with the city's lighting standards regarding fixture type, wattage, illumination levels, and shielding. In compliance of 188 WMC § 8.64.140 of the WMC, Catt Road, LLC will ensure that t

While Catt Road, LLC will require outdoor lighting to ensure the effectiveness of the security equipment, the team will be mindful of the surrounding neighbors, and, by all means possible, try to maintain minimal impact of nighttime lighting that may be disruptive.

Odor Mitigation

The Catt Road, LLC facility will also be equipped with state-of-the-art equipment to mitigate any odors that may seem offensive to others. In compliance with 188 WMC § 17.315.080(A)(1), Catt Road, LLC will install a sufficient odor absorbing ventilation and exhaust system so that any odors generated inside the facility that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways,

hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public.

In order to control nuisances such as odors, humidity and mold, Catt Road, LLC will have the following professionally installed:

- An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; and
- An air system that creates negative air pressure between the facility's' interior and exterior so that the odors generated inside are not detectable outside.

By utilizing an efficient HVAC system that utilizes pre-filters, HEPA filters and Carbon Filters, Catt Road, LLC is confident that no odors will be detectable outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public.

ON SITE CONDUCT

Finally, our management team will ensure that the traffic in and out of the facility is respectful of the neighboring members of the community. Policies will be in place that strictly prohibits loitering in or around the facility and parking lots will be regularly monitored. Additionally, in compliance with 188 WMC § 5.76.110(G), Smoking, vaporizing, ingesting, or otherwise consuming cannabis and cannabis products at Catt Road, LLC's premises will be strictly prohibited. This policy will be enforced anywhere on the premises including the actual building, as well as any accessory structures, common areas and parking areas. A sign will be posted at each entrance of the premises that clearly and legibly states, **"Smoking, vaporizing, ingesting, or otherwise consuming cannabis or cannabis products on these premises or in their vicinity is prohibited and a violation of the Wildomar Municipal Code."**

These efforts will work to prevent any and all noise related problems associated with people gathering on the premises. Ample on-site parking will serve to alleviate any pressures on community traffic or pedestrians.

8. Parking Analysis Plan

PARKING CALCULATIONS

PARKING REQ'D
AS CONFIRMED BY PLANNING DEPT., PARKING WILL BE CALCULATED AS RETAIL SHOPPING CENTER AT RATE OF 6 PARKING SPACES PER 1,000 SF.

PARCEL 1 - CAR WASH
BLDG AREA - 915 SF (NOT INCLUDING TUNNEL)

915 SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BLDG AREA - 2,356 SF
2,356 SF (6/1000) = 14.13 STALLS (*NO PARKING REQ'D FOR PATIO)

PARCEL 3 - RETAIL SPACE
BLDG AREA - 6,076 SF
6,076 SF (6/1000) = 36.46 STALLS

TOTAL PARKING REQUIRED FOR CENTER = **58** STALLS

PARKING PROVIDED
WHOLE SITE = **73** PARKING STALLS PROVIDED.

BREAKDOWN OF PARKING:
STANDARD PARKING STALLS = 39
ACCESSIBLE PARKING STALLS = 4 (MEETS MINIMUM PER CBC 2022 AND CITY CODE 17.188.050) (INCL. 3 ACCESSIBLE VAN STALLS AS REQ'D)
VACUUM STALLS = 15 (INCL. 1 ACCESSIBLE VAN STALL AS REQ'D)
EV CAPABLE STALL = 13
CAR WASH - EMPLOYEE PARKING (BASED ON MAX 4 EMPLOYEES) = 2

TOTAL PARKING PROVIDED= **73**

LOADING ZONE REQ'D (PER ZONING CODE 17.188.040)

LOADING ZONE PROVIDED:
10' X 35' LOADING ZONE = 1

BICYCLE PARKING REQ'D (MINIMUM PER CAL GREEN CODE 2022 AND CITY CODE 17.188.060)

BICYCLE PARKING

1 SPACE PER 25 EMPLOYEES, MINIMUM 2 SPACES REQUIRED. (NOTE EACH BUILDING WILL HAVE UNDER 25 EMPLOYEES AT ANY ONE TIME)

1 SPACE PER 33 PATRONS, MINIMUM 2 SPACES REQUIRED.

91 (TOTAL VEHICLE PARKING) / 33 = 2.75

TOTAL REQUIRED BICYCLE PARKING = 10

BICYCLE PARKING PROVIDED

PARCEL 1 - CAR WASH
BICYCLE RACK FOR 2 BIKES.

915SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

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BICYCLE RACK FOR 2 BIKES.

PARCEL 3 - RETAIL SPACE
BICYCLE RACK FOR 2 BIKES.

TOTAL BICYCLE PARKING = 12 (1 RACK AT EACH BUILDING, EACH HOLDS 4 BIKES)

LANDSCAPE

LANDSCAPE AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 91 STALLS)
11% OF PARKING AREA REQUIRED

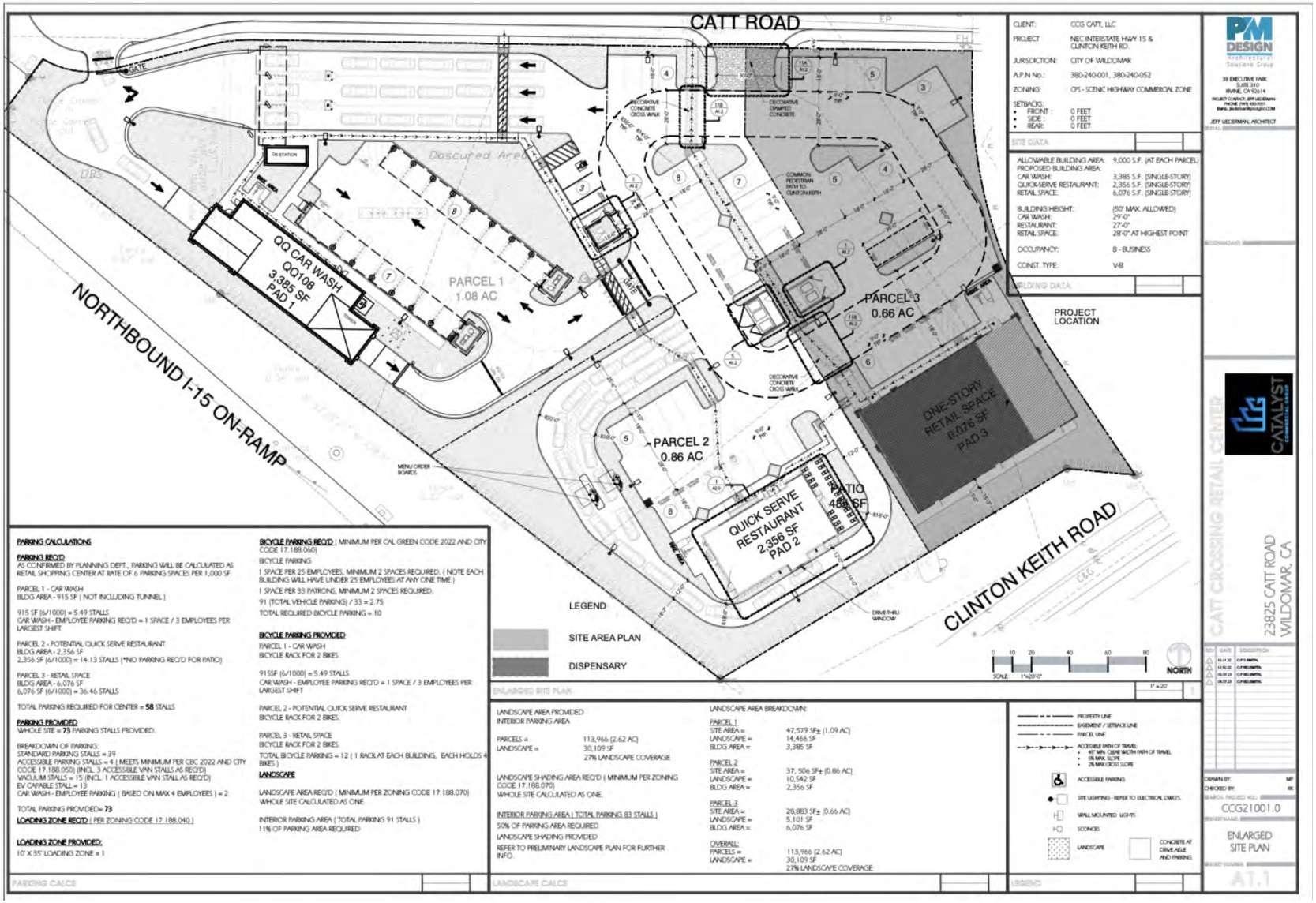
PARKING CALCS

8.1 Factors to Mitigate Parking Impact to Neighbors

Catt Road, LLC certainly wants to ensure that by adding a commercial cannabis retail facility to the Catt Road Crossings Retail Center that measures are in place to eliminate parking impacts to existing businesses in the retail center. In fact, in the experience of the CEO, neighboring businesses will actually benefit from the additional traffic created by adding a Cannabis Retail Facility to a shopping plaza. This is because new customers come to the plaza that may not have visited it previously. A customer may stop to by cannabis will then eat at one of the restaurants in the plaza, or shop at the market. It is a win-win for both businesses.

In order to mitigate the impact of parking on the neighbors in Catt Road Crossings Retail Center, Catt Road, LLC will do the following:

1. Ask customers to shop briefly during busy times during the day.
2. Ensure that there is ample staffing to quickly process customers during key times of the day. This includes lunch time and in the evening.
3. Provide information regarding the surrounding businesses to encourage shoppers at Catt Road, LLC to patronize the other businesses.
4. Post bus routes and encourage shoppers to utilize the Riverside Transit Agency (routes 8 and 23).
5. Encourage customers to ride their bikes to the store and offer on-site bicycle racks.



CLIENT: CCG CATT, LLC

PROJECT: NEC INTERSTATE HWY 15 & CLINTON KEITH RD.

JURISDICTION: CITY OF WILDOMAR

A.P.N No.: 380-240-001, 380-240-052

ZONING: CPS - SCENIC HIGHWAY COMMERCIAL ZONE

SETBACKS:
- FRONT: 0 FEET
- SIDE: 0 FEET
- REAR: 0 FEET

SITE DATA

ALLOWABLE BUILDING AREA:	9,000 S.F. (AT EACH PARCEL)
PROPOSED BUILDING AREA:	
CAR WASH:	3,385 S.F. (SINGLE-STORY)
QUICK-SERVE RESTAURANT:	2,356 S.F. (SINGLE-STORY)
RETAIL SPACE:	6,076 S.F. (SINGLE-STORY)
BUILDING HEIGHT:	(50' MAX. ALLOWED)
CAR WASH:	29'-0"
RESTAURANT:	27'-0"
RETAIL SPACE:	28'-0" AT HIGHEST POINT
OCCUPANCY:	B - BUSINESS
CONST. TYPE:	V-B

BUILDING DATA

PARKING CALCULATIONS

PARKING REQ'D
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PARCEL 3 - RETAIL SPACE
BICYCLE RACK FOR 2 BIKES.

TOTAL BICYCLE PARKING = 12 (1 RACK AT EACH BUILDING, EACH HOLDS 4 BIKES)

LANDSCAPE

LANDSCAPE AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 83 STALLS)
5% OF PARKING AREA REQUIRED
LANDSCAPE SHADING PROVIDED
REFER TO PRELIMINARY LANDSCAPE PLAN FOR FURTHER INFO.

INTERIOR PARKING AREA (TOTAL PARKING 91 STALLS)
11% OF PARKING AREA REQUIRED

PARKING CALCS

LANDSCAPE AREA PROVIDED
INTERIOR PARKING AREA

PARCELS =	113,966 (2.62 AC)
LANDSCAPE =	30,109 SF
	27% LANDSCAPE COVERAGE

LANDSCAPE SHADING AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

LANDSCAPE AREA BREAKDOWN:

PARCEL 1
SITE AREA =	47,579 SF± (1.09 AC)
LANDSCAPE =	14,466 SF
BLDG AREA =	3,385 SF

PARCEL 2
SITE AREA =	37,506 SF± (0.86 AC)
LANDSCAPE =	10,542 SF
BLDG AREA =	2,356 SF

PARCEL 3
SITE AREA =	28,883 SF± (0.66 AC)
LANDSCAPE =	5,101 SF
BLDG AREA =	6,076 SF

OVERALL:
PARCELS =	113,966 (2.62 AC)
LANDSCAPE =	30,109 SF
	27% LANDSCAPE COVERAGE

LANDSCAPE CALCS

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- PARCEL LINE
- ACCESSIBLE PATH OF TRAVEL:
  - 48" MIN. CLEAR WIDTH PATH OF TRAVEL
  - 5% MAX. SLOPE
  - 2% MAX. CROSS SLOPE
- ACCESSIBLE PARKING
- SITE LIGHTING - REFER TO ELECTRICAL DWGS.
- WALL MOUNTED LIGHTS
- SCONCES
- LANDSCAPE
- CONCRETE AT DRIVE AISLE AND PARKING

LEGEND

PM DESIGN
Architecture Solutions Group
39 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 450-1001
EMAIL: jliederman@pmsgarc.com
JEFF LIEDERMAN, ARCHITECT

CATALYST
COMMERCIAL REAL ESTATE

CATT CROSSING RETAIL CENTER
23825 CATT ROAD
WILDOMAR, CA

NO	DATE	DESCRIPTION
1	10.11.22	CUP 1 SUBMITTAL
2	12.30.22	CUP RESUBMITTAL
3	03.17.23	CUP RESUBMITTAL
4	04.27.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK
CCG21001.0

ENLARGED SITE PLAN

AT.1

9. Title Report

EXHIBIT A

LEGAL DESCRIPTION

The Property being known as Adjusted Parcel C as set forth in that certain NOTICE OF LOT LINE ADJUSTMENT NO. 2022-008 recorded in the Official Records of Riverside County on September 21, 2023, as Doc # 2023-0279578, comprised of approximately 28,899 square feet of land and is a portion of the Development located on the land described below:

PARCEL C

PARCEL "C" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2022-008 RECORDED SEPTEMBER 21, 2023 AS INSTRUMENT NO. 2023-0279578, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. ALSO DESCRIBED IN THE DOCUMENT AS FOLLOWS:

BEING A PORTION OF PARCEL 1 AND 2 OF AMENDED PARCEL MAP 22776 AS SHOWN BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 37 THROUGH 41 INCLUSIVE THEREOF, LYING IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AND A PORTION OF THE WEST HALF OF ARYA DRIVE AS VACATED BY RESOLUTION 95-040 RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 3 OF SAID AMENDED PARCEL MAP 22776, SAID CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CATT ROAD (30 FOOT HALF-WIDTH); THENCE SOUTH 88°49'17" EAST, 122.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 01°20'22" EAST, 45.65 FEET; THENCE SOUTH 33°23'59" EAST, 59.92 FEET; THENCE SOUTH 56°36'01" WEST, 30.91 FEET; THENCE SOUTH 33°21'32" EAST, 176.83 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 21667-1 AS DESCRIBED BY FINAL ORDER OF CONDEMNATION RECORDED AUGUST 22, 2013, AS INSTRUMENT NO. 2013-0413823 AND RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0419813, BOTH OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 56°42'57" EAST, 58.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 0264-005D AS DESCRIBED IN DEED RECORDED ON JUNE 13, 2013 AS INSTRUMENT NO. 2013-0282059 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 56°42'57" EAST, 25.51 FEET; THENCE SOUTH 86°40'33" EAST, 35.93 FEET TO A POINT ON THE CENTERLINE OF ARYA DRIVE AS VACATED BY RESOLUTION 95-040, RECORDED MAY 2, 1995 AS INSTRUMENT NO. 137832, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG SAID CENTERLINE OF ARYA DRIVE, NORTH 36°05'11" WEST 76.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°54'28", AN ARC DISTANCE OF 152.31 FEET; THENCE NORTH 01°10'43" WEST, 14.99 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTH 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID CATT ROAD; THENCE ALONG SAID PARALLEL LINE, SOUTH 88°49'17" WEST, 118.75 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT C

SELLER'S CERTIFICATE

SELLER'S CERTIFICATE OF REPRESENTATIONS AND WARRANTIES

In accordance with the terms of that certain Real Estate Purchase Agreement and Escrow Instructions dated as of _____, 2024 (the "**Purchase Agreement**"), by and between CCG Catt, LLC, a California limited liability company ("**Seller**"), and Saad Pattah, an individual ("**Buyer**"), Seller hereby certifies to Buyer that all representations and warranties set forth in the Purchase Agreement, including, without limitation, those set forth in **Section 12** of the Purchase Agreement, are true, complete, and accurate in all material respects, as of the date hereof.

IN WITNESS WHEREOF, Seller has executed this Seller's Certificate of Representations and Warranties effective as of the ____ day of _____, 2024.

"SELLER"

CCG CATT, LLC,
a California limited liability company

By: Mark R. Cooper
Mark R. Cooper, Manager/President

EXHIBIT D

SELLER'S POST-CLOSING COVENANTS

[Seller Review – These are obligations to ONO]

SELLER'S WORK:

1. **Pad Delivery Improvements:** Seller must substantially complete the following improvements with respect to the Property (collectively, the "**Pad Delivery Improvements**") within the period set forth in **Section 11.5**:

   (a) **Compliance:** The Property shall be delivered in compliance with all laws and free of all leases, encumbrances, occupants, and hazardous materials in compliance with applicable laws. Any cost for hazardous/contaminated material abatement and removal that is not caused by Buyer shall be borne by Seller.

   (b) **Removal of existing improvements**: Landlord shall remove all existing improvements both above and below the surface of the pad. This includes but is not limited to any structures, footings, foundations, slabs, paving, curbs, gutters, plumbing, and storm drain infrastructure, underground or aboveground storage tanks, lot light poles and bases, underground structures of any kind.

   (c) **Grading**: A finished grade pad, which shall be delivered to within one tenth of one foot of the finished building pad elevation as defined by Buyer's and/or Seller's approved grading plans. Soils reports and compaction testing shall be at ninety-five (95) percent of the maximum dry soil density with a tolerance of +/- 0.3%. Any fill material shall be of structural quality with no debris or organic materials and must be placed in eight-inch (8") lifts. The moisture content of the soil shall be within the range of 0-4% above the maximum moisture content in accordance with the standard Proctor compaction procedure. A copy of soils/geotechnical testing reports and final compaction reports from the Seller's geotechnical testing firm shall be furnished to Buyer prior to pad delivery by Seller and subsequent acceptance by Buyer. A letter and building pad certification plan from a state licensed Civil Engineer (attesting to his inspection and certification of the completed building pad) shall be provided by the Seller to the Buyer prior to pad delivery by Seller and subsequent acceptance by Buyer. The Seller furnished certification letter shall include all as-built utility locations, finished grades and pipe invert elevations.

2. **Seller's Site Work:** Within the Three-Hundred Sixty (360) day period following the Closing, Seller must substantially complete the following improvements with respect to the Property (collectively, the "**Seller's Site Work**"):

testing of nearby fire hydrants required by the local authorities or Fire Marshal's office shall be borne by the Seller, with evidence of testing provided to the Buyer. Any expense for additional fire hydrants required by local authorities or Fire Marshal's office shall be borne by the Buyer.

(j) Seller shall furnish and install at a minimum one ea. (1) telephone conduit of four-inch (4") diameter and pull string as required by the phone company.

(k) Seller shall furnish and install at a minimum one ea. (1) telephone conduit of four-inch (4") diameter and pull string as required by the phone company.

Any modification to the attached Site Plan in ***Exhibit A-1*** that materially and adversely limit, restrict or impair (i) access to and from the Property, (ii) visibility of the Property, or (iii) parking for the Property will need Buyer's approval.

3. **Insurance:** Seller shall provide, or shall require that all contractors performing Seller's Work provide, public liability and property damage insurance with limits of liability of not less than a combined single limit of Two Million Dollars ($2,000,000.00) for bodily injury and property damage in connection with performance of Seller's Work.

4. **Coordination of Work:** Seller shall cooperate with Buyer in coordinating Seller's Work with construction of Buyer's improvements to assure reasonable mutual access and to prevent material and adverse interference with or damage to the work Seller and Buyer are performing.

5. **Public Work/Public Utilities:** Seller shall pay for all costs and expenses arising from or which are directly related to Seller's Work, including, without limitation, all utility tap fees and impact fees, any required fee associated with all public works, public utilities and related departments in the governing City or county. For avoidance of doubt, Buyer must pay any fees to establish water or sewer services to the Property (including, without limitation, water/sewer participation fees, connection fees and any meter-related fees).

BUYER'S WORK

Except for the work to be performed by Seller as part of Seller's Work, Buyer will be responsible, at its sole cost and expense, for all other improvements upon and within the Property, including: (i) the Building, (ii) the Fixtures, (iii) the Fixtures, including utility meters, and (iv) the site improvements upon the Property which shall include paving, striping, curbs and gutters, sidewalks, lighting, landscaping, irrigation, and trash enclosures within the Property (excluding any site improvements to be constructed by Seller as provided above) (the "**Buyer's Work**"). Notwithstanding the foregoing, Seller shall be responsible, as part of Seller's Site Work, for installation of utility, storm, and sanitary sewer connections as required, to within five feet (5') of the Property.

PRORATIONS, ADJUSTMENTS AND HOLDBACKS AT CLOSING.

Seller's Work Holdback. At Seller's sole cost and expense, Seller must complete Seller's Work within the time periods specified herein. An amount equal to Three Hundred Thousand

Dollars ($300,000) shall be retained from the Purchase Price and will remain held in Escrow, as of the Closing Date, (the "**Seller's Work Holdback Amount**"). One Hundred Thousand Dollars ($100,000) of the Seller's Work Holdback Amount will be released to Seller by Escrow Agent upon completion of the Pad Delivery Improvements by Seller. The balance of the Seller's Work Holdback Amount will be released to Seller by Escrow Agent upon Seller's completion of Seller's Site Work. If the Buyer exercises the Self-Help Right, then Buyer shall be entitled to have its Improvement Cost Amount reimbursed to it from Seller's Work Holdback Amount, as more particularly set forth in **Section 14.4** of this Agreement. Subject to the terms and conditions of this Agreement (including, without limitation, **Section 14.4** of this Agreement), Escrow Agent will release any remaining portion of the Seller's Work Holdback Amount to Seller upon completion of Seller's Work.

EXHIBIT E

ASSIGNMENT AND BILL OF SALE

This ASSIGNMENT AND BILL OF SALE (this "**Bill of Sale**") is made as of _____, 2024, by CCG Catt, LLC, a California limited liability company ("**Seller**") in favor of Saad Pattah, an individual ("**Buyer**"), pursuant to that certain REAL ESTATE SALE AGREEMENT AND ESCROW INSTRUCTIONS, by and between Seller and Buyer, dated _____, 2024 (the "**Contract**"). This Bill of Sale is subject to the terms and provisions of the Contract, and in the event of any inconsistency between the Contract and this Bill of Sale, the terms and provisions of the Contract shall control.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller hereby sells, conveys, grants, delivers, transfers and assigns to Buyer, all of Seller's right, title and interest in, to and under any and all of the following items, to the extent that they are assignable and related exclusively to that "**Real Estate**" (as defined in the Contract):

(a) all governmental zoning, use, occupancy, and operating permits, and all other governmental permits, licenses, approvals, applications, subdivision maps, entitlements, certificates, rights under development agreements, school fee mitigation agreements, development allocations, and development rights relating to the Real Estate, if any so exist, as of the date of this Bill of Sale;

(b) all utility and other permits relating exclusively to the Real Estate;

(c) all fee credits, license tax credits, and prepaid expenses, fees, and deposits applicable exclusively to the Real Estate, and the right to any refunds thereunder or rebates thereof (including, without limitation, utility deposits);

(d) all plans and specifications for any improvements located exclusively on the Real Estate, whether existing or anticipated; and

(e) all warranties of contractors and subcontractors with respect to any grading and other work performed by or at Seller's direction on the Real Estate.

(All of the above being referred to herein collectively as the "**Personal Property**").

The provisions of this Assignment shall be binding upon and shall inure to the benefit of the successors and assigns of Seller and Buyer, respectively.

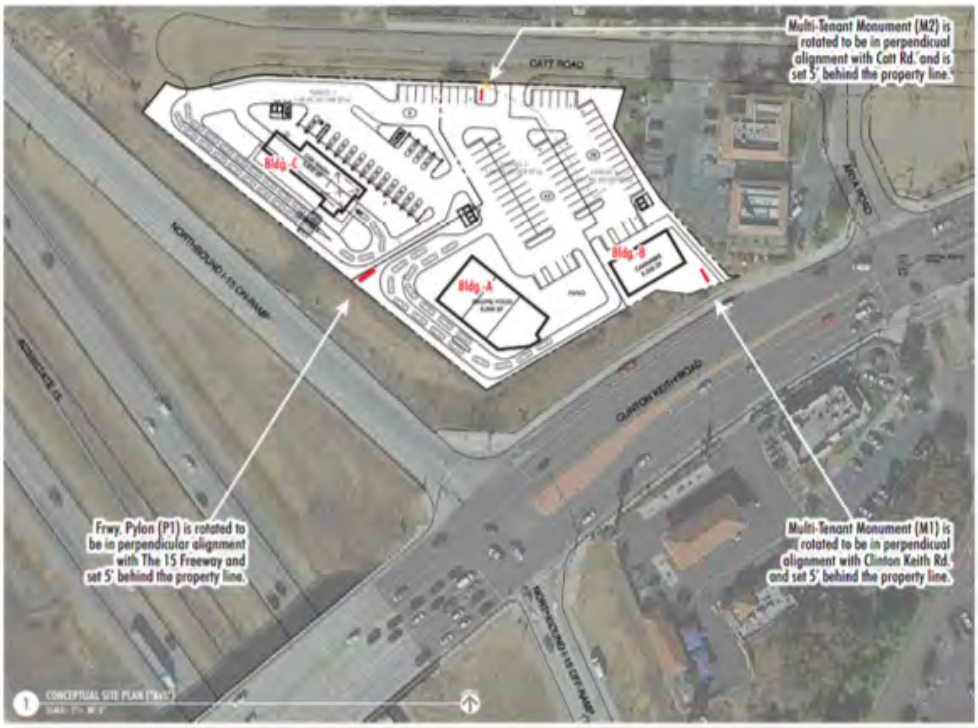
SELLER:

CCG Catt, LLC, a California limited liability company

By: Mark R. Cooper
Name: Mark R. Cooper
Its: _____

EXHIBIT F

LOCATION OF BUYER'S SIGN PANELS ON THE MULTI-TENANT MONUMENT SIGNS AND THE MULTI-TENANT PYLON SIGN



Catt Crossing
Master Sign Program - October 13th, 2021

10. Aerial Photograph



11. Not Currently Permitted for Non-Cannabis Infused Food Products

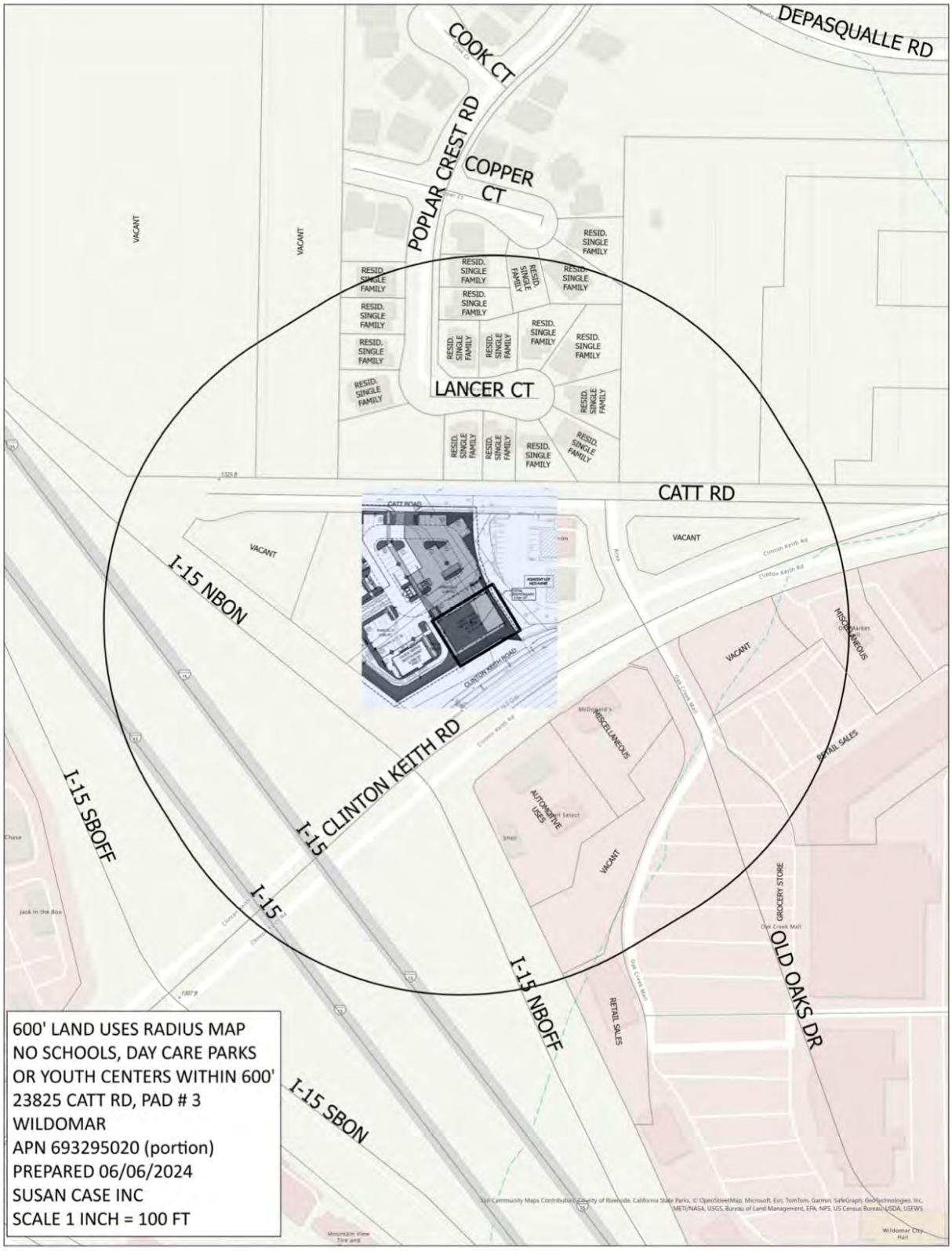
I, Saad S. Pattah, owner of Catt Road, LLC, hereby confirm that the proposed premises is NOT currently permitted by the State of California or County of Riverside for the production of non-cannabis infused food products.

Saad S. Pattah
Owner
Catt Road, LLC

12.1 100’ Radius of Project Site



13.2 600’ Radius of Project Site

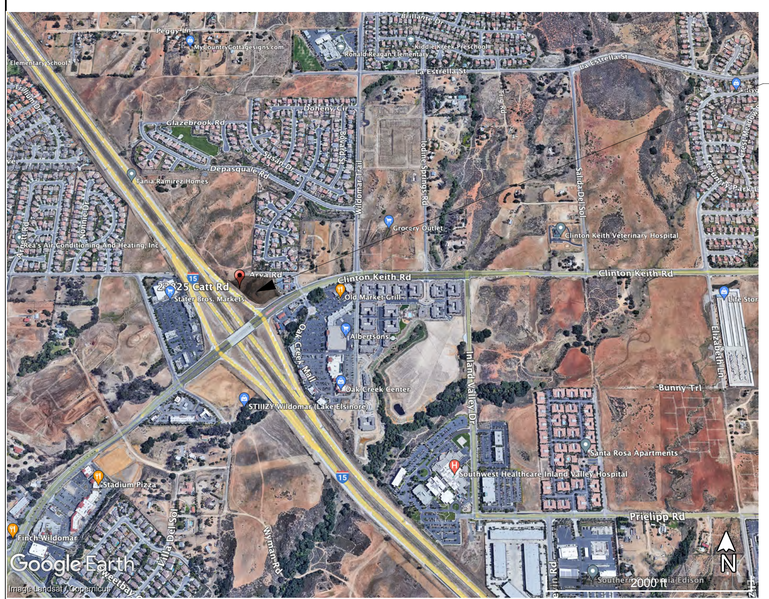


14. Development Plans





CATT CROSSING RETAIL CENTER


Google Earth
2000 ft
Clinton Keith Rd
Prielipp Rd
Bunny Trl
Santa Rosa Apartments
Clinton Keith Veterinary Hospital
Grocery Outlet
Old Market Grille
Albertsons
Old Creek Mall
Old Creek Center
STIIIZY Wildomar (Lake Elsinore)
Southwest Healthcare Inland Valley Hospital
Stater Bros. Markets
Depasquale Rd
Glazebrook Rd
Antelope Rd
Murrieta Hot Springs Rd
Sunset Ave
Stadium Pizza
Birch Wildomar
McAdam Dr
Pourhouse
Elementary School
Mountain Valley Landscaping
Los Rancheros Taco Shop
Rancho Family Dental
Lake Elsinore Auto Parts
Lake Elsinore Auto Parts
Lake Elsinore Auto Parts



14996-Catt Crossing - View 3-02-15-2023



14996-Catt Crossing - View 1-02-15-2023



14996-Catt Crossing - View 3-03-06-2023



14996-Catt Crossing - View 1-03-06-2023

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

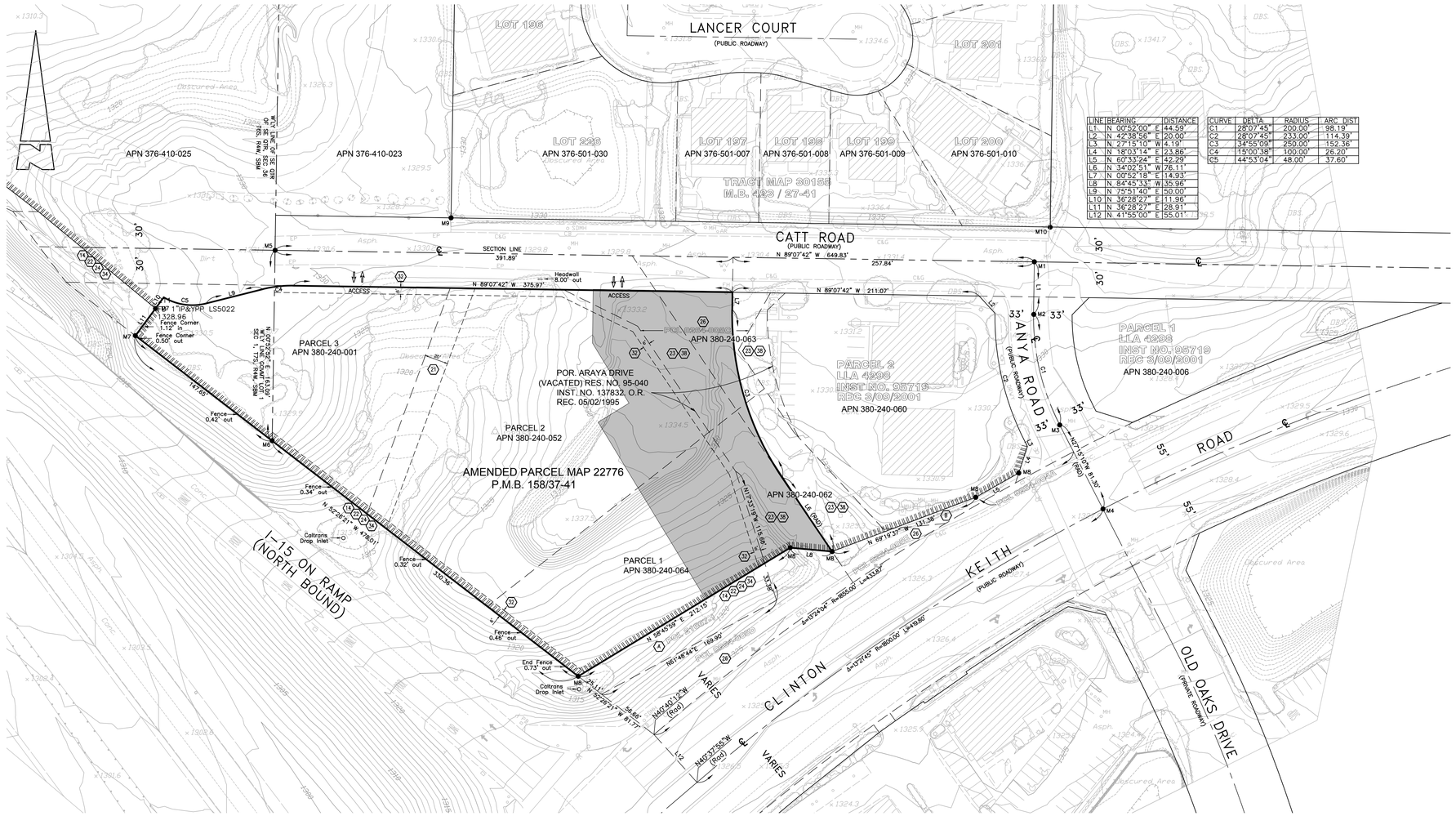
PROJECT NO:	0100-03-2024
MODEL FILE:	CATT ROAD April 12, 24.pln
DRAWN BY:	HM
COPYRIGHT:	

SHEET TITLE

TITLE SHEET

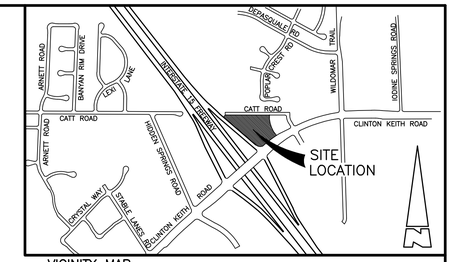
02-T.02

SHEET 2 OF25



LINE	BEARING	DISTANCE
L1	N 00°52'00" E	44.59'
L2	N 42°38'56" E	20.00'
L3	N 27°15'10" W	14.19'
L4	N 18°03'14" E	23.86'
L5	N 60°33'24" E	42.29'
L6	N 34°02'51" W	76.11'
L7	N 00°52'18" E	114.93'
L8	N 84°45'33" W	35.96'
L9	N 75°51'40" E	50.00'
L10	N 36°28'27" E	11.96'
L11	N 36°28'27" E	28.91'
L12	N 41°55'00" E	55.01'

CURVE	DELTA	RADIUS	ARC DIST
C1	28°07'45"	200.00'	98.19'
C2	28°07'45"	233.00'	114.39'
C3	34°55'09"	250.00'	152.36'
C4	15°00'38"	100.00'	26.20'
C5	44°53'04"	48.00'	37.60'



VICINITY MAP
NOT TO SCALE

OWNER:
CHOA MURRIETA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND KYUNGJA CHO, AN UNMARRIED WOMAN

SITE ADDRESS:
VACANT LAND, WILDOMAR, CA. 92595

TITLE COMPANY:
FIRST AMERICAN TITLE INSURANCE COMPANY
3281 E GUASTI ROAD, SUITE 440,
ONTARIO, CA. 91761
(909) 510-6200
ATTN: ROGER DERILO/NOYRA KAMPER

SITE AREA:
GROSS ACREAGE: 2.616 ACRES

SURVEYOR:
KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92881
(951) 734-2130
ATTN.: THOMAS CASELDINE, P.E., P.L.S.

ASSESSOR PARCEL NO:
380-240-052
380-240-001
PORTION OF 380-240-063
380-240-064
PORTION OF 380-240-062

SURVEYOR'S NOTES:
BOUNDARY LINES ..... WERE ESTABLISHED FROM RECOVERED CITY COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY. NO MONUMENTATION HAS BEEN SET, A WITNESS MARKER HAS BEEN PLACED AT MAJOR CORNERS WHERE NO MONUMENTATION WAS FOUND.

BUILDINGS ..... PARCELS 1, 2 & 3 ARE VACANT LAND. THERE ARE NO BUILDINGS.

CEMETERY ..... THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

EARTHWORK ..... NO OBSERVABLE EVIDENCE OF RECENT EARTHWORK. BUILDING CONSTRUCTION NOR BUILDING ADDITIONS.

PHYSICAL ACCESS ..... PROPERTY HAS PHYSICAL ACCESS TO CATT ROAD A DULY DEDICATED PUBLIC RIGHT OF WAY.

TOPOGRAPHY ..... TOPOGRAPHY SHOWN HEREON IS PER AN AERIAL FLIGHT DATED 12/22/21 BY INLAND AERIAL. GROUND FIELD TOPOGRAPHY WAS CONDUCTED BY KWC FIELD SURVEY ON 12/28/21.

SOLID WASTE DUMP ..... NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

CLOSEST INTERSECTING STREET..... THE CLOSEST INTERSECTING STREET IS LOCATED NORTH 30' AND EAST 258' (CATT ROAD AND ARYA DRIVE).

UTILITIES LOCATIONS ..... 1.) PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS. THEIR SOURCE IS UNKNOWN. THE USER OF THIS MAP SHOULD RELY ON SUCH MARKINGS AT THEIR OWN RISK.
2.) POWER POLES ARE SHOWN HEREON AND ALL ARE IN THEIR RESPECTIVE EASEMENTS AS PER ITEM 11 OF EXCEPTIONS.

GAPS & OVERLAPS ..... PROPERTY AS ESTABLISHED HEREON IS FREE OF GAPS AND /OR OVERLAPS WITH SURROUNDING PROPERTIES.

STREET OBSERVATIONS... NO RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION WERE OBSERVED AT THE TIME OF THE SURVEY.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS2011), ZONE 6 (EPOCH 2010.00) BASED LOCALLY ON CONTROL STATIONS "CNPP", "DSSC", AND "P474+4". ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY AN AVERAGE COMBINATION FACTOR OF 0.99990620.

BENCHMARK:
BENCH MARK NO. T-58-81; ELEVATION: 1217.635 (VERTCON) (NAVD 88) VERTICAL ORDER= FIRST ORDER; DESCRIBED AS A 3" ALUMINUM DISK STAMPED "T-58-81" SET IN THE SIDEWING OF CULVERT WALL, LOCATED FROM THE INTERSECTION OF PALOMAR ST AND CLINTON KEITH ROAD, 0.01' MILE NW OF INTERSECTION AND 76.7' SE'LY OF INTERSECTION OF PALOMAR ST AND SHADOW CANYON ROAD AND 32.50' NE OF THE CENTERLINE OF PALOMAR STREET ON THE SE MIDPOINT OF A CONCRETE BOX CULVERT WINGWALL.

FLOOD ZONE DESIGNATION:
BY GRAPHIC PLOTTING ONLY, THE LAND SHOWN HEREON IS DESIGNATED AS BEING IN ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06065C2705G, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2008 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DESIGNATED AREA BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1" ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE." NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATION:
TO:
CHAO MURRIETA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
KYUNGJA CHO,
CCG CATT LLC,
FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 11 (OBSERVED EVIDENCE ONLY), 14, 16, 17 AND 19.

THE FIELD WORK WAS COMPLETED ON MAY 03, 2022

DATE OF PLAT OR MAP: MAY 04, 2022

Thomas Caseldine 5/04/2022
THOMAS M. CASELDINE DATE
L.S. 9029

PROFESSIONAL LAND SURVEYOR
THOMAS M. CASELDINE
No. 9029
STATE OF CALIFORNIA

TITLE INFORMATION:
THE TITLE DESCRIPTION AND EXCEPTION ITEMS SHOWN HEREON WERE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1086834-ONT1 DATED SEPTEMBER 20, 2021 AND HAVE THE SAME NUMERICAL DESIGNATION AS IN THOSE REPORTS.

EASEMENTS:
PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER-SUPPLIED TITLE REPORT INDICATED BY A "⟨⟩". NON-PLOTTABLE EASEMENTS ARE INDICATED BY "□" ALL WITHIN THE "EXCEPTION" ITEMS OF THE TITLE REPORT.

(14) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 06, 1955 AS INSTRUMENT NO. 22388, MAY 24, 1978 AS INSTRUMENT NO. 104062, AND OCTOBER 11, 1979 AS INSTRUMENT NO. 216332 ALL OF OFFICIAL RECORDS. (AFFECT THE WESTERLY AND SOUTHERLY BOUNDARY)

(21) AN EASEMENT FOR DRAINAGE PURPOSES AS SHOWN OR DEDICATED ON THE MAP OF AMENDED PARCEL MAP 22776 RECORDED AUGUST 08, 1989 AND ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS. (PLOTTED HEREON)

(22) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 15 HAVE BEEN DEDICATED OR RELINQUISHED IN THE MAP OF AMENDED PARCEL MAP 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS.

(23)(36) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS.

(24) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED DECEMBER 14, 2010 AS INSTRUMENT NO. 2010-0598558 OF OFFICIAL RECORDS. (AFFECTS PARCEL 3)

THE ABOVE DOCUMENT WAS RE-RECORDED MAY 09, 2011 AS INSTRUMENT NO. 2011-0204321 OF OFFICIAL RECORDS.

(26) TRANSFER OF TITLE OF PARCELS 0264-005C, 0264-005D & 0264-005E PER DEED EXECUTED BY COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA TO CITY OF WILDOMAR, A MUNICIPALITY OF THE STATE OF CALIFORNIA, RECORDED JUNE 13, 2013 AS INSTRUMENT NO. 2013-0282059 OF OFFICIAL RECORDS. (GRANTEE OF QUIT CLAIM DOES NOT APPEAR TO BE ENTITY CAPABLE OF ACQUIRING TITLE TO REAL PROPERTY ON PARCEL No. PCL 0264-005C) (PLOTTED HEREON)

(32) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1978 AS INSTRUMENT NO. 261602 OF OFFICIAL RECORDS. (PLOTTED HEREON)

(34) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 15 AND CLINTON KEITH ROAD EXCEPT THE GENERAL EASEMENT OF TRAVEL HAVE BEEN DEDICATED OR RELINQUISHED IN THE MAP OF AMENDED PARCEL MAP 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS. (PLOTTED HEREON)

(39) THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN CLINTON KEITH ROAD AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

EASEMENTS OR OTHER ENTITLEMENTS NOT SHOWN ON ABOVE MENTIONED TITLE REPORT

(A) FINAL ORDER OF CONDEMNATION OF A PORTION OF PARCEL 1 FOR PUBLIC ACCESS AND INCIDENTAL PURPOSES DESIGNATED AS PARCEL 21667-1 IN THE DOCUMENT RECORDED AUGUST 22, 2013 AS INSTRUMENT NO. 2013-0413823 OF OFFICIAL RECORDS. (PLOTTED HEREON)

(B) GRANT DEED TO THE CITY OF WILDOMAR FOR A PORTION OF CLINTON KEITH ROAD FOR RIGHT OF WAY PURPOSES DESIGNATED AS PARCEL 0264-004A IN THE DOCUMENT RECORDED FEBRUARY 24, 2011 AS INSTRUMENT NO. 2011-0084975 OF OFFICIAL RECORDS. (PLOTTED HEREON)

MONUMENT NOTES:
- ● INDICATES FOUND MONUMENT AS INDICATED.
- ( ) INDICATES RECORD DATA PER AMENDED PM 22776 P.M.B. 158/37-41, UNLESS OTHERWISE NOTED
- [ ] INDICATES RECORD DATA PER DEED OR TITLE REPORT. (AS NEEDED)
- R1 INDICATES RECORD DATA PER AMENDED PM 22776 P.M.B. 158/37-41.
- R2 INDICATES RECORD DATA PER RECORD OF SURVEY RS 141/13-15.
- R3 INDICATES RECORD DATA PER C.O.C. RECORDED 9/20/2011 AS INST. NO. 2011-0415389 AFFECTING TRACT NO. 30155 MB 423/27-41.
- R4 INDICATES RECORD DATA PER PARCEL MAP NO. 9637, P.M.B. 58/1-5.
- S.F.N. INDICATES SEARCHED, FOUND NOTHING
- (R&M) INDICATES RECORD AND MEASURED
- M1 – FD. 1" IP WITH YELLOW PLASTIC PLUG, ILLEGIBLE, FLUSH WITH AC PER R2. ACCEPTED AS THE INTERSECTION OF CATT ROAD AND ARYA DRIVE.
- M2 – FD. 1" IP WITH YELLOW PLASTIC PLUG, ILLEGIBLE, FLUSH WITH AC PER R2. ACCEPTED AS THE N'LY EC OF ARYA DRIVE.
- M3 – FD. 1" IP WITH YELLOW PLASTIC PLUG, ILLEGIBLE, FLUSH WITH AC PER R2. ACCEPTED AS THE S'LY BC OF ARYA DRIVE.
- M4 – FD. 1" IP WITH YELLOW PLASTIC PLUG, ILLEGIBLE, FLUSH WITH AC PER R2. ACCEPTED AS THE INTERSECTION OF CLINTON KEITH ROAD AND ARYA DRIVE.
- M5 – FD. 1" IP, TAGGED LS 7910, DOWN 0.60' PER R2 & R3. ACCEPTED AS THE NW'LY CORNER OF GOVERNMENT LOT 1 OF SECTION 1, T7S, R4W, SBM PER R1.
- M6 – FD. 1" IP, TAGGED LS 3698, FLUSH PER R2 & R4. ACCEPTED AS INTERSECTION OF POINT ON W'LY LINE OF GOVERNMENT LOT 1 OF SECTION 1, T7S, R4W, SBM AND N'LY RIGHT OF WAY OF NORTH BOUND ON-RAMP OF I-15 PER R2.
- M7 – FD. 1" IP WITH YELLOW PLASTIC PLUG, ILLEGIBLE, DOWN 0.20 PER R2. ACCEPTED AS ANGLE POINT IN THE N'LY RIGHT OF WAY OF THE NORTH BOUND ON-RAMP OF I-15 PER R2.
- M8 – FD. 1" IP WITH YELLOW PLASTIC PLUG, LS 5022, FLUSH PER R2. ACCEPTED AS ANGLE POINT IN THE N'LY RIGHT OF WAY OF CLINTON KEITH PER R2.
- M9 – FD. 3/4" BRASS TAG AND NAIL SET IN CONCRETE; ACCEPTED AS SW COR OF TRACT 30155 PER M.B. 423/27-41.
- M10– FD. 1" IP WITH YELLOW PLASTIC PLUG, LS 7910, FLUSH WITH AC PER R2. PT BEARS 0.13' SOUTH OF ROW. ACCEPTED 0.13' OFFSET TO THE SE CORNER OF TRACT 30155 PER M.B. 423/27-41.

BOUNDARY ESTABLISHMENT SHEET
40 0 40' 80' 120'
SCALE IN FEET

SITE AREA PLAN

LEGEND OF SYMBOLS & ABBREVIATIONS:
SYMBOLS

o—☼	STREET LIGHT	ICV	IRRIGATION CONTROL VALVE
☼	LIGHT	IRRG	IRRIGATION
☼TS	TRAFFIC SIGNAL	N'LY	NORTHERLY
□CB	CATCH BASIN	PAV	PAVEMENT
□ DI	DROP INLET	P.P.	POWER POLE
O S	SIGN	PT	POINT
FH	FIRE HYDRANT	RET	RETAINING
-o- PP	POWER POLE	SW	SIDEWALK
-o- TPP	TEMPORARY POWER POLE	SMH	SEWER MANHOLE
□ M	METER	SD	STORM DRAIN
O	POST	S'LY	SOUTHERLY
OV	VALVE	W'LY	WESTERLY
●B.O.	BLOW OFF	CLF	CHAIN LINK FENCE
A/V	AIR RELEASE VALVE	WIF	WROUGHT IRON FENCE
OMH	MANHOLE		
□UB	UTILITY BOX		
O U/O	UNDEFINED OBJECT ROUND		
□U/O	UNDEFINED OBJECT SQUARE		
ASPH	ASPHALT		
BLDG	BUILDING		
C&G	CURB & GUTTER		
CL	CENTERLINE		
CONC	CONCRETE		
COR	CORNER		
DRWY	DRIVEWAY		
E'LY	E'LY = EASTERLY		
EP	EDGE OF PAVEMENT		
(OH)	OVERHEAD UTILITY		

LINE TYPES

	RIGHT OF WAY/PARCEL LINE
	BOUNDARY
— — — — —	BUILDING SETBACK
——— – ———	CENTERLINE
— — — — —	EASEMENT
	CURB AND GUTTER
-x-x-x-x-	FENCE
	RETAINING WALL
	RESTRICTIVE ACCESS RIGHTS

NOTE: NOT ALL SYMBOLS/ ABBREVIATIONS MAY BE USED.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: APN: 380-240-052-6 (AFFECTS PARCEL 2) AND 380-240-001-0 (AFFECTS PARCEL 3) AND A PORTION OF 380-240-063
PARCELS 2 AND 3 OF PARCEL MAP NO. 22776, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 157, PAGE(S) 39 THROUGH 43, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND AS SHOWN ON THE AMENDED MAP THEREOF RECORDED IN BOOK 158, PAGES 37 THROUGH 41 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE WEST HALF OF ARYA DRIVE ADJOINING PARCEL 2 OF SAID PARCEL MAP NO. 22776, AS VACATED BY RESOLUTION RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND WOULD PASS TO THE VESTEES BY PRACTICE OF LAW.

PARCEL B: APN: 380-240-064 AND A PORTION OF 380-240-062
PARCEL 1 OF PARCEL MAP NO. 22776, AS SHOWN BY MAP ON FILE IN BOOK 157, PAGE(S) 39 THROUGH 43, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND AS SHOWN ON THE AMENDED MAP THEREOF RECORDED IN BOOK 158, PAGES 37 THROUGH 41 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE WEST HALF OF ARYA DRIVE ADJOINING PARCEL 1 OF SAID PARCEL MAP NO. 22776, AS VACATED BY RESOLUTION RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA THAT WOULD PASS TO THE VESTEES BY PRACTICE OF LAW.

EXCEPTING THEREFROM THAT PORTION THEREOF CONDEMNED TO THE CITY OF WILDOMAR BY FINAL ORDER OF CONDEMNATION RECORDED ON AUGUST 22, 2013 AS INSTRUMENT NO. 2013-0413823 AND RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0419813 BOTH OF OFFICIAL RECORDS.

MARK	REVISIONS	DATE
1	REVIEWED & VERIFIED NO ADDITIONAL EASEMENTS WITH ABANDONED ROADWAY TO E'LY ADJACENT PARCEL, ADD ADDITIONAL FOUND MONUMENTS	5/04/22

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92881-3370 951-734-2130

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=40'	5/04/22	LLC	TMC

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

PREPARED FOR: CCG CATT, LLC
J.N. 2021.2214.1

SHEET NO. 1 OF 1 SHTS.

G:\21\2214\SURVEY\MAPS\ALTA\Retrieved\2214-ALTA.dwg

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be contacted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1994 or later.

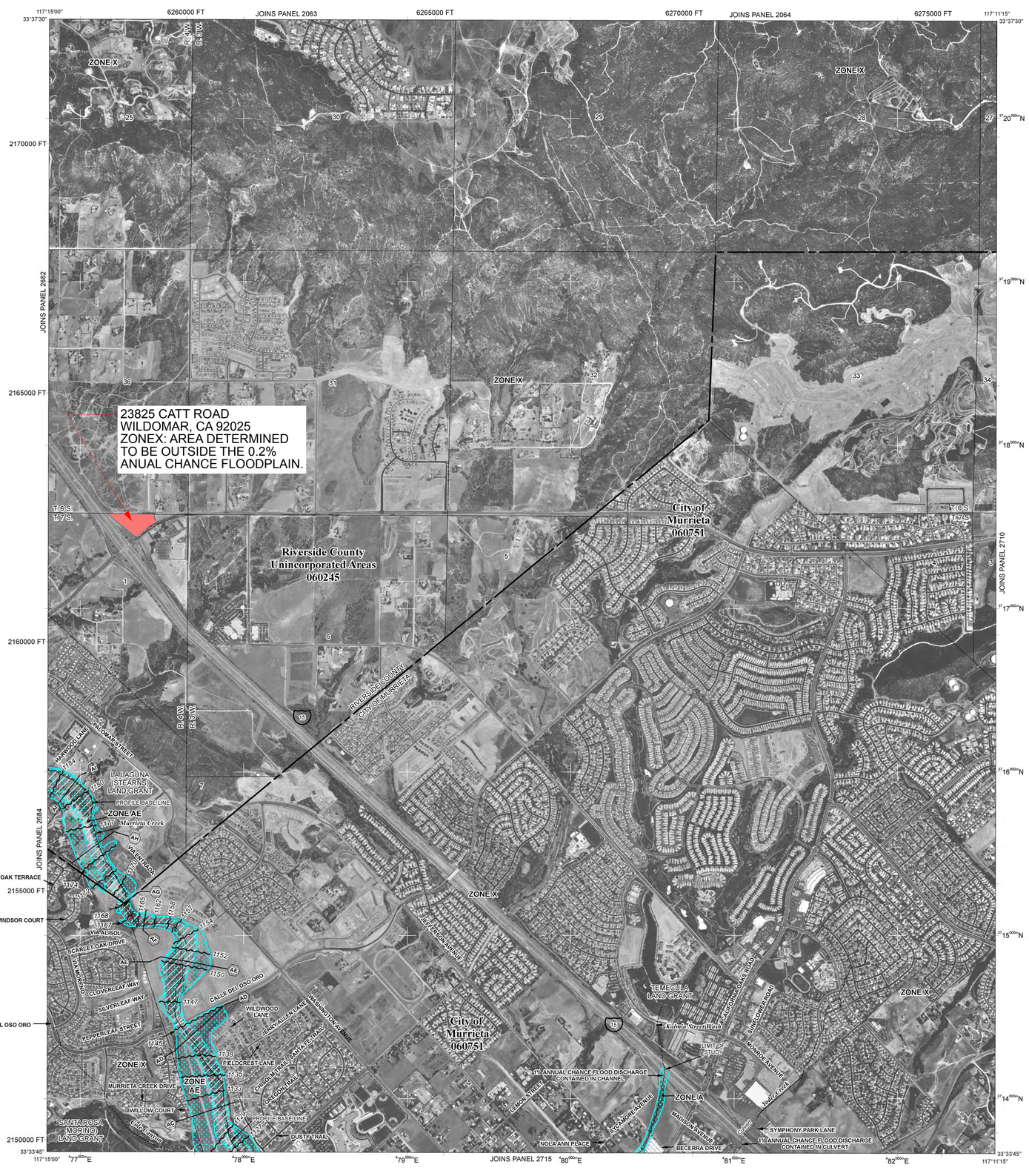
This map may reflect more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 3776000mN — 1000-meter Universal Transverse Mercator grid values, zone 11N
- 600000 FT — 5000-foot grid ticks: California State Plane coordinate system, zone VI (FIPSZONE 0406), Lambert Conformal Conic projection
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 28, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 2705G

FIRM

FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 2705 OF 3805

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

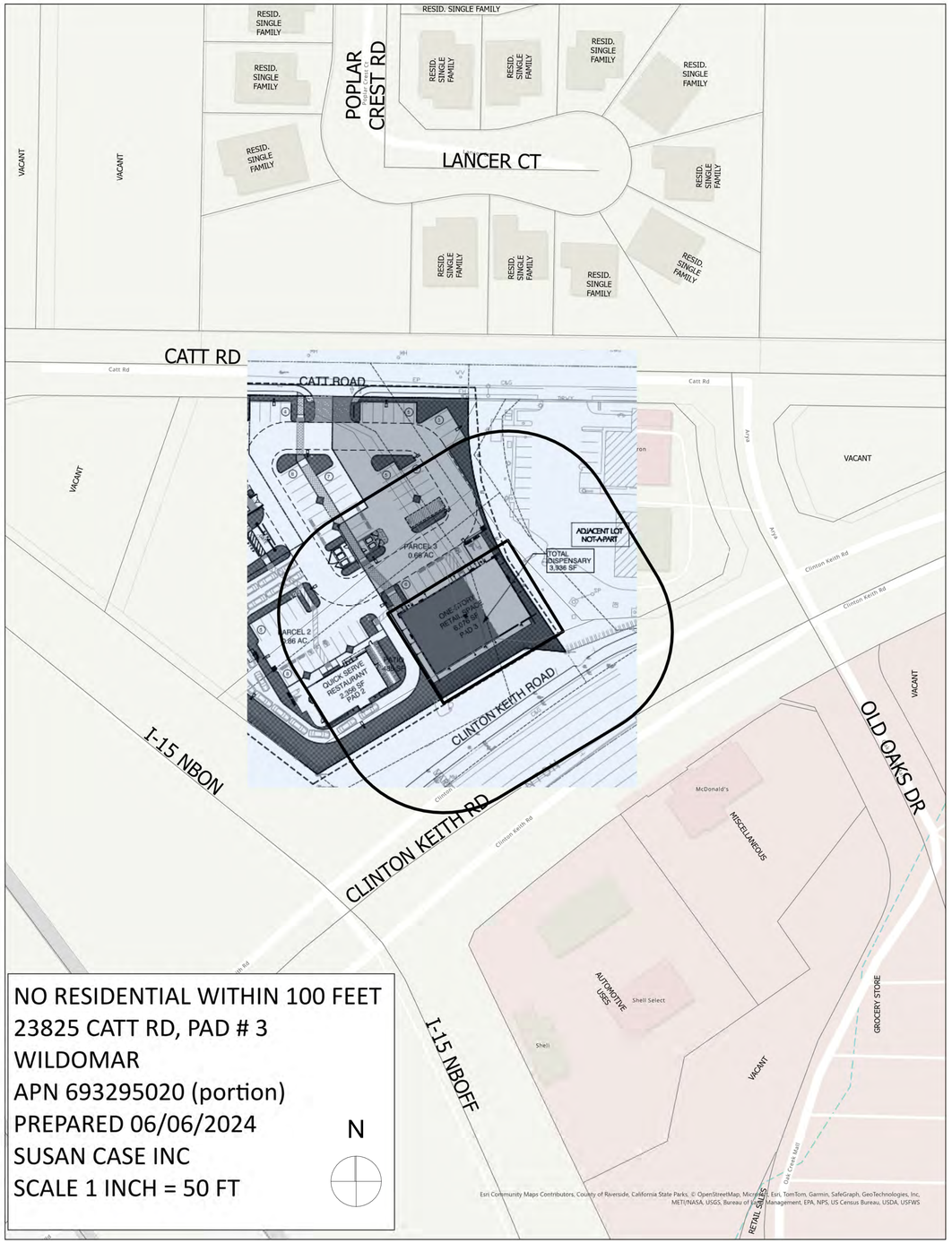
COMMUNITY	NUMBER	PANEL	SUFFIX
MURRIETA, CITY OF	060751	2705	G
RIVERSIDE COUNTY	060245	2705	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06065C2705G

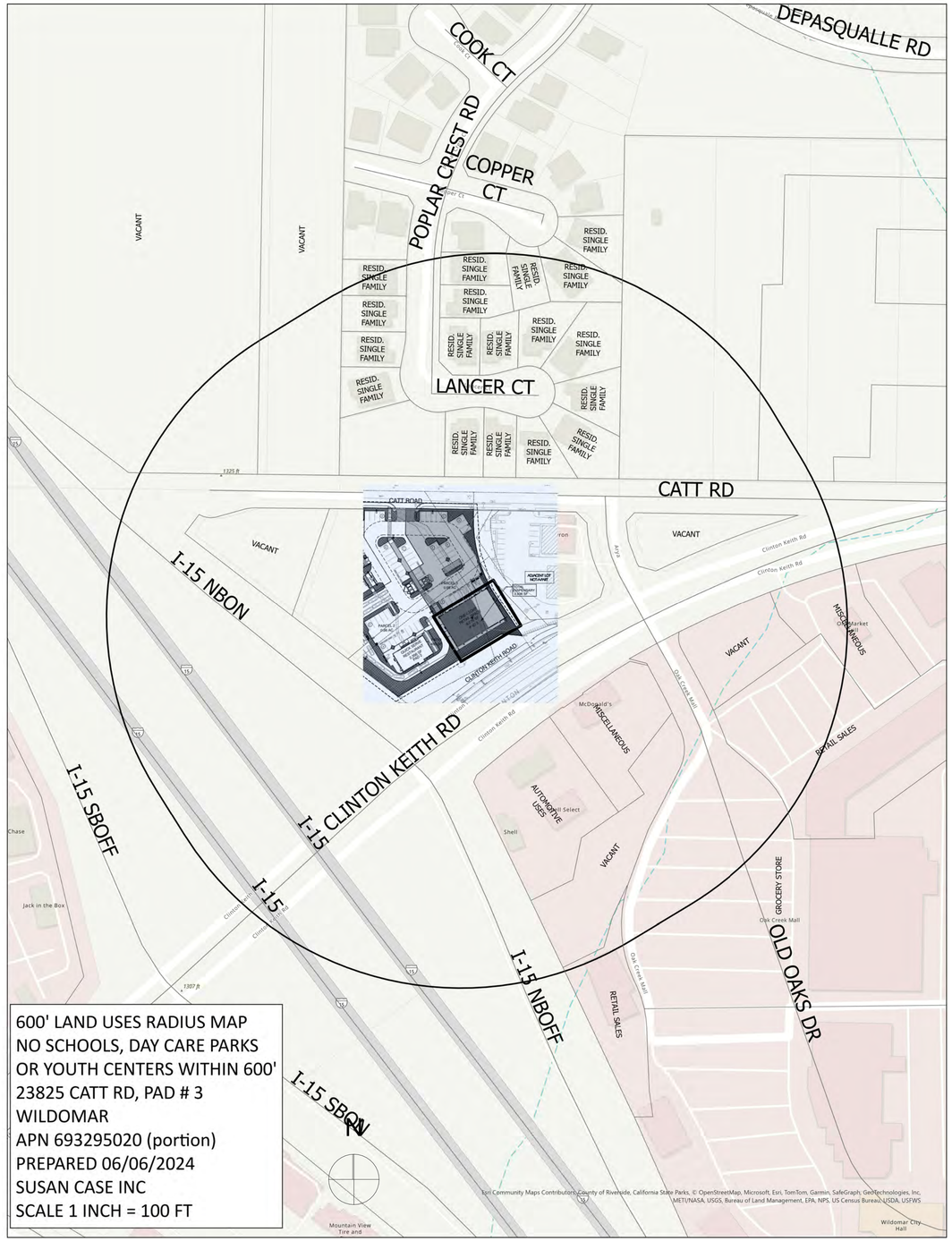
EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency



NO RESIDENTIAL WITHIN 100 FEET
23825 CATT RD, PAD # 3
WILDOMAR
APN 693295020 (portion)
PREPARED 06/06/2024
SUSAN CASE INC
SCALE 1 INCH = 50 FT

N



600' LAND USES RADIUS MAP
NO SCHOOLS, DAY CARE PARKS
OR YOUTH CENTERS WITHIN 600'
23825 CATT RD, PAD # 3
WILDOMAR
APN 693295020 (portion)
PREPARED 06/06/2024
SUSAN CASE INC
SCALE 1 INCH = 100 FT

N

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
1 JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

PROJECT NO:	0100-03-2024
MODEL FILE:	CATT ROAD April 12, 24.pln
DRAWN BY:	HM
COPYRIGHT:	

SHEET TITLE

SENSITIVE USE MAP

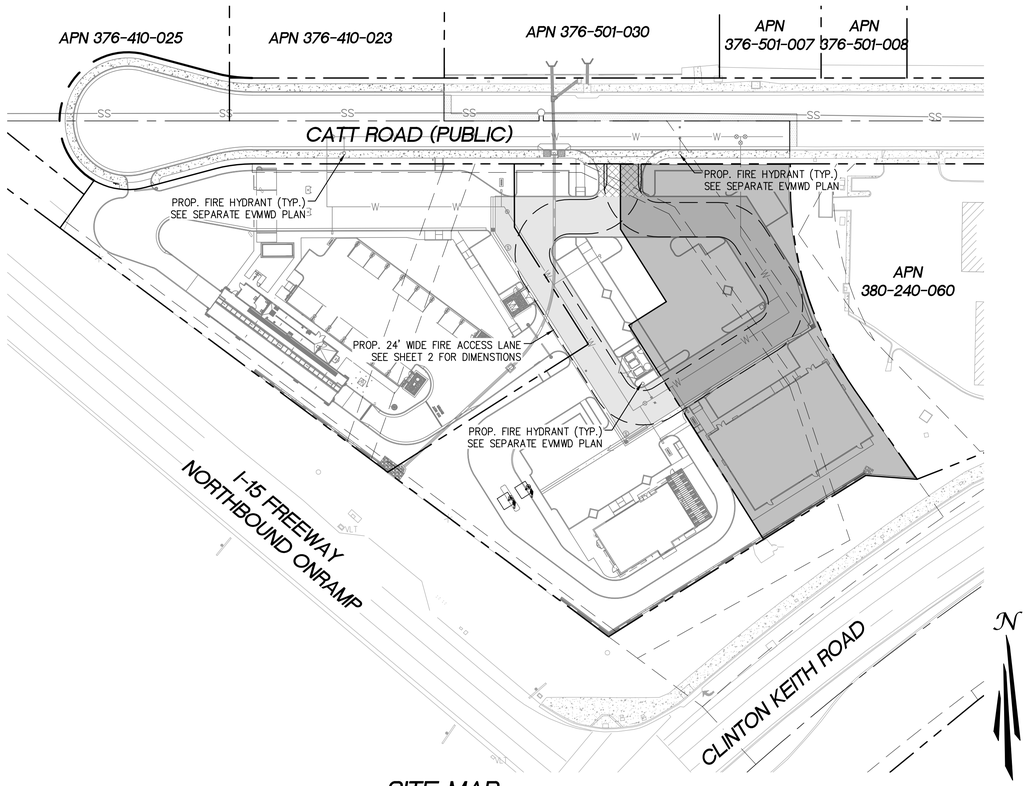
05-

SHEET 5 OF25

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

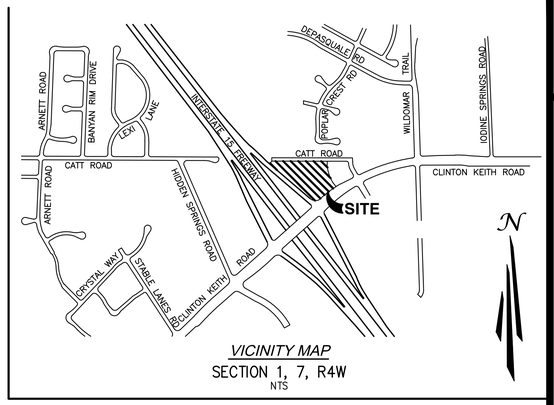
CATT CROSSINGS RETAIL CENTER

FIRE ACCESS PLAN



SITE MAP

SCALE: 1"=50'



VICINITY MAP

SECTION 1, 7, R4W

NTS

SITE AREA PLAN

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BCR	BEGIN CURB RETURN
C&G	CURB AND GUTTER
CB	CATCH BASIN
CL	CENTERLINE
D.I.	DUCTILE IRON
DWY	DRIVEWAY
ECR	END CURB RETURN
EP	EDGE OF PAVEMENT
EX	EXISTING
FH	FIRE HYDRANT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISH SURFACE
HP	HIGH POINT
L/LT	LEFT
LP	LOW POINT
PCC	POINT COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
R/RT	RIGHT
R/W	RIGHT OF WAY
SBL	SET BACK LINE
STR	STREET
TB	TOP OF BERM
TC	TOP OF CURB
VC	VERTICAL CURVE

INDEX OF SHEETS:

1. TITLE SHEET
2. FIRE ACCESS PLAN

GENERAL NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF WILDOMAR, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
2. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEARING OF THE WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
   PHONE: (951) 955-6790 FOR PERMIT CASES (CUP, PUP, PP OR VOLUNTARY MS CASES.),CABAZON AND AREA WEST.
   PHONE: (951) 955-6885 FOR PARCEL AND TRACT MAPS.
   PHONE: (760) 342-8267 FOR PERMIT CASES EAST OF CABAZON.
3. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO COUNTY STANDARD NO. 1220 AND 1221.
4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF WILDOMAR AND RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, TIE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
6. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
7. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARD NO. 206 AND/OR NO. 207, AS DIRECTED IN THE FIELD.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED WITH APPROVED STREET PLAN FOR REVIEW TO THE PERMITS SECTION OR INSPECTION SECTION (FOR MAP CASES) PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
9. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS FOR PARCEL AND TRACT MAPS SHALL BE TAKEN AND MAY BE TAKEN FOR PERMIT CASES BY THE COUNTY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
10. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
11. PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.
12. STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN.
13. AS DETERMINED BY THE TRANSPORTATION DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
14. ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, AND ALL LANDSCAPING ON ALL OTHER STREETS, SHALL REQUIRE SEPARATE LANDSCAPE PLANS. ALL LANDSCAPING ENCROACHMENTS SHALL CONFORM TO RIVERSIDE COUNTY COMPREHENSIVE LANDSCAPING GUIDELINES DATED OCTOBER 2009.
15. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS NOT PART OF THIS PROJECT ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT.
16. A. CONSTRUCTION PROJECTS MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
    B. PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE COUNTY A COPY OF THE NOI WITH A VALID WDID NUMBER.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF TRANSPORTATION OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
18. EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE TRANSPORTATION DEPARTMENT.
19. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO APPLY TO RIVERSIDE COUNTY FLOOD CONTROL (RCFC) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH A RCFC FACILITY AND ADD PERMIT # _____ ON THE PLAN.
20. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CITY AND OR CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THEIR RIGHT-OF-WAY.
21. ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
22. ALL BMPs WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE CITY OF WILDOMAR AS A PART OF THE CFD.

NOTICE TO CONTRACTOR

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (PHONE: 1-800-227-2600) 48 HOURS IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

CONTRACTOR WILL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY. NOTIFY THE ENGINEER OF WORK IF ANY DISCREPANCIES IN UTILITY LINE LOCATIONS ARE FOUND.

LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.

CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

REFERENCE DRAWINGS:

R.C.F.C. & W.C.D. – MURRIETA VALLEY STORM DRAIN PLAN – DWG. NO. 7-404
E.V.M.W.D. – SEWER & WATER IMPROVEMENTS FOR CFD 98-2
E.V.M.W.D. – SEWER & WATER IMPROVEMENTS FOR CUP NO. 3285

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC SURVEY
DATED JUNE 27, 2023
AS CONDUCTED BY:

TAIT & ASSOCIATES, INC.
701 PARKCENTER DR.
SANTA ANA, CA 92705
(714) 560-8200

OWNER / PERMITTEE

CATALYST COMMERCIAL GROUP
38605 CALISTOGA DRIVE, SUITE 150
MURRIETA, CA 92563
CONTACT: BRANDON HUMANN
(951)348-3000
BHUMANN@CATALYSTRETAIL.COM

SCOPE OF WORK

24' WIDE FIRE DEPARTMENT ACCESS LANE WITHIN PROPOSED COMMERCIAL DEVELOPMENT.

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS2011), ZONE 6 (EPOCH 2010.00) BASED LOCALLY ON CONTROL STATIONS "CNPP", "DSSC", AND "P4744". ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY AN AVERAGE COMBINATION FACTOR OF 0.99990620.

BENCHMARK LOCATION:

BENCH MARK NO. T-58-81

ELEVATION: 1217.635 (VERTCON) (NAVD 88) VERTICAL ORDER= FIRST ORDER;

DESCRIBED AS A 3" ALUMINUM DISK STAMPED "T-58-81" SET IN THE SIDEWING OF CULVERT WALL, LOCATED FROM THE INTERSECTION OF PALOMAR ST AND CLINTON KEITH ROAD, 0.10' MILE NW OF INTERSECTION AND 76.7' SE'LY OF INTERSECTION OF PALOMAR ST AND SHADOW CANYON ROAD AND 32.50' NE OF THE CENTERLINE OF PALOMAR STREET ON THE SE MIDPOINT OF A CONCRETE BOX CULVERT WINGWALL.

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER ALFREDO GONZALEZ No. C94017 CIVIL STATE OF CALIFORNIA

DRAWN: TAIT
DATE: 2/16/2024
CHECKED: AG
DATE: 2/16/2024
JOB NO: SP90410

1st Plan Check Submittal

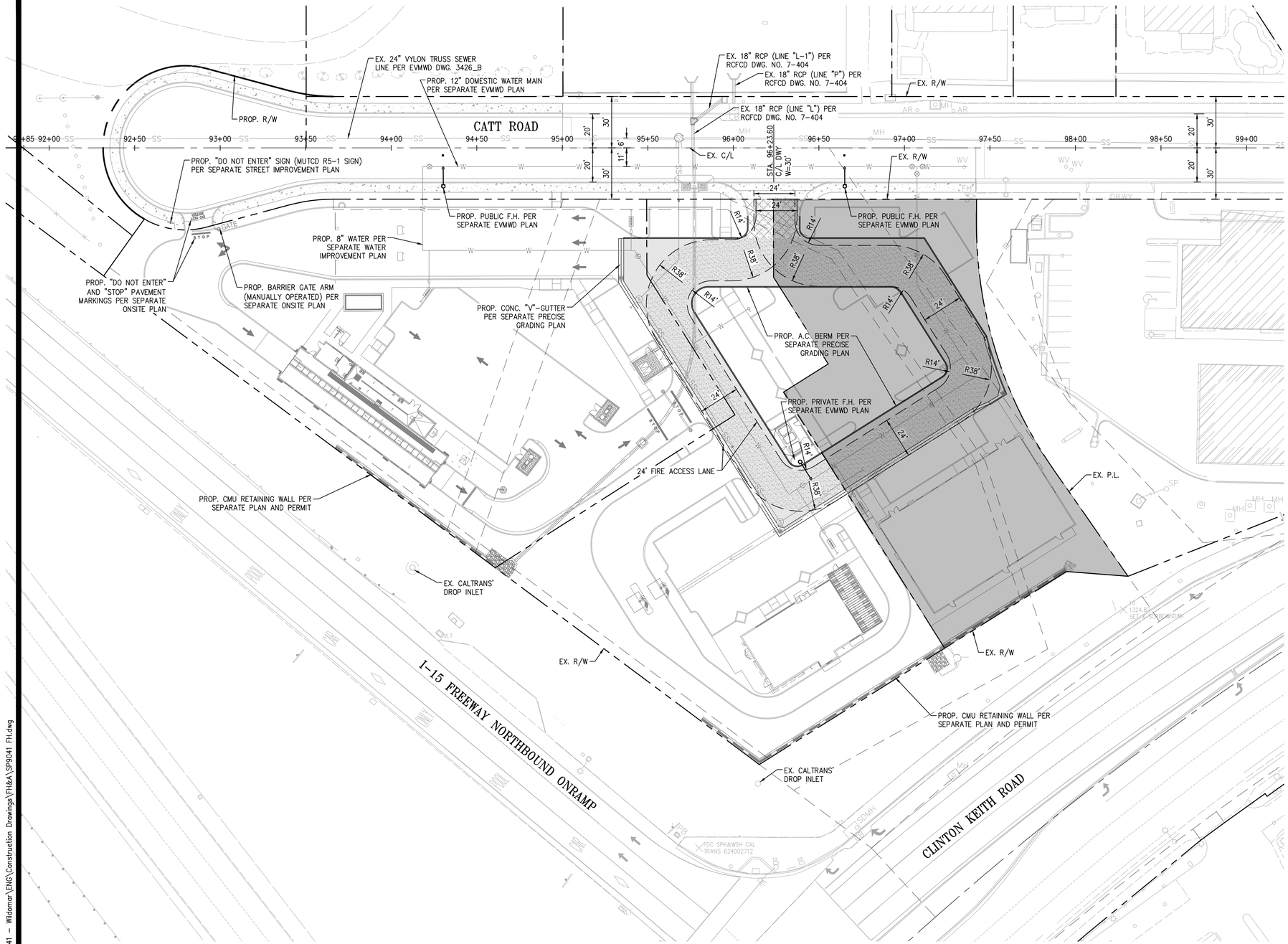
701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
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ENGINEERING ENVIRONMENTAL BUILDING LAND
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San Luis Obispo

TITLE SHEET

CATT CROSSING RETAIL CENTER
FIRE ACCESS PLAN
CATALYST COMMERCIAL GROUP

Feb 16, 2024 - 5:45pm by ogonzalez K:\Drawings\SP\SP9041 - Wildomar\ENG\Construction Drawings\FH&A\SP9041 TS.dwg



LEGEND

- 200' — FINISHED CONTOUR
- (200') — EXISTING CONTOUR
- RIGHT OF WAY
- STREET CENTERLINE
- EXISTING EASEMENT
- 24' WIDE FIRE ACCESS LANE
- PROPOSED AC PAVEMENT (SURFACED TO BE ALL WEATHER DRIVING)
  4" A.C./13.2" A.B.
  ASSUMED T.I. = 7
  DESIGNED TO SUPPORT 75,000LBS
  REFER TO SEPARATE PRECISE GRADING PLAN FOR PAVING NOTES

SITE AREA PLAN

N

0 30' 60'

SCALE: 1" = 30'

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER LEANDRO GONZALEZ No. C94017 CIVIL STATE OF CALIFORNIA

DRAWN: TAIT
DATE: 2/16/2024
CHECKED: AG
DATE: 2/16/2024
JOB NO: SP90410

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FIRE ACCESS PLAN

CATT CROSSING RETAIL CENTER
FIRE ACCESS PLAN
CATALYST COMMERCIAL GROUP

2 OF 2

1st Plan Check Submittal

Feb 16, 2024 - 5:45pm by ogonzalez K:\Drawings\SP\SP9041 - Wildomar\ENG\Construction Drawings\FH&A\SP9041 FH.dwg

SEWER NOTES:

1. SPECIFICATION AND CONSTRUCTION NOTES REQUIRED BY 2022 EDITION OF THE CALIFORNIA PLUMBING CODE.
2. MATERIALS, TESTING AND INSPECTION OF PIPE SHALL BE IN CONFORMITY WITH THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE.
3. PVC SDR 35 IS THE SEWER PIPE USED.
4. FAILURE TO MEET ANY OF THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE WILL BE CAUSE FOR REJECTION.
5. SEPARATION REQUIREMENTS BETWEEN SEWER AND WATER LINES SHALL CONFORM TO STATE HEALTH CODE STANDARDS AND THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE.

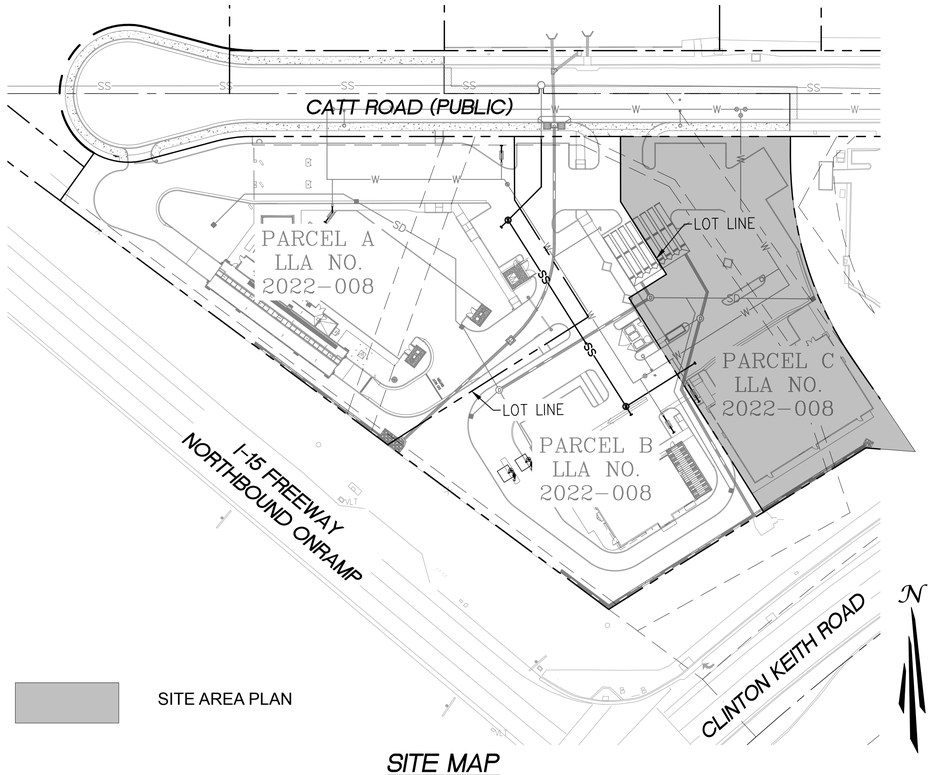
WATER NOTES:

1. SPECIFICATION AND CONSTRUCTION NOTES REQUIRED BY THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE.
2. MATERIALS, TESTING AND INSPECTION OF PIPE SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE.
3. PVC CLASS 200 C-900 IS THE TYPE OF PIPE USED.
4. FAILURE TO MEET ANY OF THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE WILL BE CAUSE FOR REJECTION.
5. SEPARATION REQUIREMENTS BETWEEN WATER AND SEWER LINES SHALL CONFORM TO STATE HEALTH CODE STANDARD AND 2022 EDITION OF THE CALIFORNIA BUILDING CODE.

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CATT CROSSING RETAIL CENTER

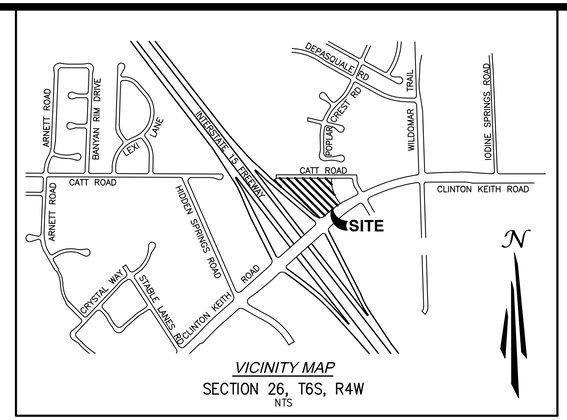
PRIVATE WATER & SEWER PLAN



SITE AREA PLAN

SITE MAP

SCALE: 1"=50'



VICINITY MAP

SECTION 26, T6S, R4W

NTS

INDEX OF SHEETS:

1. *TITLE SHEET*
2. *PRIVATE WATER AND SEWER PLAN*

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC SURVEY
DATED JUNE 27, 2023
AS CONDUCTED BY:

TAIT & ASSOCIATES, INC.
701 PARKCENTER DR.
SANTA ANA, CA 92705
(714) 560-8200

OWNER / PERMITTEE

CATALYST COMMERCIAL GROUP
38605 CALISTOGA DRIVE, SUITE 150
MURRIETA, CA 92563
CONTACT: MARK R. COOPER
(913) 915-6538
MARKC@CATALYSTRETAIL.COM

CIVIL ENGINEER

TAIT & ASSOCIATES, INC.
701 N. PARKCENTER DR.
SANTA ANA, CA 92705
CONTACT: ALEJANDRO GONZALEZ, P.E.
(714)560-8671
AGONZALEZ@TAIT.COM

GEOTECHNICAL ENGINEER

EARTH STRATA GEOTECHNICAL SERVICES, INC.
42184 REMINGTON AVENUE
TEMECULA, CA 92590
CONTACT: STEPHEN M. POOLE, P.E., G.E.
(951)461-4028

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS2011), ZONE 6 (EPOCH 2010.00) BASED LOCALLY ON CONTROL STATIONS "CNPP", "DSSC", AND "P4744". ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY AN AVERAGE COMBINATION FACTOR OF 0.99990620.

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ASSOCIATED PROJECT PERMITS:

- PRECISE GRADING PLAN PERMIT NO.: TBD
- FINAL WQMP PERMIT NO.: TBD
- RETAINING WALL PLAN PERMIT NO.: TBD
- CATT ROAD STREET IMPROVEMENT PLAN PERMIT NO.: TBD
- PUBLIC STORM DRAIN PLAN PERMIT NO.: TBD
- E.V.M.W.D. PLAN PERMIT NO.: TBD
- FIRE HYDRANT AND ACCESS PLAN PERMIT NO.: TBD

REFERENCE DRAWINGS:

R.C.F.C. & W.C.D. – MURRIETA VALLEY STORM DRAIN PLAN – DWG. NO. 7-404
E.V.M.W.D. – SEWER & WATER IMPROVEMENTS FOR CFD 98-2
E.V.M.W.D. – SEWER & WATER IMPROVEMENTS FOR CUP NO. 3285

SCOPE OF WORK:

SCOPE OF WORK IS PRIVATE WATER AND SEWER IMPROVEMENTS ONLY.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: APN: 380-240-052 (AFFECTS PARCEL 2) AND 380-240-001 (AFFECTS PARCEL 3) AND A PORTION OF 380-240-063

PARCELS 2 AND 3 OF "AMENDED"PARCEL MAP 22776, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE WEST HALF OF ARYA DRIVE ADJOINING SAID PARCEL 2, AS VACATED BY RESOLUTION RECORDED MAY 2, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS AND WOULD PASS TO THE VESTEES BY PRACTICE OF LAW.

PARCEL B: APN: 380-240-064 AND A PORTION OF 380-240-062

PARCEL 1 OF "AMENDED"PARCEL MAP 22776, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE WEST HALF OF ARYA DRIVE ADJOINING SAID PARCEL 1, AS VACATED BY RESOLUTION RECORDED MAY 2, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS THAT WOULD PASS TO THE VESTEES BY PRACTICE OF LAW.

EXCEPTING THEREFROM THAT PORTION THEREOF CONDEMNED TO THE CITY OF WILDOMAR BY FINAL ORDER IN CONDEMNATION RECORDED AUGUST 22, 2013 AS INSTRUMENT NO. 2013-0413823 AND AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0419813, BOTH OF OFFICIAL RECORDS.

NOTICE TO CONTRACTOR

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (PHONE: 1-800-227-2600) 48 HOURS IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

CONTRACTOR WILL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY. NOTIFY THE ENGINEER OF WORK IF ANY DISCREPANCIES IN UTILITY LINE LOCATIONS ARE FOUND.

LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.

CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER
ALEJANDRO GONZALEZ
No. C94017
CIVIL
STATE OF CALIFORNIA

DRAWN: TAIT
DATE: 2/16/2024
CHECKED: AG
DATE: 2/16/2024
JOB NO: SP90410

1st Plan Check Submittal

TAIT & ASSOCIATES
Since 1944
ENGINEERING ENVIRONMENTAL BUILDING LAND
Orange County Sacramento Denver Dallas
San Luis Obispo Riverside Boise Atlanta
701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
www.tait.com

TITLE SHEET

CATT CROSSING RETAIL CENTER
PRIVATE WATER AND SEWER PLAN
CATALYST COMMERCIAL GROUP

Feb 16, 2024 - 5:46pm by agonzalez K:\Drawings\SP\SP9041 - Wildomar\ENG\Construction Drawings\UT\SP9041 TS.dwg

PRIVATE SEWER CONSTRUCTION NOTES:

1. CONNECT PRIVATE 8" PVC SDR-35 SEWER PIPE TO SEWER CLEANOUT AND STREET SEWER LATERAL PER SEPARATE EVMWD PLAN – ENG. W.O. #2023-00067.
2. INSTALL 8" PVC SDR-35 SEWER PIPE WITH ALL TEES, BENDS, AND FITTINGS.
3. INSTALL 6" PVC SDR-35 SEWER PIPE WITH ALL TEES, BENDS, AND FITTINGS.
4. INSTALL SEWER CLEANOUT PER SPPWC STD. PLAN 204-3.
5. INSTALL 48" DIA. PRECAST CONCRETE SEWER MANHOLE PER SPPWC STD. PLAN 200-4.
6. TERMINATE SEWER LINE WITH TEMPORARY END CAP.

PRIVATE DOMESTIC WATER CONSTRUCTION NOTES:

10. CONNECT 2" DOMESTIC WATER PIPE TO PROPOSED 1-1/2" WATER METER.
11. INSTALL 2" PVC SCH-80 PRIVATE DOMESTIC WATER PIPE.
12. INSTALL 2" PVC SCH-80 PRIVATE IRRIGATION WATER PIPE.
13. 1-1/2" BACKFLOW PREVENTION DEVICE PER SEPARATE EVMWD PLAN.
14. TERMINATE WATER LINE WITH TEMPORARY END CAP.
15. 2" BACKFLOW PREVENTION DEVICE PER SEPARATE EVMWD PLAN.

SITE AREA PLAN

N

0 20' 40'

SCALE: 1" = 20'

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER ALEJANDRO GONZALEZ No. C94017 CIVIL STATE OF CALIFORNIA

DRAWN: TAIT
DATE: 2/16/2024
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PRIVATE WATER AND SEWER PLAN

CATT CROSSING RETAIL CENTER
PRIVATE WATER AND SEWER PLAN
CATALYST COMMERCIAL GROUP

2 OF 2

1st Plan Check Submittal

Feb 16, 2024 – 5:47pm by agonzalez K:\Drawings\SP\SP9041 – Wildomar\ENG\Construction Drawings\UT\SP9041 SWR.dwg

0 30 60 90 feet

SCALE: 1" = 30'

NORTH



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	5	Arbutus x 'Marina' / Marina Strawberry Tree Standard	15 gal.	Moderate
	7	Jacaranda mimosifolia / Jacaranda	15 gal.	Moderate
	27	Lagerstroemia indica 'Red' / Red Crape Myrtle	15 gal.	Moderate
	7	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	24" box	Moderate
	8	Prunus cerasifera 'Krauter Vesuvius' / Krauter Vesuvius Purple-leaf Plum	15 gal.	Moderate
	1	Quercus agrifolia / Coast Live Oak	15 gal.	Low
	15	Ulmus parvifolia `True Green` / True Green Elm	24" box	Low

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	81	Agave americana 'Marginata' / Variegated Century Plant	5 gal.	Low
	97	Agave attenuata 'Boutin Blue' / Boutin Blue Foxtail Agave	5 gal.	Low
	342	Anigozanthos x 'Bush Ranger' / Dwarf Bush Ranger Kangaroo Paw	5 gal.	Low
	201	Anigozanthos x 'Tequila Sunrise' / Tequila Sunrise Kangaroo Paw	5 gal.	Low
	353	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush	5 gal.	Low
	347	Dianella revoluta `Little Rev` / Little Rev Flax Lily	1 gal	Low
	84	Lantana x 'New Gold' / New Gold Lantana	1 gal.	Low
	96	Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	Low
	94	Salvia greggii 'Furmans Red' / Furman's Red Autumn Sage	5 gal.	Low
	192	Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal.	Low
	160	Yucca recurvifolia 'Walbristar' / Bright Star Soft Leaf Yucca	5 gal.	Low

VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	16	Magnolia grandiflora `Little Gem` Espallier / Dwarf Southern Magnolia	15 Gal.	moderate

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	171	Convolvulus mauritanicus / Morning Glory	1 gal.	Low	36" o.c.
	104	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Low	42" o.c.
	133	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary	1 gal.	Low	42" o.c.
	79	Senecio serpens / Blue Chalksticks	1 gal.	Low	36" o.c.

COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the Landscape design plan.

Rodney Staccalosi 4-3-23

PARKING LOT SHADE CALCULATIONS (62 uncovered spaces)

Symbol	Botanical Name/ Common Name	Qty. @ full shade (Sq. Ft.)	Qty. @ 3/4 Shade (Sq. Ft.)	Qty. @1/2 shade (Sq. Ft.)	Qty. @ 1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Canopy structures	NA -	NA -	NA -	NA -	0 SF
	Accent tree 20'	0 @ 314 SF -	0 @ 236 SF -	9 @ 157 SF 1,413	0 @ 79 SF -	1,413 SF
	Parking Lot Shade Tree 25'	0 @ 491 SF -	0 @ 368 SF -	0 @ 246 SF -	0 @ 123 SF -	-SF
	Parking Lot Shade Tree 30'	3 @ 706 SF 2,118	0 @ 530 SF -	1 @ 354 SF 354	11 @ 177 SF 1,947	4,419 SF
	Parking Lot Shade Tree 35'	0 @ 962 SF -	0 @ 722 SF -	0@ 481 SF -	0 @ 240 SF -	- SF
					TOTAL TREE SHADE	5,832 SF
	Paved Area (see hatched area on plan)				TOTAL PARKING AREA =	10,468 SF
					50% SHADE AREA REQUIRED =	5,234 SF
					TOTAL SHADE PROVIDED =	5,832 SF
					PERCENT SHADE =	56%

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS (SHRUBS)	.2	DRIP	.81	.25	25,905	6,476	220,832 GAL.
MEDIUM WATER USE PLANTS (TREES)	.5	BUBBLERS	.81	.62	1,560	967	32,975 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
				TOTALS	(A) 27,465	(B) 7,443	
						ETWU Total	253,806 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(55) (.62) (.45 x 27,465) + (1-.45) X 0) =421,450 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(55) (.62) (7,443) = 253,806 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 7,443
Total Area	(A) 27,465
Average ETAF	(B / A) .27

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

LANDSCAPE/ PLANTING NOTES

1. All new and existing landscape/planting areas shall receive a uniform 3-4" layer of organic wood chip mulch. Shredded bark (Guerilla hair) is not an acceptable mulch.
2. Landscape planters within 5' of a structure shall have a non-combustible aggregate mulch. Wood chip mulch will not be allowed within 5' of a structure.
3. Contractor shall submit soil samples to the laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

   Soil analysis should include:
   a. Soil texture;
   b. Infiltration rate determined by laboratory test or soil infiltration rate table;
   c. pH;
   d. Total soluble salts;
   e. Sodium;
   f. Percent organic matter; and
   g. Recommendations.

   The Contractor shall provide Landscape Architect soils analysis results prior to implementing the recommendations. Landscape Architect shall confirm soil amendments application(s).
4. All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Wildomar Water Conservation Standards.
5. All Landscape areas are to be maintained by the property owner.
6. There shall be a 10' minimum distance between trees and proposed street lights/ power poles. Tree an light pole shall be coordinated to meet this requirement.
7. All trees planted within 6' of pavement or permanent structure shall have a root barrier (24" deep by 16' in length). Root barrier type shall be Deeproot UB-24-2 or equivalent.
8. All trees, at a minimum, shall be 'double staked'. Staking detail shall be provided witth/in the Construction Documents.

PM DESIGN Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.COM
JEFF LIEDERMAN, ARCHITECT

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Staccalosi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

OLIVE STREET LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

CATT CROSSING - RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA 92595

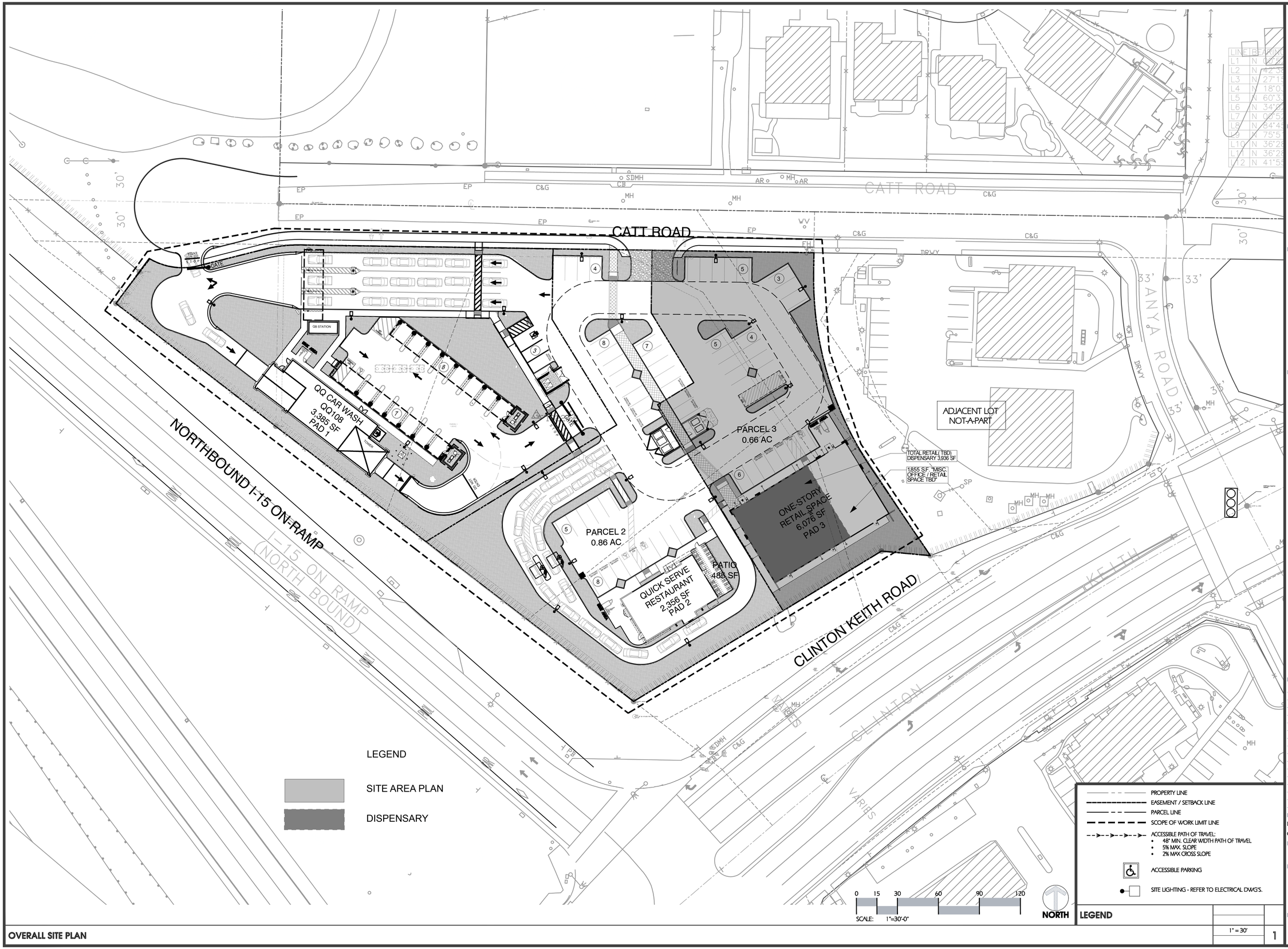
9.26.22	PRELIMINARY DESIGN
1-4-23	PLAN CHECK COMMENTS
03.07.23	CUP RESUBMITTAL
04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

CCG21001.0

LANDSCAPE PLAN

L1



OVERALL SITE PLAN

LEGEND

1" = 30'

1

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
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JEFF LIEDERMAN, ARCHITECT

SEAL:

CONSULTANT:

CATALYST COMMERCIAL GROUP

CATT CROSSING RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA

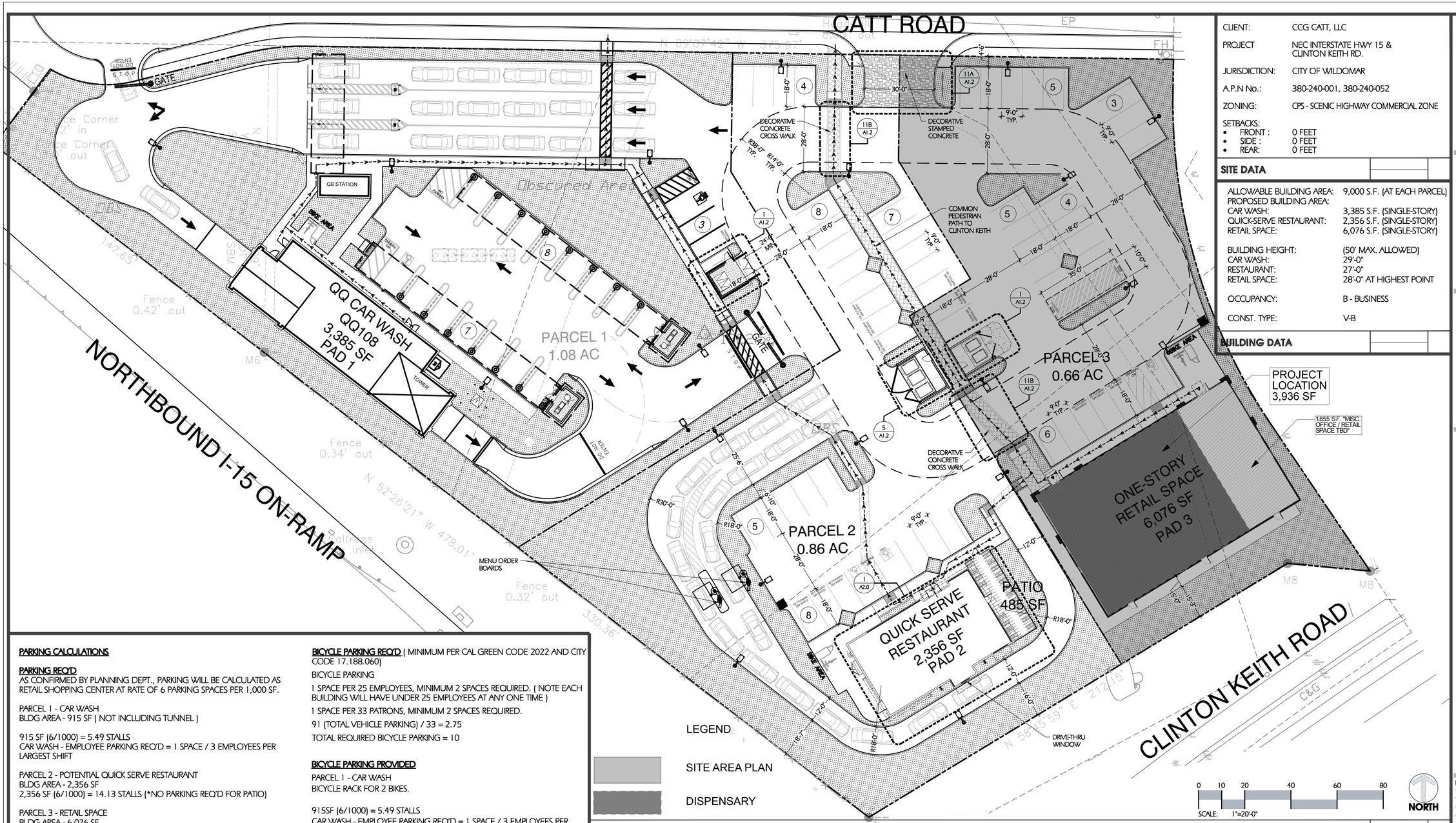
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2	12.30.22	CUP RESUBMITTAL
3	03.07.23	CUP RESUBMITTAL
4	04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

ARCH. PROJECT NO.:
CCG21001.0

SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:
A1.0



LEGEND

SITE AREA PLAN

DISPENSARY

CLIENT:	CCG CATT, LLC
PROJECT	NEC INTERSTATE HWY 15 & CLINTON KEITH RD.
JURISDICTION:	CITY OF WILDOMAR
A.P.N No.:	380-240-001, 380-240-052
ZONING:	CPS - SCENIC HIGHWAY COMMERCIAL ZONE
SETBACKS:	
• FRONT :	0 FEET
• SIDE :	0 FEET
• REAR:	0 FEET

SITE DATA

ALLOWABLE BUILDING AREA:	9,000 S.F. (AT EACH PARCEL)
PROPOSED BUILDING AREA:	
CAR WASH:	3,385 S.F. (SINGLE-STORY)
QUICK-SERVE RESTAURANT:	2,356 S.F. (SINGLE-STORY)
RETAIL SPACE:	6,076 S.F. (SINGLE-STORY)
BUILDING HEIGHT:	(50' MAX. ALLOWED)
CAR WASH:	29'-0"
RESTAURANT:	27'-0"
RETAIL SPACE:	28'-0" AT HIGHEST POINT
OCCUPANCY:	B - BUSINESS
CONST. TYPE:	V-B

BUILDING DATA

ENLARGED SITE PLAN

1" = 20'

1

PARKING CALCS

PARKING CALCULATIONS

PARKING REQ'D
AS CONFIRMED BY PLANNING DEPT., PARKING WILL BE CALCULATED AS RETAIL SHOPPING CENTER AT RATE OF 6 PARKING SPACES PER 1,000 SF.

PARCEL 1 - CAR WASH
BLDG AREA - 915 SF (NOT INCLUDING TUNNEL)

915 SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BLDG AREA - 2,356 SF
2,356 SF (6/1000) = 14.13 STALLS (*NO PARKING REQ'D FOR PATIO)

PARCEL 3 - RETAIL SPACE
BLDG AREA - 6,076 SF
6,076 SF (6/1000) = 36.46 STALLS

TOTAL PARKING REQUIRED FOR CENTER = **58** STALLS

PARKING PROVIDED
WHOLE SITE = **73** PARKING STALLS PROVIDED.

BREAKDOWN OF PARKING:
STANDARD PARKING STALLS = 39
ACCESSIBLE PARKING STALLS = 4 (MEETS MINIMUM PER CBC 2022 AND CITY CODE 17.188.050) (INCL. 3 ACCESSIBLE VAN STALLS AS REQ'D)
VACUUM STALLS = 15 (INCL. 1 ACCESSIBLE VAN STALL AS REQ'D)
EV CAPABLE STALL = 13
CAR WASH - EMPLOYEE PARKING (BASED ON MAX 4 EMPLOYEES) = 2

TOTAL PARKING PROVIDED= **73**

LOADING ZONE REQ'D (PER ZONING CODE 17.188.040)

LOADING ZONE PROVIDED:
10' X 35' LOADING ZONE = 1

BICYCLE PARKING REQ'D (MINIMUM PER CAL GREEN CODE 2022 AND CITY CODE 17.188.060)
BICYCLE PARKING
1 SPACE PER 25 EMPLOYEES, MINIMUM 2 SPACES REQUIRED. (NOTE EACH BUILDING WILL HAVE UNDER 25 EMPLOYEES AT ANY ONE TIME)
1 SPACE PER 33 PATRONS, MINIMUM 2 SPACES REQUIRED.
91 (TOTAL VEHICLE PARKING) / 33 = 2.75
TOTAL REQUIRED BICYCLE PARKING = 10

BICYCLE PARKING PROVIDED
PARCEL 1 - CAR WASH
BICYCLE RACK FOR 2 BIKES.

915SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BICYCLE RACK FOR 2 BIKES.

PARCEL 3 - RETAIL SPACE
BICYCLE RACK FOR 2 BIKES.
TOTAL BICYCLE PARKING = 12 (1 RACK AT EACH BUILDING, EACH HOLDS 4 BIKES)

LANDSCAPE

LANDSCAPE AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 91 STALLS)
11% OF PARKING AREA REQUIRED

LANDSCAPE CALCS

LANDSCAPE AREA PROVIDED
INTERIOR PARKING AREA

PARCELS =	113,966 (2.62 AC)
LANDSCAPE =	30,109 SF
	27% LANDSCAPE COVERAGE

LANDSCAPE SHADING AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 83 STALLS)
50% OF PARKING AREA REQUIRED
LANDSCAPE SHADING PROVIDED
REFER TO PRELIMINARY LANDSCAPE PLAN FOR FURTHER INFO.

LANDSCAPE AREA BREAKDOWN:

PARCEL 1

SITE AREA =	47,579 SF± (1.09 AC)
LANDSCAPE =	14,466 SF
BLDG AREA =	3,385 SF

PARCEL 2

SITE AREA =	37, 506 SF± (0.86 AC)
LANDSCAPE =	10,542 SF
BLDG AREA =	2,356 SF

PARCEL 3

SITE AREA =	28,883 SF± (0.66 AC)
LANDSCAPE =	5,101 SF
BLDG AREA =	6,076 SF

OVERALL:

PARCELS =	113,966 (2.62 AC)
LANDSCAPE =	30,109 SF
	27% LANDSCAPE COVERAGE

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- PARCEL LINE
- ACCESSIBLE PATH OF TRAVEL:
  - 48" MIN. CLEAR WIDTH PATH OF TRAVEL
  - 5% MAX. SLOPE
  - 2% MAX CROSS SLOPE
- ACCESSIBLE PARKING
- SITE LIGHTING - REFER TO ELECTRICAL DWG'S.
- WALL MOUNTED LIGHTS
- SCONCES
- LANDSCAPE
- CONCRETE AT DRIVE AISLE AND PARKING

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.com
JEFF LIEDERMAN, ARCHITECT
SEAL:
CONSULTANT:

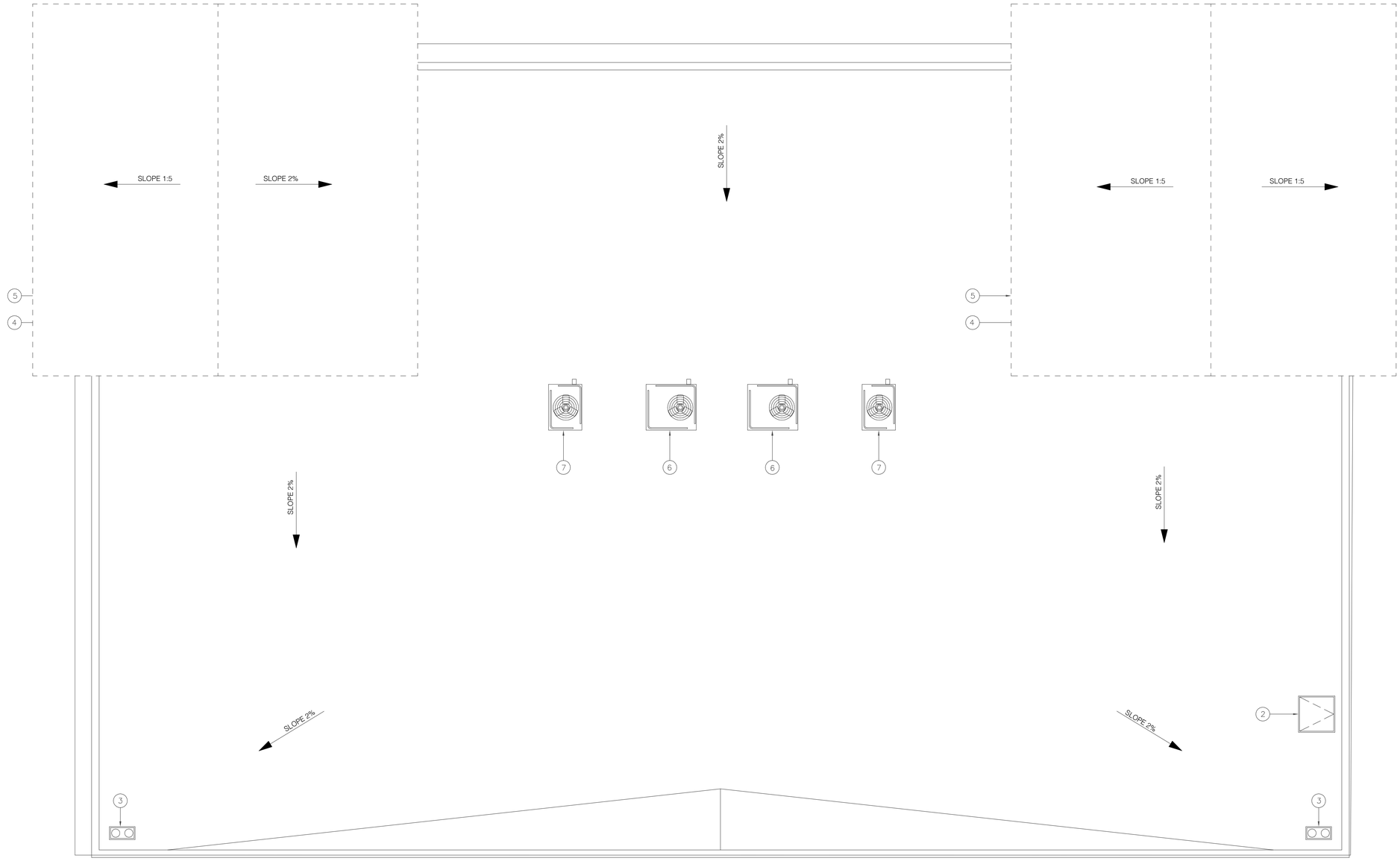
CATT CROSSING RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA

CATALYST COMMERCIAL GROUP

REV	DATE	DESCRIPTION
1	10.11.22	CUP SUBMITTAL
2	12.30.22	CUP RESUBMITTAL
3	03.07.23	CUP RESUBMITTAL
4	04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK
ARCH. PROJECT NO.: CCG21001.0
SHEET NAME: ENLARGED SITE PLAN
SHEET NUMBER: A1.1



Legend:

- PARAPET WALL, TYP.
- SLOPE 2% — ROOF SLOPE, TYP.
- (1) CLASS 'A' TORCH DOWN ROOF, TYP.
- (2) ROOF HATCH
- (3) ROOF DRAIN WITH OVERFLOW
- (4) METAL ROOF, TYP.
- (5) METAL ROOF GUTTER WITH DOWNSPOUT, TYP.
- (6) ROOF TOP HVAC PACKAGE UNIT
- (7) HVAC SPLIT SYSTEM COMPRESSOR

PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

N

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

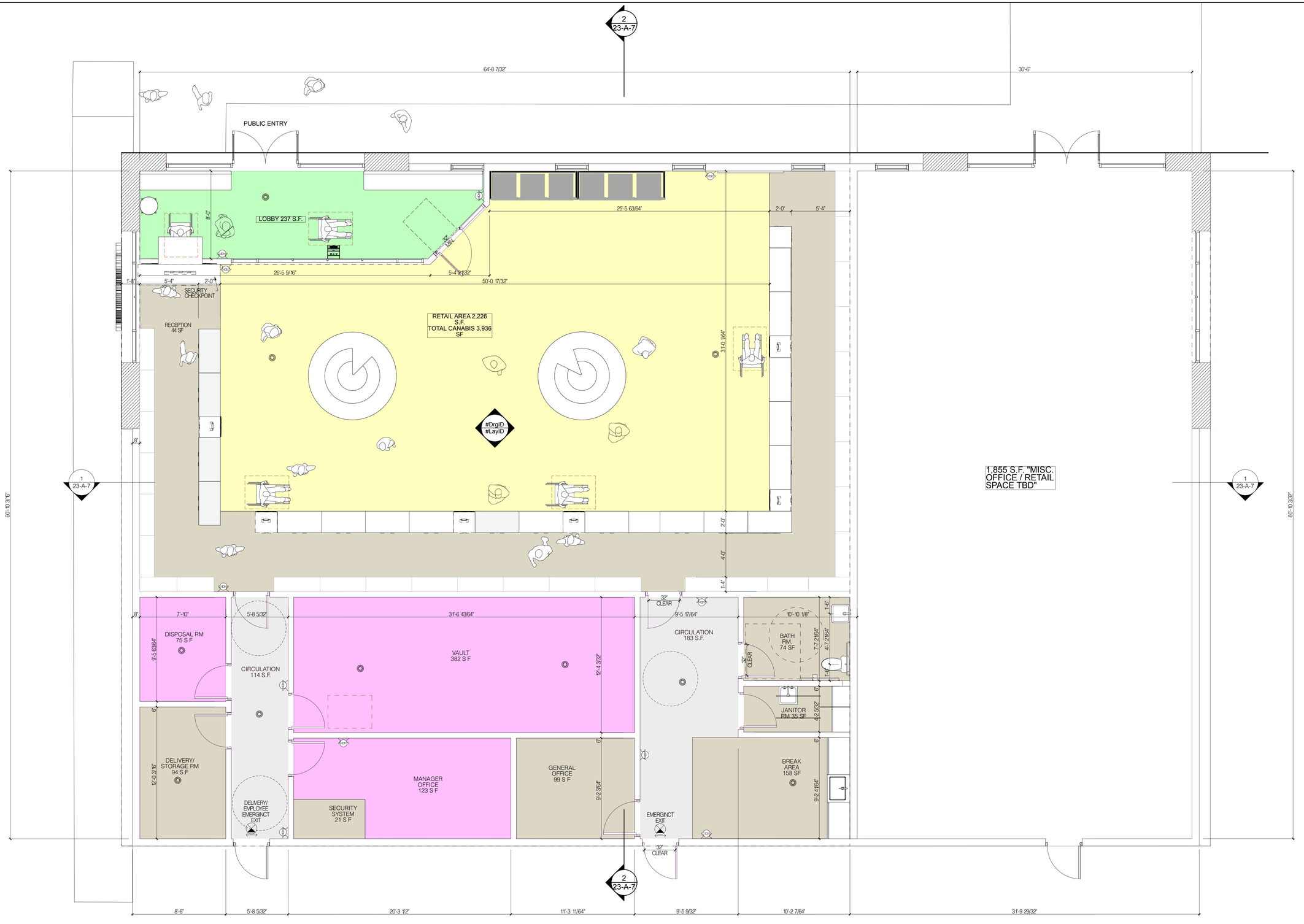
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SHEET TITLE

PROPOSED ROOF PLAN

13- A-01.3

SHEET 13 OF25



LEGEND

- PUBLIC ACCESS
- LIMITED GRANTED PUBLIC ACCESS
- AUTHORIZED EMPLOYEE ACCESS ONLY
- EMPLOYEE ACCESS ONLY
- CIRCULATION

- EXIT SIGN
- FIRE EXTINGUISHER
- ADA PATH OF TRAVEL
- EMERGENCY EGRESS PATH
- SMOKE DETECTOR

SECURITY CAMERA. (33- INSIDE DISPENSER & 8- OUTSIDE DISPENSER)

PROPOSED CANNABIS FLOOR PLAN

SCALE: 1/4" = 1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS		BY
R1	JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

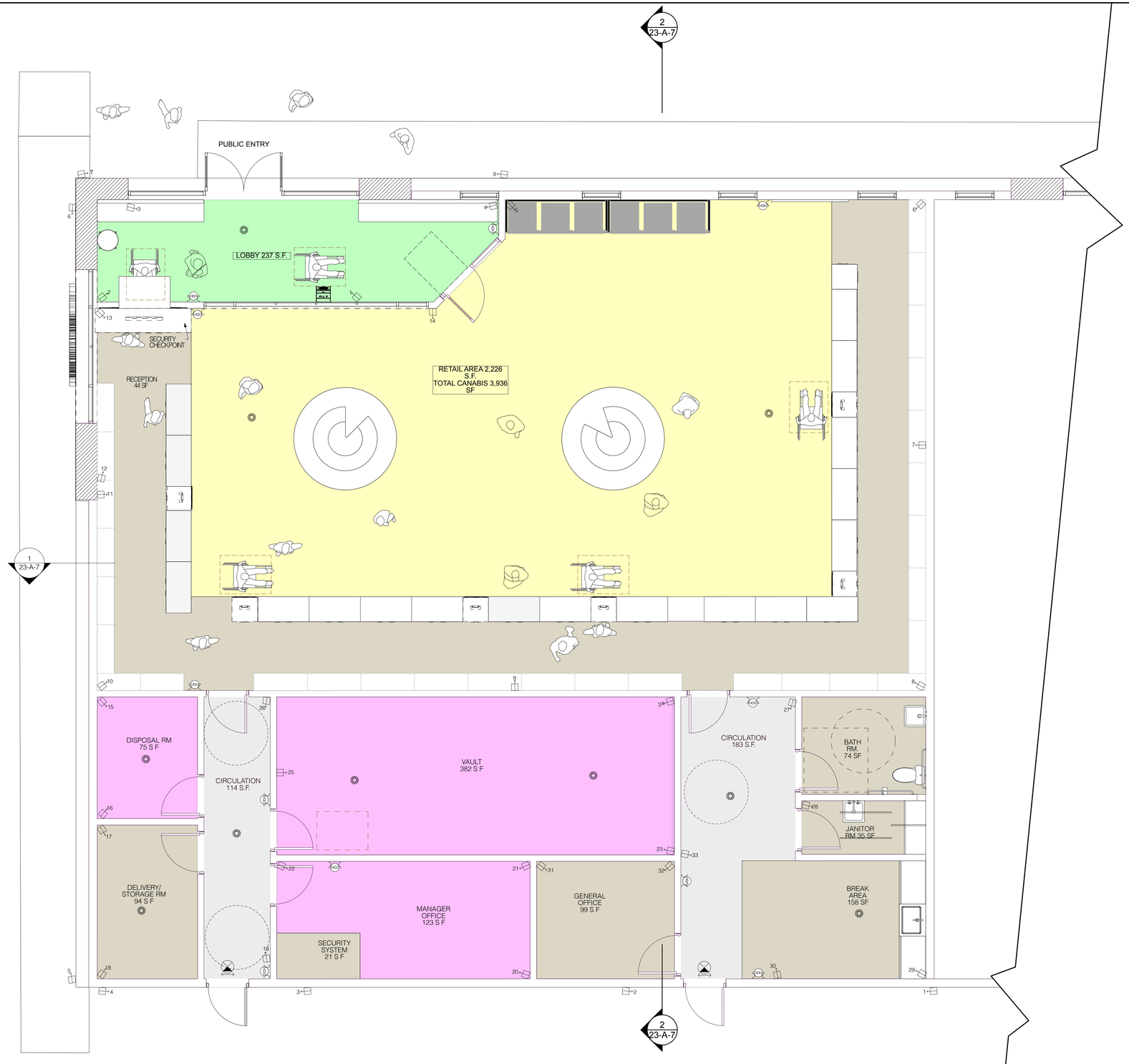
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PROPOSED FLOOR PLAN

14-A.02

SHEET 14 OF25



LEGEND

- PUBLIC ACCESS
- LIMITED GRANTED PUBLIC ACCESS
- AUTHORIZED EMPLOYEE ACCESS ONLY
- EMPLOYEE ACCESS ONLY
- CIRCULATION

- EXIT SIGN
- FIRE EXTINGUISHER
- ADA PATH OF TRAVEL
- EMERGENCY EGRESS PATH
- SMOKE DETECTOR
- X — SECURITY CAMERA, (33- INSIDE DISPENSER & 8- OUTSIDE DISPENSER)

SECURITY FLOOR PLAN

SCALE: 1/4" = 1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

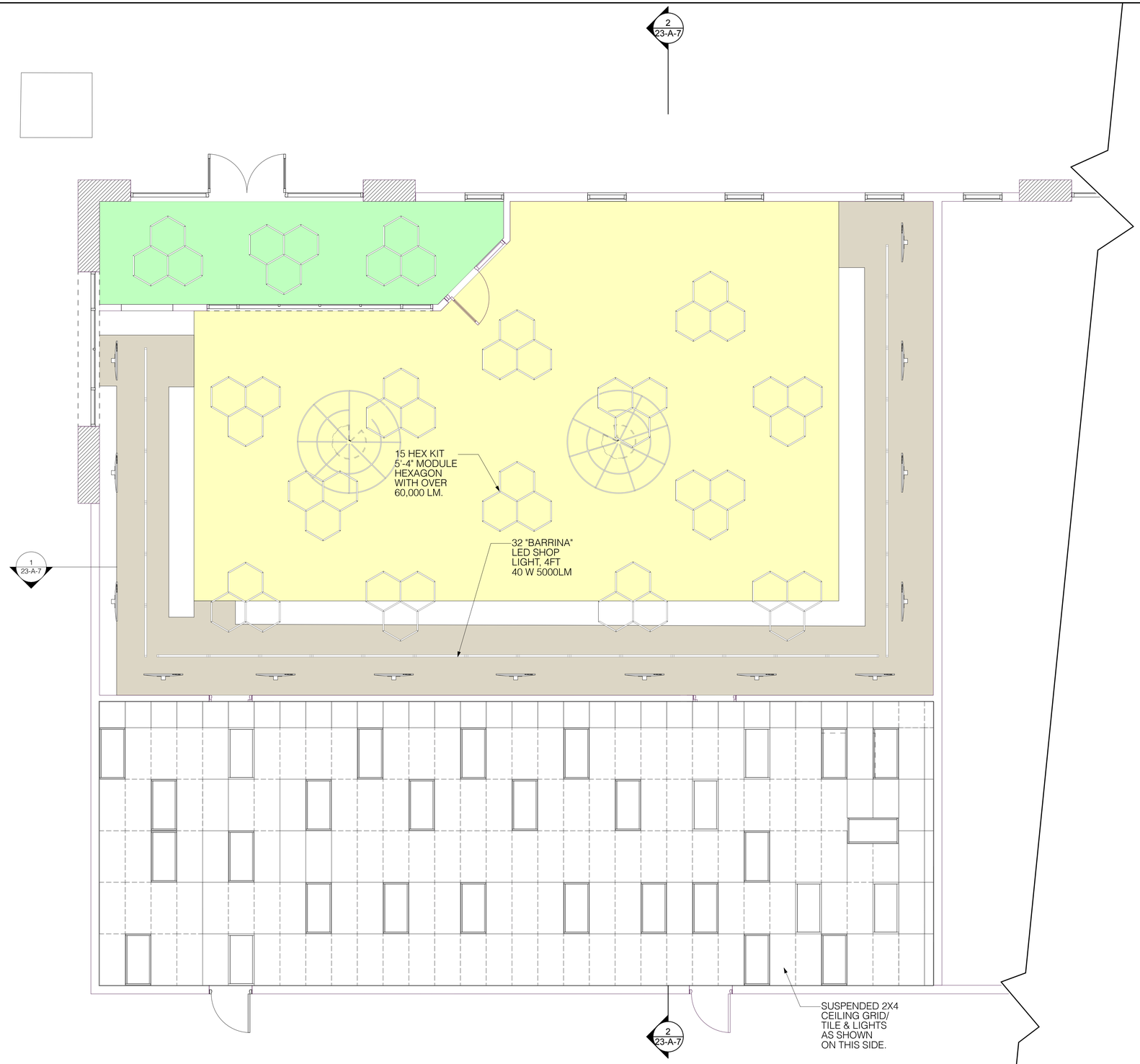
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SECURITY FLOOR PLAN

15-A-02.1

SHEET 15 OF25



LEGEND

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- EMPLOYEE ACCESS ONLY
- CIRCULATION

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- SMOKE DETECTOR

SECURITY CAMERA.
(33- INSIDE DISPENSER
& 8- OUTSIDE
DISPENSER)

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

N

CAKE ENTERPRISES, INC
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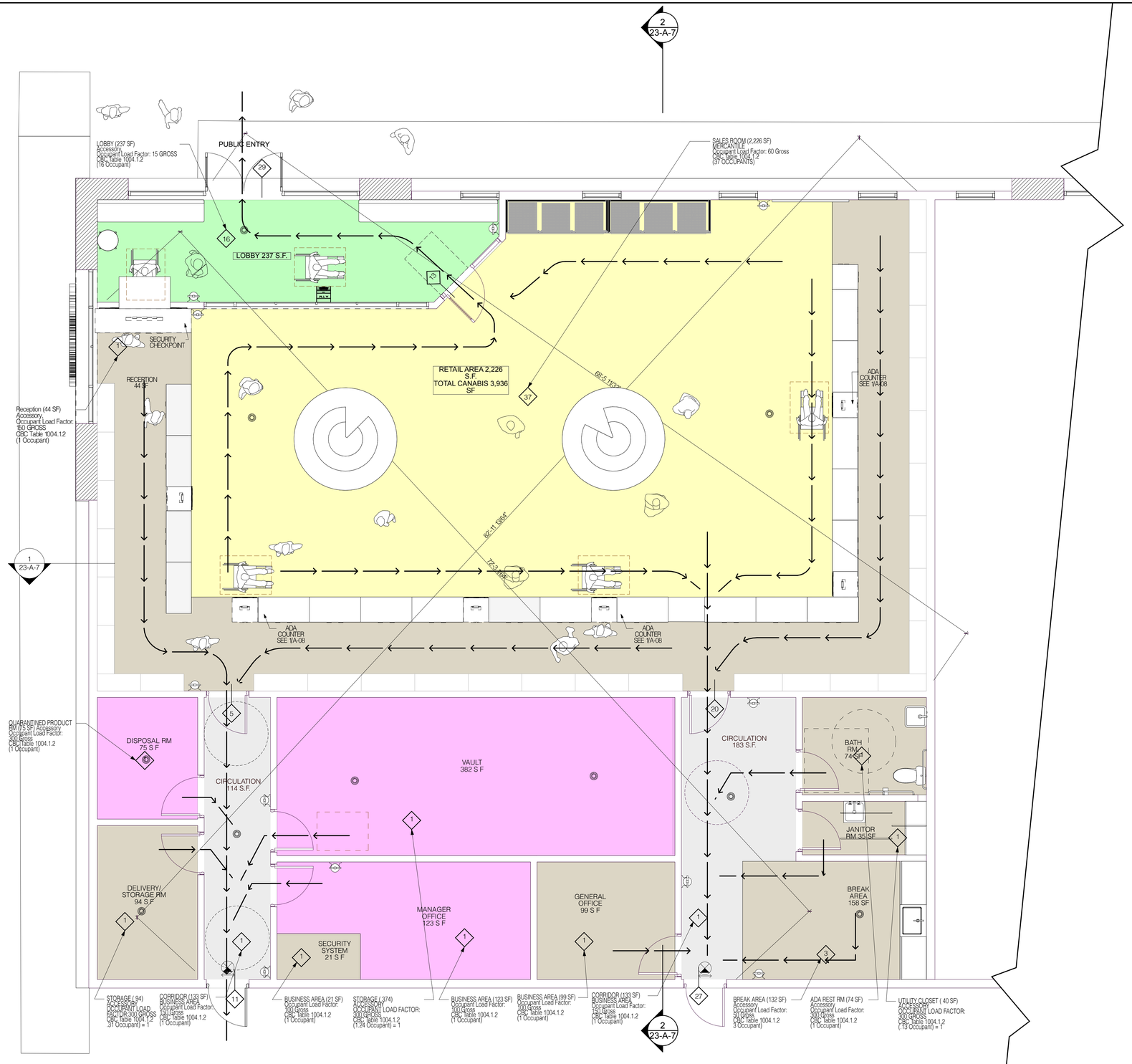
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REFLECTED CEILING PLAN

16-A-03

SHEET 16 OF25



LEGEND

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- EMERGENCY EGRESS PATH
- SMOKE DETECTOR

SECURITY CAMERA, (33- INSIDE DISPENSER & 8- OUTSIDE DISPENSER)

EGRESS FLOOR PLAN

SCALE: 1/4" = 1'-0"

EGRESS PLAN LEGEND

- FUNCTION OF SPACE: MERCANTILE
- FUNCTION OF SPACE: BUSINESS AREAS
- FUNCTION OF SPACE: ACCESSORY

EGRESS PLAN KEYNOTES

1. TACTILE EXIT SIGN
2. TACTILE EXIT ROUTE SIGN
3. WALL / CEILING MOUNTED EMERGENCY EXIT SIGN

EGRESS & ACCESSIBILITY NOTES

ACCESSIBLE ROUTE - ACCESSIBLE ROUTES SHALL COMPLY WITH CBC SECTION 11B-402. WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH CBC SECTION 11B-403.5. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 PER CBC SECTION 11B-403.3. EXCEPT AS PROVIDED IN CBC SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES (1118 MM) MINIMUM. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES (1219 MM) MINIMUM.

MEANS OF EGRESS - A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO A PUBLIC WAY. A MEANS OF EGRESS CONSISTS OF THREE SEPARATE AND DISTINCT PARTS: THE EXIT ACCESS, THE EXIT AND THE EXIT DISCHARGE. MEANS OF EGRESS SHALL COMPLY WITH CBC CHAPTER 10.

00 **DESIGN OCCUPANT LOAD** - THE NUMBER OF OCCUPANTS WHOM MEANS EGRESS FACILITIES SHALL BE PROVIDED. WHERE OCCUPANTS FROM ACCESSORY AREA EGRESS THROUGH A PRIMARY SPACE, THE CALCULATED OCCUPANT LOAD FOR THE PRIMARY SPACE SHALL INCLUDE THE TOTAL OCCUPANT LOAD OF THE PRIMARY SPACE PLUS THE NUMBER OF OCCUPANTS EGRESSING THROUGH IT FROM THE ACCESSORY AREA.

MINIMUM EGRESS WIDTH - THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES (MM) SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.3 INCHES (7.62 MM) PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES (5.08 MM) PER OCCUPANT FOR OTHER EGRESS COMPONENTS. MULTIPLE MEANS OF EGRESS SHALL BE SIZED SUCH THAT THE LOSS OF ANY ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY. THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MAINTAINED TO THE TERMINATION OF THE MEANS OF EGRESS. (CBC SEC. 1005.1)

DOOR ENCROACHMENT - DOORS, WHEN FULLY OPENED, AND HANDRAILS SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF. OTHER NONSTRUCTURAL PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES SHALL BE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH A MAXIMUM OF 1 1/2 INCHES (38 MM) ON EACH SIDE. (CBC SEC. 1005.7)

EGRESS - EGRESS DOORS MUST BE READILY OPENABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (CBC SEC. 1010.1.9) UNLATCHING ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (CBC SEC. 1010.1.9.6)

EXIT SIGNS - EXIT SIGNS SHALL BE INTERNALLY AND EXTERNALLY ILLUMINATED AT ALL TIMES. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY LOSS. (CBC SEC. 1013.1, 1013.3, 1013.6.3)

EGRESS ILLUMINATION - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (CBC SEC 1008.2.1)

ILLUMINATION EMERGENCY POWER - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. (CBC SEC 1008.3)

IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

1. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS.
2. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
3. EXIT PASSAGEWAYS.
4. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH CBC SECTION 1028.1.
5. EXTERIOR LANDINGS AS REQUIRED BY CBC SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE. (CBC SEC. 1008.3.2)
6. THE FORCES TO UNLATCH DOORS SHALL COMPLY WITH THE FOLLOWING, SECTION 1010.1.3:

A) WHERE DOOR HARDWARE OPERATES BY PUSH OR PULL, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 15 POUNDS.

B) WHERE DOOR HARDWARE OPERATES BY ROTATION, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 28 INCH-POUNDS.

7. THE FORCE TO OPEN DOORS SHALL COMPLY WITH THE FOLLOWING:

A) FOR INTERIOR SWINGING EGRESS DOORS THAT ARE MANUALLY OPERATED, OTHER THAN DOORS REQUIRED TO BE FIRE RATED, THE FORCE FOR PUSHING OR PULLING OPEN THE DOOR SHALL NOT EXCEED 5 POUNDS.

B) FOR OTHER SWINGING DOORS, SLIDING DOORS OR FOLDING DOORS, AND DOORS REQUIRED TO BE FIRE RATED, THE DOOR SHALL REQUIRE NOT MORE THAN A 30-POUND FORCE TO BE SET IN MOTION AND SHALL MOVE TO A FULL OPEN POSITION WHEN SUBJECTED TO NOT MORE THAN A 15-POUND FORCE.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702. (CBC SEC 1008.3.4)

ILLUMINATION LEVEL UNDER EMERGENCY POWER. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF I FOOT CANDIE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (CBC SEC. 1008.3.5)

THIS FACILITY WILL NOT UTILIZE DELAYED EGRESS COMPONENTS OR SYSTEMS.

The Cake House

CAKE ENTERPRISES, INC
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ESCONDIDO, CA 92025

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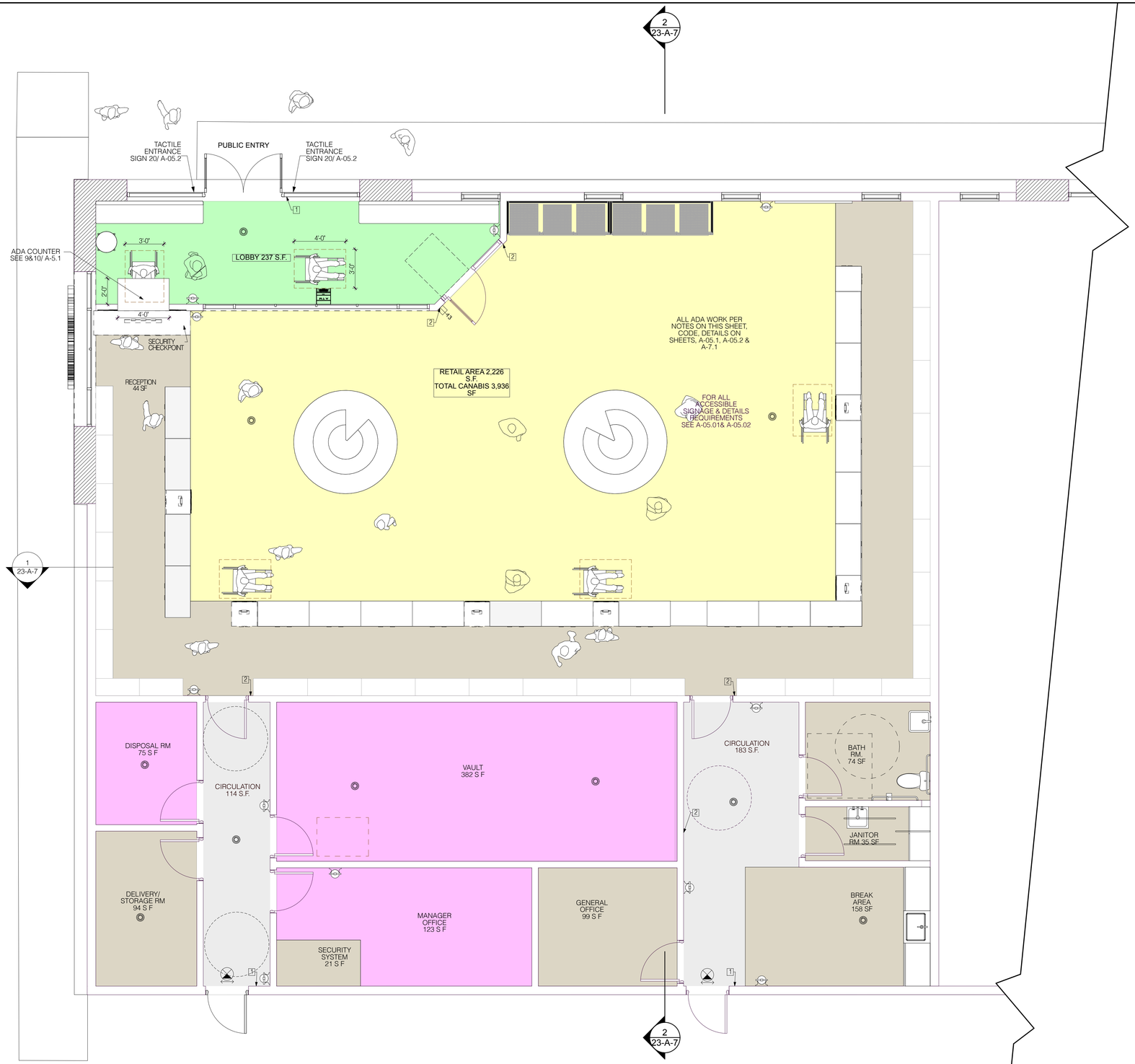
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EGRESS FLOOR PLAN

17- A-04

SHEET 17 OF25



LEGEND

- PUBLIC ACCESS
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- AUTHORIZED EMPLOYEE ACCESS ONLY
- EMPLOYEE ACCESS ONLY
- CIRCULATION

- EXIT SIGN
- FIRE EXTINGUISHER
- ADA PATH OF TRAVEL
- EMERGENCY EGRESS PATH
- SMOKE DETECTOR

SECURITY CAMERA. (33- INSIDE DISPENSER & 8- OUTSIDE DISPENSER)

1 TACTILE EXIT SIGN-15/ A-05.2

2 TACTILE EXIT ROUTE SIGN-16/ A-05.2

ACCESSABILITY FLOOR PLAN

SCALE: 1/4" = 1'-0"

N

ACCESSIBILITY PLAN LEGEND

ACCESSIBILITY CLEARANCES (See Accessibility Notes and General Conditions)

All clearances shall comply with CBC 2019 Chapter 11B.

ACCESSIBLE ROUTE

ACCESSIBLE REACH RANGES NOTES

1. REACH RANGES SHALL COMPLY WITH CBC SEC 11B-308
2. UNOBSTRUCTED FORWARD REACH:
2.1. HIGH FORWARD REACH SHALL BE A MAXIMUM OF 48 INCHES AND LOW FORWARD REACH SHALL BE A MINIMUM OF 15 INCHES ABOVE FINISHED FLOOR.
3. OBSTRUCTED HIGH REACH:
3.1. WHERE REACH DEPTH IS A MAXIMUM 20 INCHES, HIGH FORWARD REACH SHALL BE A MAXIMUM OF 48 INCHES ABOVE FINISHED FLOOR.
3.2. WHERE REACH DEPTH EXCEEDS 20 INCHES, HIGH FORWARD REACH MAXIMUM SHALL BE 44 INCHES AND REACH DEPTH MAXIMUM SHALL BE 25 INCHES.
3.3. CLEAR FLOOR SPACE EXTENDING UNDERNEATH OBSTRUCTION ELEMENTS FOR A DISTANCE NOT LESS THAN REQUIRED REACH DEPTH OVER OBSTRUCTION.
4. WHERE A PARALLEL APPROACH IS ALLOWED, UNOBSTRUCTED SIDE REACH SHALL BE PER CBC FIGURE 11B-308.3.1
4.1. HIGH SIDE REACH SHALL BE A MAXIMUM OF 48 INCHES AND MINIMUM OF 15 INCHES ABOVE FINISHED FLOOR.
5. WHERE PARALLEL APPROACH IS ALLOWED, OBSTRUCTED SIDE REACH SHALL BE PER CBC FIGURE 11B-308.3.2
5.1. HEIGHT OF OBSTRUCTION 34 INCHES MAXIMUM.
5.2. DEPTH OF OBSTRUCTION 24 INCHES MAXIMUM.
5.3. WHERE REACH DEPTH IS A MAXIMUM OF 10 INCHES, HIGH SIDE REACH MAXIMUM SHALL BE48 INCHES.
5.4. WHERE REACH DEPTH EXCEEDS 10 INCHES, HIGH SIDE REACH MAXIMUM SHALL BE 46 INCHES AND REACH DEPTH MAXIMUM SHALL BE 24 INCHES.

ACCESSIBILITY NOTES

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. (CBC SEC. 11B-206.2.1)
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. (CBC SEC. 11B-206.2.2)
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH UNLESS EXEMPTED BY CBC 2019 SECTION 11B206.2.3 EXCEPTIONS 1 THROUGH 7. (CBC SEC. 11B-206.2.4)
4. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH CBC SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (CBC SEC.11B-404.2.7)
5. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. (CBC SEC. 11B-309.4)
6. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM). (CBC SEC. 11B-404.2.3)
7. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH CBC SECTION 11B- 404.2.4, FIGURE 11B-404.2.4.1 AND TABLE 11B- 404.2.4.1. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. (CBC SEC. 11B-404.2.4)
8. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL BE STABLE, FIRM, AND SLIP RESISTANT IN COMPLIANCE WITH CBC SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. (CBC SEC. 11B-404.2.4.4)
9. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (457 MM) OF THE LATCH SIDE AT AN INTERIOR DOORWAY, OR WITHIN 24 INCHES (610 MM) OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES (203 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. (CBC SEC. 11B- 404.2.4.3 AND FIG 11B- 404.2.4.3)
10. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE AS FOLLOWS: CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT (CBC SEC. 11B-303.2) AND CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (CBC SEC. 11B-303.3)
11. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (CBC SEC. 11B-404.2.10)
12. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS: INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N). EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (CBC SEC. 11B-404.2.9)
13. EXCEPT AS PROVIDED IN CBC SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. (CBC SEC. 11B-403.5.1)
14. EMPLOYEE WORKSTATIONS SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH DIVISION 4. SPACES AND ELEMENTS WITHIN EMPLOYEE WORKSTATIONS SHALL ONLY BE REQUIRED TO COMPLY WITH CBC SECTIONS 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2, AND 11B- 404.2.3 UNLESS EXEMPTED BY OTHER PARTS OF THIS CODE. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH SECTION 11B-206.2.8. (CBC SEC. 11B-203.9)
15. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES (813 MM) MINIMUM FOR A LENGTH OF 24 INCHES (610 MM) MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES (1219 MM) LONG MINIMUM AND 36 INCHES (914 MM) WIDE MINIMUM. (CBC SEC.11B-403.5.1, EXCEPTION 1)
16. EXTERIOR EXIT DOORS SHALL HAVE A SIGN POSTED ABOVE STATING: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
17. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
18. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION & FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZED. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS. (CBC SEC. 1010.1)
19. GATES USED AS A COMPONENT IN A MEANS OF EGRESS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS FOR DOORS. (CBC SEC. 1010.2)
20. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (CBC SEC. 11B-404.2.8.1)

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1 RI JUN 6TH, 2024	H.M.

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SHEET TITLE

ACCESSABILIT Y FLOOR PLAN

18-A-05

SHEET 18 OF25

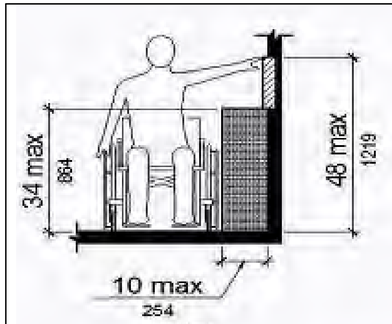
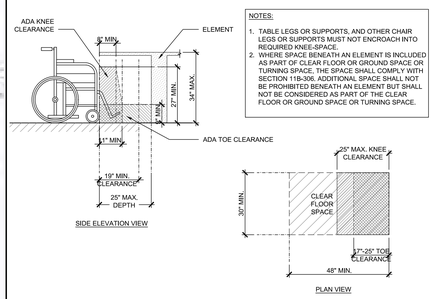
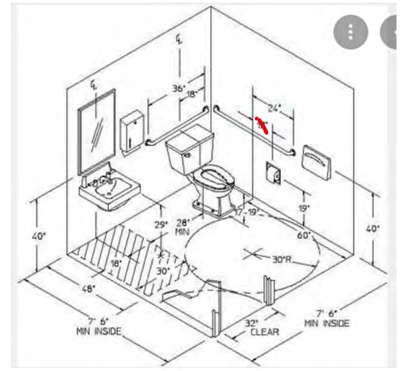
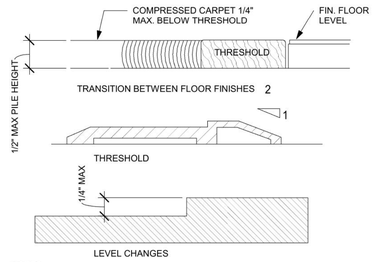


FIGURE *11B*-308.3.2

17 | 13 | 9 | 5 | 1







NOTES:
1. MAXIMUM HEIGHT NOT TO EXCEED 1/2" IN ALL TYPES OF THRESHOLDS
2. 1:2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE AT FACE

18 | 14 | 10 | 6 | 2

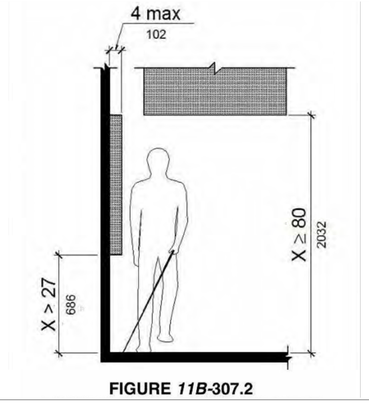


FIGURE *11B*-307.2

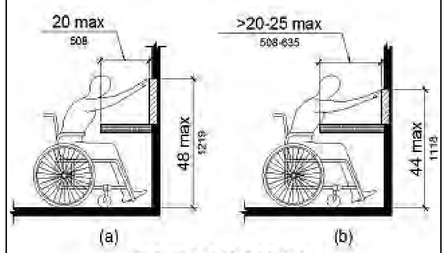
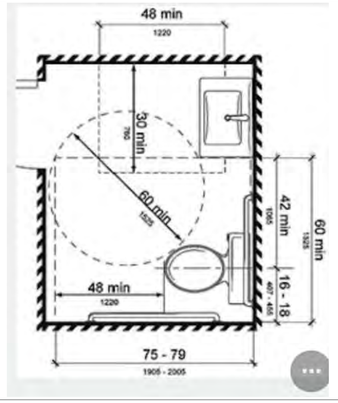
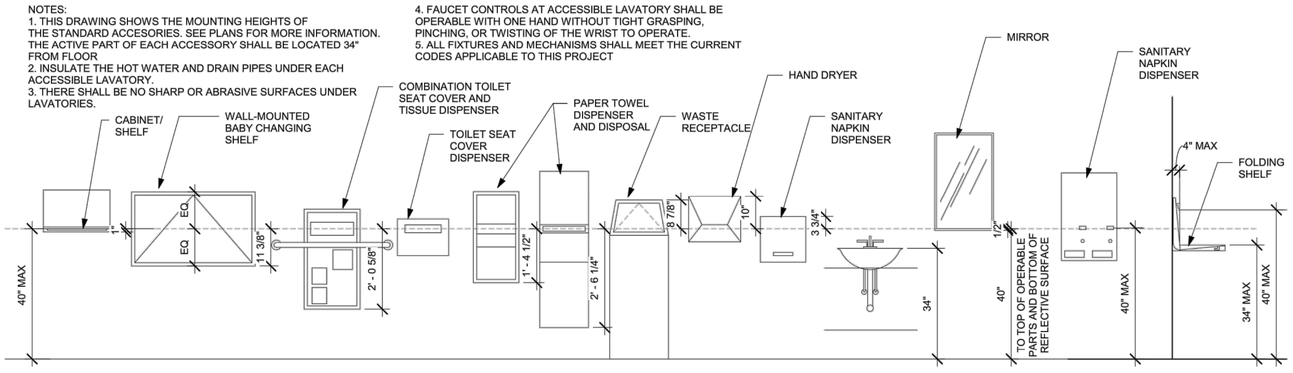


FIGURE *11B*-308.2.2

OBSTRUCTED HIGH FORWARD REACH





19 | 15 | 11 | 7 | 3

20 | 16 | 12 | 8 | 4

CAKE ENTERPRISES, INC
350 W NINTH AVE.
UNIT 106B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

PROJECT ADDRESS:

611 SIDEWINDER RD. N.
WINTERHAVEN CA 92283

B.P. # 61806

THE CAKE HOUSE

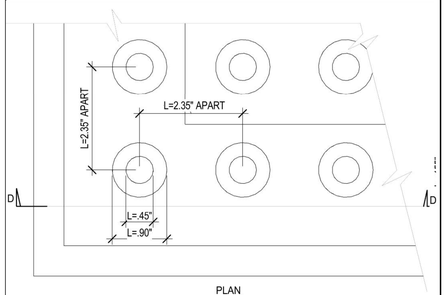
PROJECT NO: 0220603
MODEL FILE:
CATT ROAD April 12, 24.pln
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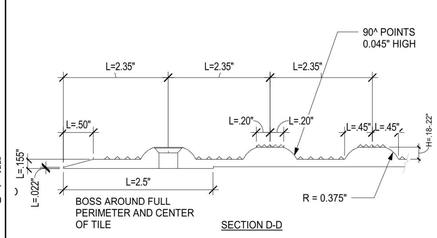
TYPICAL ADA DETAILS

19-A-5.1

SHEET 19 OF 24



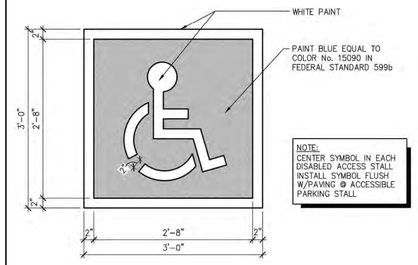
17



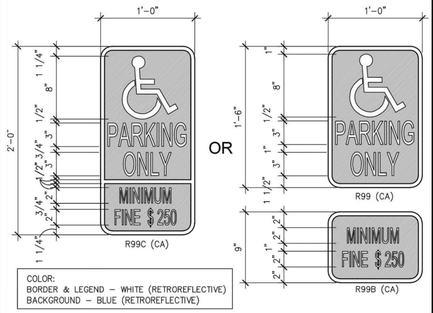
TRUNCATED DOME/ ADHESIVE 13



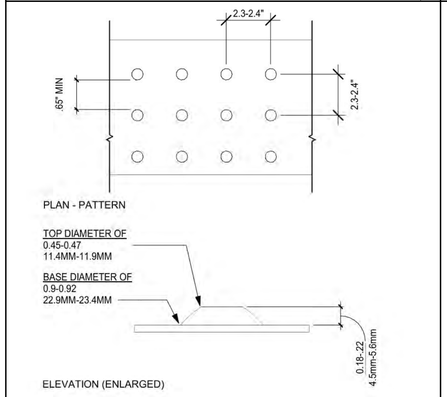
NO PARKING PAINTED MARKING 9



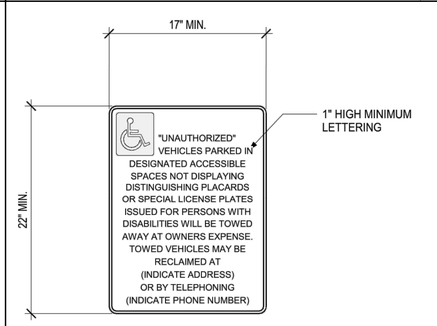
ACCESSIBLE STALL SYMBOL 5



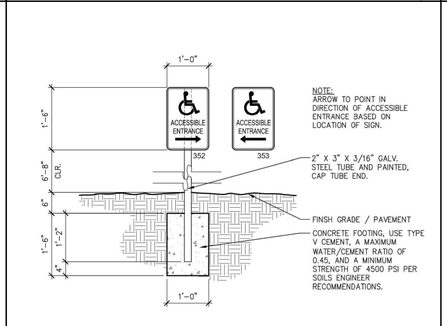
ACCESSIBLE SIGNS 1



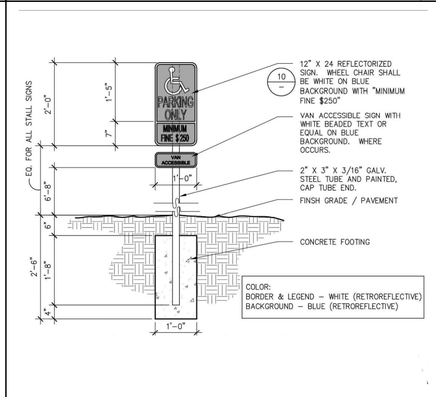
TRUNCATED DOME PATTERN 18



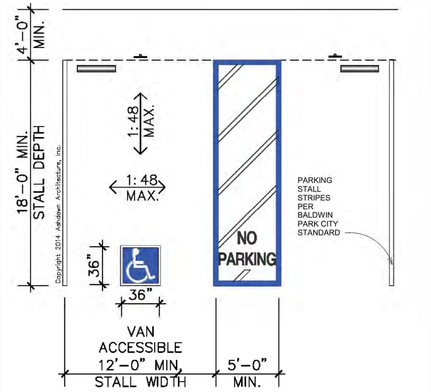
ACCESSIBLE WARNING SIGN 14



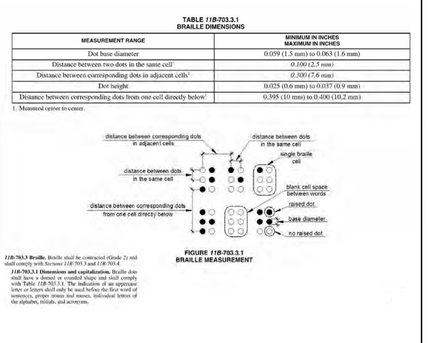
ACCESSIBLE DIRECTION SIGN 10



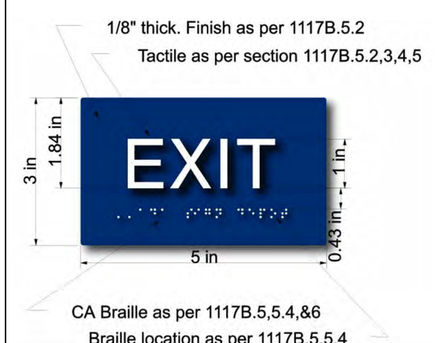
VAN ACCESSIBLE SIGNAGE 6



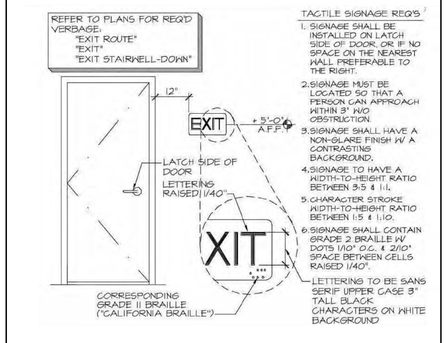
VAN ACCESSIBLE PARKING 2



TACTILE EXIT SIGNAGE 19



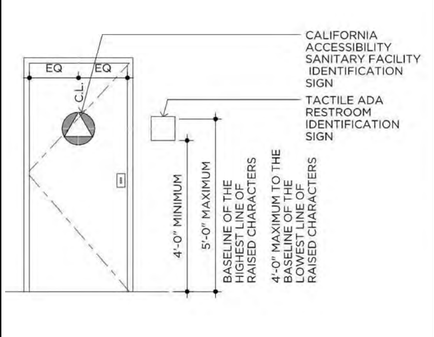
TACTILE EXIT SIGNAGE 15



TACTILE EXIT SIGNAGE 11



ACCESSIBLE / TACTILE RESTROOM SIGNAGE 7



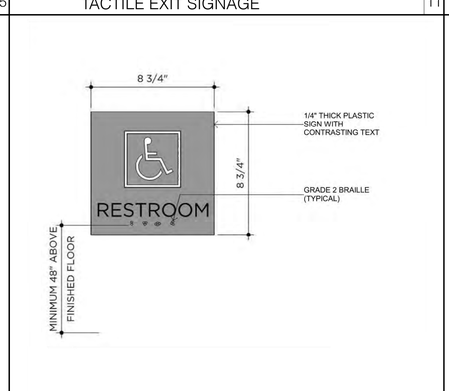
ADA RESTROOM SIGN LOCATION 3



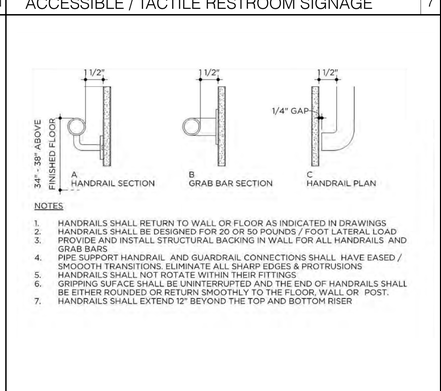
TACTILE ACCESSIBLE ENTRANCE SIGN 20



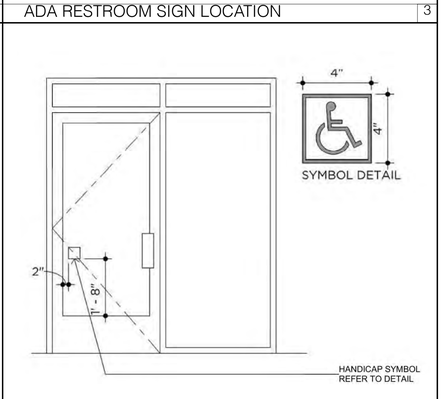
TACTILE EXIT ROUTE SIGN 16



TACTILE ADA RESTROOM SIGN 12



HANDRAILS AND GRAB BAR DETAILS 8



ACCESSIBILITY STANDARD ACCESS SIGN 4

The Cake House
CAKE ENTERPRISES, INC
350 W NINTH AVE.
UNIT 106B
ESCONDIDO, CA 92025

RIVISIONS	BY
R1 JUN 6TH, 2024	H.M.

PROJECT ADDRESS:

611 SIDEWINDER RD. N.
WINTERHAVEN CA 92283

B.P. # 61806

THE CAKE HOUSE

PROJECT NO: 0220603
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SHEET TITLE

ADA TYPICAL DETAILS

20-A-5.2

SHEET 20 OF 24



Proposed West Elevation

1/8"=1'-0"



Proposed South Elevation

1/8"=1'-0"



Proposed East Elevation

1/8"=1'-0"



Proposed North Elevation

1/8"=1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
R1 JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

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ELEVATIONS

21-A-6

SHEET 21 OF25



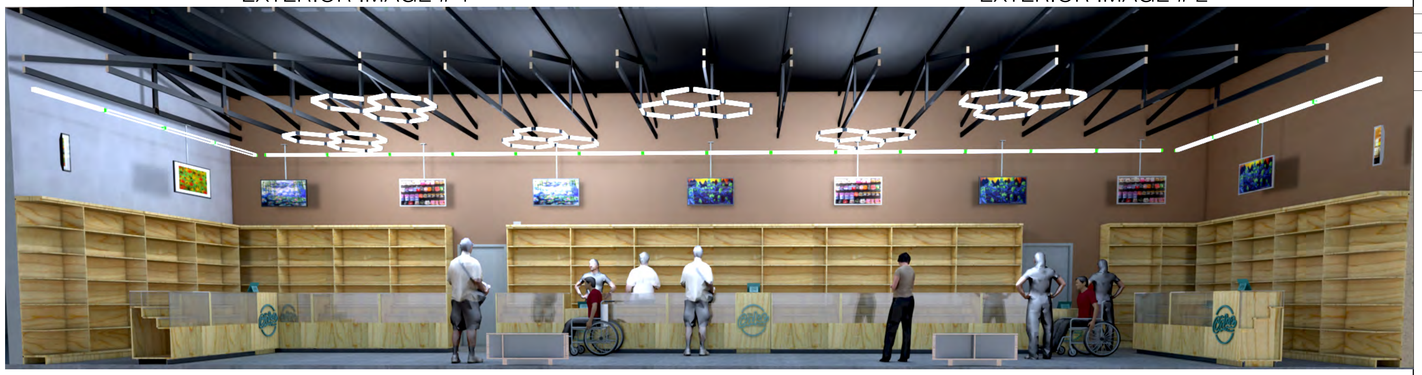
INTERIOR IMAGE # 1



EXTERIOR IMAGE # 1



EXTERIOR IMAGE # 2



INTERIOR ELVATION IMAGE # 1



INTERIOR ELVATION IMAGE # 2



INTERIOR IMAGE # 2



INTERIOR IMAGE # 3



INTERIOR IMAGE # 4



INTERIOR IMAGE # 5

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

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23825 CATT RD.
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DIPENSARY PRESPECTIVES

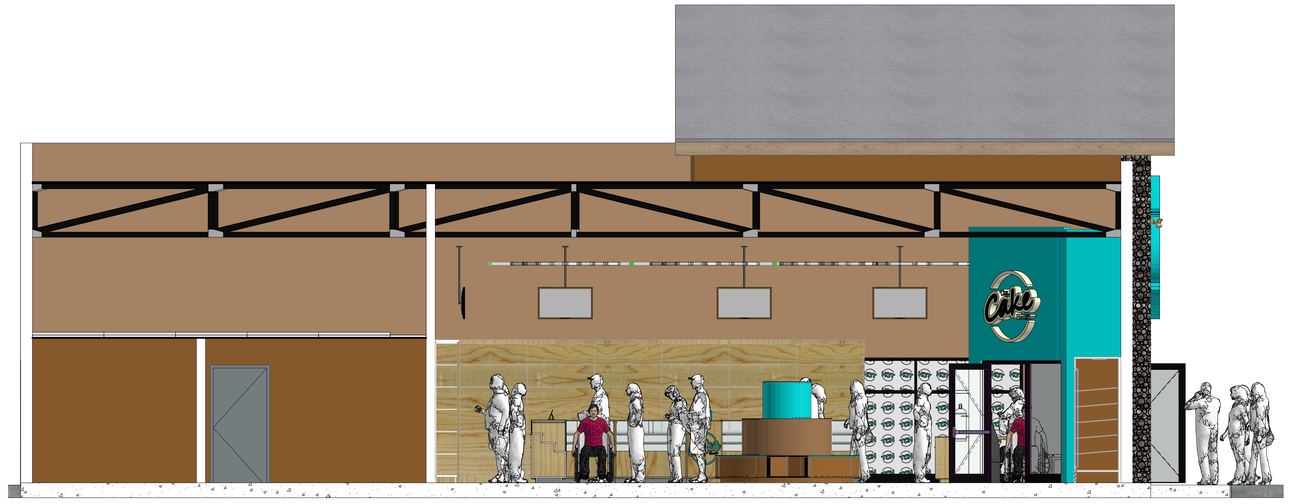
22-A-6.1 PRESPECTIVES

SHEET 22 OF25



BUILDING SECTION A

SCALE: 1/4" = 1'-0"



BUILDING SECTION B

SCALE: 1/4" = 1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

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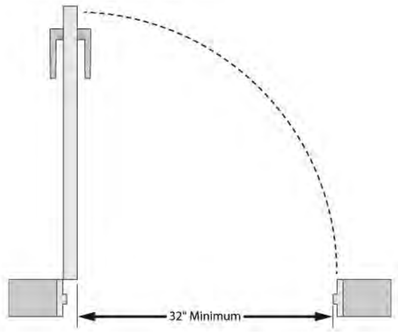
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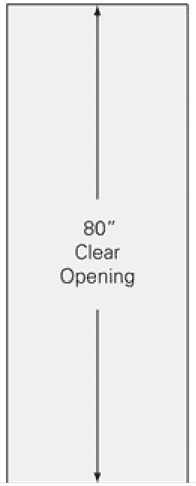
BUILDING SECTIONS

23-A-7

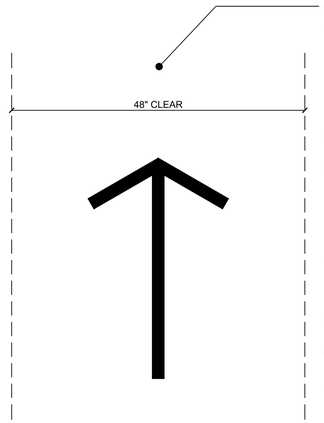
SHEET 23 OF25



DOOR MIN OPENING



MIN HIGHT

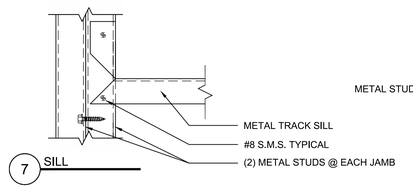


PATH OF TRAVEL NOTES

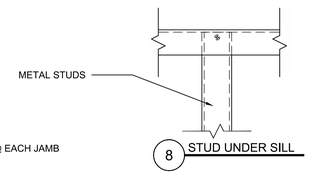
1. ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTION OF THE BUILDING TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. (CBC SECTION 11B-206.2.1).
2. PRIMARY ENTRY ACCESS. ALL ENTRANCES AND EXTERIOR GROUND EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH CBC SECTION 11B-206.4.1.
3. WALKS AND SIDEWALKS HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" INCHES WIDTH. IF WALK OR SIDEWALK HAS LESS THAN 60 INCHES, CLEAR WIDTH THAN PASSING SPACES OF AT LEAST 60 INCHES BY 60 INCHES SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200 FEET. AN INTERSECTION IS AN ACCEPTABLE PASSING PLACE (CBC SECTION 11B-403.5.3 AND 11B-304.3.2).
4. SURFACES INCLUDING WALKS AND SIDEWALKS, SHALL HAVE SLIP RESISTANT SURFACES. SURFACES WITH A SLOPE OF LESS THAN 6% PERCENT GRADIENT SHALL BE AT LEAST A SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED CONCRETE FINISH (CBC SECTION 11B-302).
5. RAMP SURFACE CROSS SLOPES SHALL NOT EXCEED ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2- PERCENT SLOPE). (CBC SECTION 11B-405.3).
6. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL BOT BE STEEPER THAN 1:48. (CBC SECTION 11B-403.3).
7. CHANGES IN LEVEL. CHANGES IN LEVEL UP TO ¼" INCHES MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN ¼" AND ½" INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAT ½" INCH SHALL BE RAMPED AND SHALL COMPLY WITH SECTION 11B-405 AND 11B-406. (CBC SECTION 11B-303.2 AND 11B-303.3)
8. THE CONTRACTOR SHALL VERIFY THAT THE PATH OF TRAVEL INDICATED CONFORM TO THIS CRITERIA.

4 / A501 EXTERIOR ACCESSIBLE ROUTE OF TRAVEL DETAIL
1" = 1'-0"

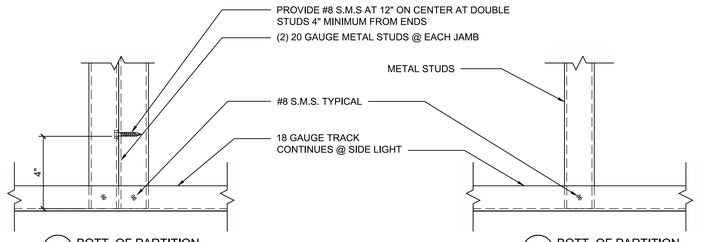
NOTE: NON-STRUCTURAL STEEL TO COMPLY WITH CBC SECTION 2211.2.



7 SILL

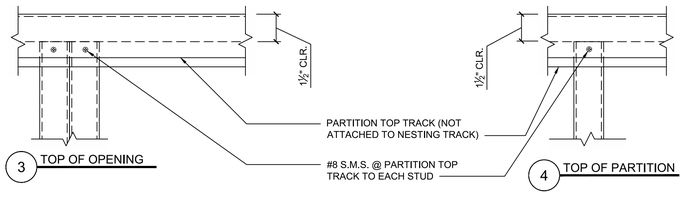


8 STUD UNDER SILL



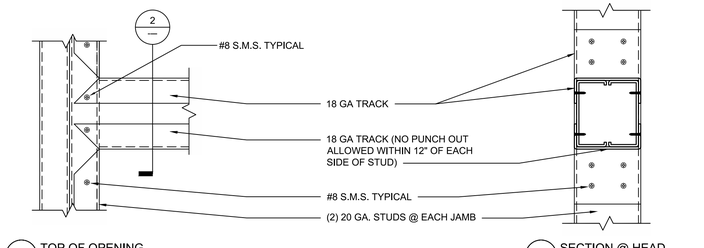
5 BOTT. OF PARTITION

6 BOTT. OF PARTITION



3 TOP OF OPENING

4 TOP OF PARTITION



1 TOP OF OPENING
8'-1" MAX

2 SECTION @ HEAD
REFER TO WALL TYPE FOR STUD SIZE

9 / A501 TYPICAL NON-STRUCTURAL METAL PARTITION WALL CONNECTION DETAILS
3" = 1'-0"

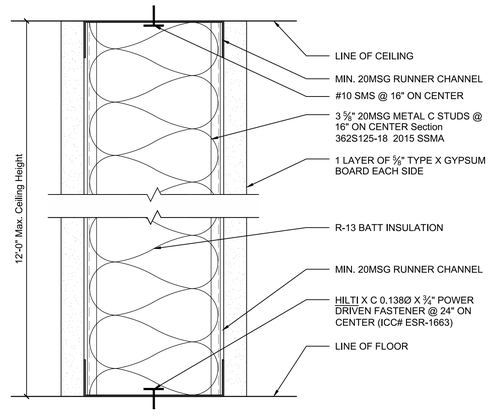
WALL ASSEMBLY TO BE CONSTRUCTED ACCORDING TO UL 263, DESIGN NO. U423

FOR WALL FRAMING, SEE DETAIL 6 / A501

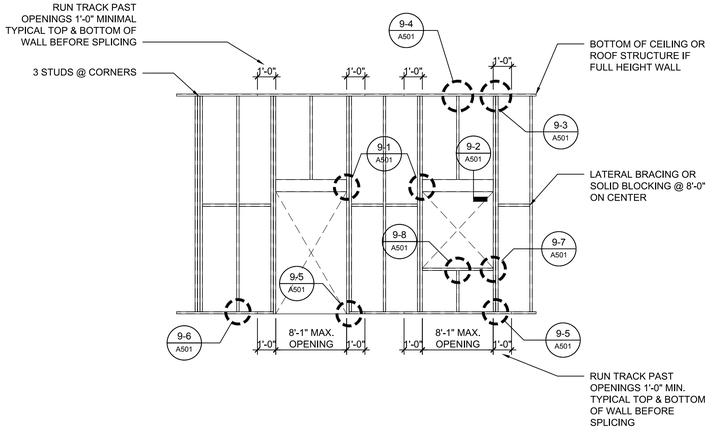
THE MEMBRANE CONSISTS OF:
NOMINAL ⅝" THICK LEAD BACKED GYPSUM PANEL WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY. VERTICAL JOINTS CENTERED OVER 20 MSG STEEL STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS.
WALLBOARD SECURED TO STUDS WITH 1 ¼" LONG TYPE S-12 STEEL SCREWS SPACED 8" O.C. AT PERIMETER AND 12" ON CENTER IN THE FIELD. TO BE USED WITH LEAD BATTEN STRIPS OR LEAD DISCS OR TABS.

FLOOR & CEILING RUNNERS:
CHANNEL SHAPED RUNNERS MIN 3 ½" DEEP WITH 1 ¼" FLANGES FABRICATED FROM MIN. NO. 20 MSG CORROSION-PROTEDTED STEEL. ATTACHED TO FLOOR AND CEILING ASSEMBLIES WITH STEEL FASTENERS SPACED NOT GREATER THAN 24" ON CENTER.

STEEL STUDS:
CHANNEL SHAPED, FABRICATED FROM MIN. 20 MSG CORROSION-PROTECTED OR GALVANIZED STEEL, 3 ½" MIN. WIDTH, MIN 1 ½" FLANGES AND ¼" RETURN, SPACED A MAX OF 16" ON CENTER STUDS FRICTION-FIT INTO FLOOR AND CEILING RUNNERS.



5 / A501 3 5/8" METAL NON-STRUCTURAL INTERIOR PARTITION WALL DETAIL
6" = 1'-0"



NOTE:
1. TRACK SAME GAUGE AS STUDS
2. MULTIPLE STUDS TO BE WELDED ⅛" X 1" LONG @ 2'-0" ON CENTER EACH FLANGE.
3. USE 20 GA. STUDS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL FRAMING TO COMPLY WITH CBC SECTION 2211.2

6 / A501 TYPICAL NON-STRUCTURAL METAL PARTITION WALL FRAMING DETAIL
1/4" = 1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

PROJECT NO:	0100-03-2024
MODEL FILE:	CATT ROAD April 12, 24.pln
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SHEET TITLE

TYPICAL DTAILS

24-A-7.1

SHEET 24 OF25

INTERIOR MATERIALS - RESTROOMS



42" GRAB BAR
MANUFACTUER: BRADLEY CORP.
STYLE: 812-001-42
SIZE: 42"



36" GRAB BAR
MANUFACTUER: BRADLEY CORP.
STYLE: 812-001-36
SIZE: 36"



18" GRAB BAR
MANUFACTUER: BRADLEY CORP.
STYLE: 812-001-18
SIZE: 18" VERTICAL



TOILET TISSUE DISPENSER
MANUFACTUER: BOBRICK
STYLE: JUMBO ROLL SURFACE-MOUNTED SINGLE ROLL B-2890H



SANITARY NAPKIN DISPOSAL
MANUFACTUER: BOBRICK
STYLE: SURFACE MOUNT SANITARY NAPKIN DISPOSAL B-270



SOAP DISPENSER
MANUFACTUER: BOBRICK
STYLE: SURFACE MOUNT SOAP DISPENSER B-2111



PAPER TOWEL DISPENSER / WASTE COMBO
MANUFACTUER: BOBRICK
STYLE: SEMI-RECESSED CONVERTIBLE PAPER TOWEL DISPENSER/ WASTE RECEPTACLE
B-3942



PAPER TOWEL DISPENSER ALTERNATE
MANUFACTUER: BOBRICK
STYLE: SURFACE MOUNT PAPER TOWEL DISPENSER B-262



SINK – WALL HUNG
MANUFACTUER: KOHLER
STYLE: SOHO K-2084-0
SIZE: 20" X 18"
COLOR: WHITE
NOTES: KOHLER KUMIN K-98827-4-CP POLISHED CHROME SINGLE-HANDLE BATHROOM SINK FAUCET



SINK ALTERNATE: UNDERMOUNT
STYLE: VERTICYL RECTANGLE UNDERMOUNT BATHROOM SINK K-2882
SIZE: 17.25" X 13" BOWL DEPTH
COLOR: WHITE
NOTES: PROVIDE WITH SS-1 COUNTERTOP ADA VANITY., KOHLER KUMIN K-98827-4-CP POLISHED CHROME SINGLE-HANDLE BATHROOM SINK FAUCET



TOILET
MANUFACTUER: KOHLER
STYLE: ANGLESEY K-4388
NOTES: BARRIER FREE FLOOR-MOUNTED TOP SPUD FLUSHOMETER
BOWL WITH INTEGRAL SEAT. PROVIDE WITH EITHER K10957
TOUCHLESS DC 1.6 GPF TOILET FLUSHOMETER OR K-13516 MANUAL 1.6 GPF WC FLUSHOMETER



URINAL
MANUFACTUER: KOHLER
STYLE: BARDON K-4991-ET

EXTERIOR MATERIALS

WOOD CLADDING
MANUFACTUER: KNOTWOOD
STYLE: ALUMINUM CLADDING - WOOD LOOK
COLOR: IROKO

PAINT
MANUFACTUER: SHERWIN WILLIAMS
COLOR: CAVIAR 6990
LOCTION: METAL TRIM

PAINT
MANUFACTUER: SHERWIN WILLIAMS
COLOR: EXTRA WHITE 7006

PAINT
MANUFACTUER: SHERWIN WILLIAMS
COLOR: SUMMIT GRAY 7669

PAINT
MANUFACTUER: SHERWIN WILLIAMS
COLOR: COLOR MATCHED TO BRANDING COLOR (C:62 M:0 Y:22 K:0)

INTERIOR MATERIALS - RESTROOMS

WALL TILE
CERAMIC WALL TILE
MANUFACTUER: VIRGINIA TILE - AMERICAN OLEAN
STYLE: COLOR STORY WALL
SIZE: 4" X 12"
COLOR: ICE WHITE 0025 GLOSS FINISH

ACCENT WALL TILE (CT-1, CT-2, CT-3, CT-4)
CERAMIC WALL TILE
MANUFACTUER: VIRGINIA TILE - AMERICAN OLEAN
STYLE: COLOR STORY WALL
SIZE: 4" X 12"
COLOR: PEACOCK BLUE 0084, SAPPHIRE SKU 0070, STORM GRAY 0040, ICE WHITE 0025
GLOSS FINISH

TILE FLOORING (PT-1)
PORCELAIN TILE
MANUFACTUER: VIRGINIA TILE - ATLAS CONCORDE
STYLE: BOOST FLOOR TILE
SIZE: 24" X 24"
COLOR: SMOKE, MATTE
NOTES: MONOLITHIC INSTALLATION

TOILET STALL PARTITIONS
STAINLESS STEEL TOILET PARTITIONS

VANITY LIGHT FIXTURE
MANUFACTUER: TECH LIGHTING
STYLE:BANDA 24 BATH
SIZE: 24" WIDE
COLOR: MATTE BLACK
LOCATION: TO BE MOUNTED ABOVE MIRROR IN BATHROOMS

GENERAL LIGHTING
MANUFACTUER: FOCAL POINT
STYLE: SEAM 4 LED RECESSED
NOTES: RECESSED IN GYP CEILING, FLUSH LENS, TRIM FLANGE, SPECIFY LENGTH OF LUMINAIRE IN 1" INCREMENTS (TYPICAL 4' LENGTHS)

CEILING ALTERNATE: 2X2 LAY IN (ACP-1)
MANUFACTUER: ARMSTRONG CEILING SOLUTIONS
STYLE: OPTIMA TEGULAR CEILING TILE 24" X 24" WITH PRELUDE 15/16 GRID IN WHITE

GENERAL LIGHTING ALTERNAT: 2X2 FIXTURE
MANUFACTUER: LITHONIA LIGHTING
STYLE: CPX LED FLAT PANEL
SIZE: 24" X 24"
COLOR: WHITE

MIRROR
MANUFACTUER: KOHLER
STYLE: ESSENTIAL K-26052
SIZE: 22" X 34"
FINISH: MATTE BLACK
NOTES: BOTTOM OF REFLECTIVE SURFACE TO BE MOUNTED 44" AFF

INTERIOR MATERIALS - CHECK-IN / WAITING / RETAIL



CONCRETE FLOORING (SC-1)
USE SEALED CONCRETE FLOORING IF POSSIBLE



FLOORING ALTERNATE: LUXURY VINYL TILE (LVT-1)
MANUFACTUER: PATCRAFT
STYLE: 1478V MOLTEN
SIZE: 24" X 24"
COLOR: SHALE 00540 - V2



WALL BASE (RB-1)
RUBBER BASE
MANUFACTUER: JOHNSONITE: TARKETT
STYLE: SHOE BASE MOLDING
COLOR: SHARK FIN CG TG2

GENERAL PAINT COLOR (IPS-2)
MANUFACTUER: SHERWIN WILLIAMS
COLOR: SUMMIT GRAY 7669
LOCATION: WALLS, BULKHEADS, WOOD DOORS AND FRAMES

ACCENT WALL COLOR (IPS-1)
MANUFACTUER: SHERWIN WILLIAMS
COLOR: COLOR MATCHED TO BRANDING COLOR (C:62 M:0 Y:22 K:0)
LOCATION: ACCENT WALLS

WOOD WALLS (WDP-1)
PLYWOOD, STAINED AND SEALED

MOSS
MANUFACTUER: GREENOASIS
STYLE: REINDEER MOSS
COLOR: NATURE

SOLID SURFACE (SS-2)
MANUFACTUER: CORIAN
STYLE: .5" THICKNESS
COLOR: WHITE JASMINE
LOCATION: CHECK-IN DESKTOP AND WATERFALL EDGES

SOLID SURFACE (SS-1)
MANUFACTUER: CORIAN
STYLE: .5" THICKNESS
COLOR: CARBON AGGREGATE
LOCATION: BENCH SEATING AND POSSIBLE RECEPTION DESK

INTERIOR MATERIALS - CHECK-IN / WAITING / RETAIL

UPHOLSTERED BENCH
MANUFACTUER: MOMENTUM TEXTILES
STYLE: MOGUL EPU
COLOR: PAYROLL

CEILINGS (IPS-4)
MANUFACTUER: SHERWIN WILLIAMS
COLOR: EXTRA WHITE 7006
LOCATION: GYP CEILINGS, METAL DECK

RECESSED STRIP LIGHTING
MANUFACTUER: FOCAL POINT
STYLE: SEAM 4 LED RECESSED

PENDANT LIGHTING
MANUFACTUER: METEOR
STYLE: VELA 6 ALUMINUM SHROUD
SIZE: 16", 19" OR 22"
COLOR: WHITE

PLASTIC LAMINATE (PL-1)
MANUFACTUER: WILSONART
STYLE: HPL
COLOR: FOSSIL SHALE, GLOSS FINISH D50
LOCATION:
NOTES:

PLASTIC LAMINATE (PL-2)
MANUFACTUER: WILSONART
STYLE: SOLICOR HPL
COLOR: DESIGNER WHITE, GLOSS FINISH D354-01
LOCATION:
NOTES:

STOREFRONT
MANUFACTURER: TUBELITE
COLOR: BLACK

WINDOW FILM (WF-1)
MANUFACTUER: SOLYX
STYLE: SXGF-0097 DEEP ETCH
LOCATION: APPNOTES: APPLY TO EXTERIOR OF GLAZINGLY INTO RETAIL AREA OR WHERE PARAPHERNALIA IS VISIBLE FROM THE EXTERIOR

SIGNAGE BACKGROUND
SIGNAGE AND BANNERS BY OWNER. USE IMAGE FOR BASIS OF DESIGN BACKGROUND

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

PROJECT NO:	0100-03-2024
MODEL FILE:	CATT ROAD April 12, 24.pln
DRAWN BY:	HM
COPYRIGHT:	

SHEET TITLE

MATERIALS

25-A-8

SHEET 25 OF25

ATTACHMENT B

PC Resolution 2024-14

Development Agreement No. 24-0035

PC RESOLUTION NO. 2024-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVAL OF DEVELOPMENT AGREEMENT NO. 24-0035 TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN APPROVED 3,936 SQUARE-FOOT RETAIL BUILDING LEASE SPACE LOCATED AT 23825 CATT ROAD (CATT CROSSINGS RETAIL CENTER)

WHEREAS, the Planning Department on June 24, 2024 received an application for a Development Agreement 24-0035 to establish a retail cannabis business within an approved 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road from:

Applicant/Owner:	CCG Catt, LLC (Saad Pattah)
Project Location:	23825 Catt Road
APN:	380-240-001
Project Area:	0.66 acres +/-

WHEREAS, California Government Code Title 7, Chapter 4, Article 2.5 authorizes the City to enter into development agreements which will provide certainty, definition and commitment to developers as well as to necessary public improvements required by development; and

WHEREAS, pursuant to Chapter 17.315 (Cannabis Businesses) of the Wildomar Municipal Code, the Applicant is required to enter into a Development Agreement for the operation of the Project and said Development Agreement must be approved by the Planning Commission and the City Council; and

WHEREAS, in accordance with Chapter 17.192 of the Wildomar Municipal Code, the Planning Department on September 17, 2024 gave public notice to all property owners within a 600-foot radius of the project boundary notifying said property owners and tenants of the October 2, 2024 Planning Commission meeting at which time the Planning Commission would consider Development Agreement No. 24-0035 to establish a retail cannabis business; and

WHEREAS, in accordance with Ordinance No. 135, the Planning Department on September 20, 2024 posted a public hearing notice “sign board” along Clinton Keith Road and Catt Road street frontages notifying the neighborhood residents of the October 2, 2024 Planning Commission meeting at which time the Planning Commission would consider Development Agreement No. 24-0035 to establish the proposed retail cannabis business; and

WHEREAS, in accordance with Section 17.04.050 of the Wildomar Municipal Code, the Planning Department, on September 20, 2024 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the October 2, 2024 Planning Commission meeting at which time the Planning Commission would consider Development Agreement No. 24-0035 to establish a retail cannabis business; and

WHEREAS, in accordance with Chapter 17.315 of the Wildomar Municipal Code, the Planning Commission conducted a duly noticed public hearing to discuss the proposed Development Agreement No. 24-0035 on October 2, 2024, and at which time interested persons had an opportunity to testify in support of, or opposition to the proposed development agreement, and at which time the Planning Commission received public testimony concerning Development Agreement No. 24-0035.

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

SECTION 1. CEQA DETERMINATION

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Development Agreement No. 24-0035 establishing a retail cannabis business within an existing 3,936 square-foot retail lease space within the C-P-S zone to determine what level of CEQA environmental review is required. Based on this review, the Planning Department determined that approval of Development Agreement No. 24-0035 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA. Class 1 consists of the operation or minor alteration of existing structures involving negligible expansion of the existing space. The applicant has proposed to make tenant improvements to the lease space located at 23825 Catt Road (APN: 380-240-001) part of the cannabis business operations for which building permits will be required. Therefore, based on this, the Planning Commission hereby recommends the City Council adopt this Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA for Development Agreement No. 24-0035

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The Planning Commission hereby finds Development Agreement No. 24-0035 establishing a retail cannabis business within an existing 3,936 square-foot retail lease space within the C-P-S zone located at 23825 Catt Road (APN: 380-240-001) is consistent with the MSHCP, as the project is located outside of any MSHCP criteria area cell, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. GENERAL PLAN CONSISTENCY

The Planning Commission recommends the City Council hereby find and determine that Development Agreement No. 24-0035 is consistent with the General Plan of the City of Wildomar. General Plan policies LU 7.1, 7.2 and 7.12 aim to promote economic development in the City by accommodating development of balanced land

uses, promoting a variety of stable employment and business uses, and improving the jobs-housing ratio. Allowing the Project to operate in the City furthers each of these policies.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the above findings and the conditions and obligations contained in the proposed Development Agreement, recommends to the City Council adoption of an Ordinance (Exhibit 1 to this Resolution) approving Development Agreement No. 24-0035 (Exhibit A of attached Ordinance) with the findings, conditions and obligations contained in the record.

PASSED, APPROVED AND ADOPTED this 2nd day of October, 2024.

_____
Eric Filar
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Community Development Director
Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierez
Assistant City Attorney

EXHIBIT 1

DRAFT CITY COUNCIL ORDINANCE

DRAFT ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVING APPROVAL OF DEVELOPMENT AGREEMENT NO. 24-0035 TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN 3,936 SQUARE-FOOT RETAIL LEASE SPACE IN THE CATT CROSSINGS RETAIL CENTER LOCATED AT 23825 CATT ROAD (APN: 380-240-001)

RECITALS:

WHEREAS, the Planning Department on June 24, 2024 received an application for Development Agreement No. 24-0035 to establish a retail cannabis business within a 3,936 square-foot retail lease space (Catt Crossings Retail Center) within the C-P-S (Scenic Highway Commercial) zone located at 23825 Catt Road from:

Applicant/Owner:	Catt Road, LLC (Saad Pattah)
Project Location:	23825 Catt Road, Wildomar, CA 92595
APN:	380-240-001
Project Area:	0.663 acres

WHEREAS, California Government Code Title 7, Chapter 4, Article 2.5 authorizes the City to enter into development agreements which will provide certainty, definition and commitment to developers as well as to necessary public improvements required by development; and

WHEREAS, pursuant to Chapter 17.315 (Cannabis Businesses) of the Wildomar Municipal Code, the Applicant is required to enter into a Development Agreement for the operation of the Project and said Development Agreement must be approved by the Planning Commission and the City Council; and

WHEREAS, in accordance with Chapter 17.315 of the Wildomar Municipal Code, the Planning Commission held a noticed public hearing on October 2, 2024 to review Development Agreement No. 24-0035, at which time interested persons had an opportunity to testify in support of, or opposition to the proposed development agreement, and at which time the Planning Commission received public testimony, and subsequently adopted PC Resolution No. 2024-14 recommending City Council approval of Development Agreement No. 24-0035, and

WHEREAS, in accordance with Section 17.192 of the Wildomar Municipal Code, the Planning Department on _____, 2024 gave public notice to all property owners within a 600-foot radius of the project boundary notifying said property owners of the _____, 2024 City Council meeting at which time the City Council would consider Development Agreement No. 24-0035 to establish the proposed retail cannabis business; and

WHEREAS, in accordance with Ordinance No. 135, the Planning Department on _____, 2024 posted a public hearing notice "sign board" along Clinton Keith Road and Catt Road street frontages notifying the neighborhood residents of the _____, 2024 City Council meeting at which time the City Council would consider Development Agreement No. 24-0035 to establish the proposed retail cannabis business; and

WHEREAS, in accordance with Chapter 17.04.050 of the Wildomar Municipal Code, the Planning Department, on _____, 2024 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the _____, 2024 City Council meeting at which time the City Council would consider Development Agreement No. 24-0035 to establish a retail cannabis business; and

WHEREAS, in accordance with Chapter 17.200 and 17.315 of the Wildomar Municipal Code, the City Council conducted a duly noticed public hearing on _____, 2024, to discuss the proposed Development Agreement No. 24-0035 and at which time interested persons had an opportunity to testify in support of, or opposition to the proposed development agreement, and at which time the City Council received public testimony concerning the proposed development agreement.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA ENVIRONMENTAL DETERMINATION.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Development Agreement No. 24-0035 establishing a retail cannabis business within a 3,936 square-foot retail building (including tenant improvements) within the approved Catt Crossings Retail Center located within the C-P-S (Scenic Highway Commercial) zone to determine what level of CEQA environmental review is required. Based on this review, the Planning Department determined that approval of Development Agreement No. 24-0035 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA. Class 1 consists of the operation or minor alteration of existing structures involving negligible expansion of the existing space. The applicant has proposed to construct and make tenant improvements to the lease space located at 23825 Catt Road, Wildomar, CA 92595 (APN: 380-240-001) as part of the cannabis business operations for which building permits will be required. Therefore, based on this, the City Council hereby adopts this Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA for Development Agreement No. 24-0035

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The Planning Commission hereby finds Development Agreement No. 24-0035 to establish a retail cannabis business located at 23825 Catt Road is consistent with the MSHCP, as the project is located outside of any MSHCP criteria area cell, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. GENERAL PLAN CONSISTENCY

The City Council hereby finds and determines that Development Agreement No. 24-0035 is consistent with the General Plan of the City of Wildomar. General Plan policies LU 7.1, 7.2 and 7.12 aim to promote economic development in the City by accommodating development of balanced land uses, promoting a variety of stable employment and business uses, and improving the jobs-housing ratio. Allowing the Project to operate in the City furthers each of these policies.

SECTION 4. DEVELOPMENT AGREEMENT

Based upon the evidence presented and the above findings, the City Council hereby approves Development Agreement No. 24-0035 as illustrated herein and attached hereto to this Ordinance as Exhibit A. The City Manager is directed to execute Development Agreement No. 24-0035 on behalf of the City.

SECTION 5. RECORDATION OF DEVELOPMENT AGREEMENT

Within ten (10) days after the date upon which the City Manager executes the Development Agreement on behalf of the City, the City Clerk shall record the Development Agreement and this Ordinance with the County Recorder of the County of Riverside.

SECTION 6. SEVERABILITY

If any part of this Ordinance, or the Development Agreement which it approves, is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Agreement, and this City Council hereby declares that it would have passed the remainder of the Ordinance, or approved the remainder of the Agreement, if such invalid portion thereof had been deleted.

SECTION 7. EFFECTIVE DATE

This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 8. CITY CLERK ACTION

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Chapter 39633(c).

INTRODUCED AND APPROVED FOR FIRST READING this ____, day of _____, 2024.

_____
Bridgette Moore
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

EXHIBIT A

DEVELOPMENT AGREEMENT NO. 24-0035

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

Space Above Line for Recorder's Use Only
Exempt from Recording Fees per Gov't Code § 27383

DEVELOPMENT AGREEMENT

FOR CONDITIONAL USE PERMIT NO. 24-0035

By and Between

CITY OF WILDOMAR

and

CATT ROAD, LLC

NOVEMBER 13, 2024

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement"), dated for reference purposes as first indicated on the cover page, is entered into by and between the City of Wildomar, a California general law Municipal Corporation ("City") and Catt Road, LLC a Limited Liability Company, (“Developer”) as follows:

RECITALS

A. The Legislature of the State of California has adopted California Government Code Sections 65864 through 65869.5, which authorizes a city to enter into a binding development agreement with persons having legal or equitable interests in real property located within a city's municipal boundaries for the development of such property in order to, among other things, encourage and provide for the development of public facilities; to support development projects; provide certainty in approval of development projects in order to avoid a waste of resources and escalation in project costs and encourage an investment in and commitment to comprehensive planning which will make maximum efficient utilization of resources at the least economic cost to the public land; provide assurance to the applicants for development projects that they may proceed with their projects in accordance with existing policies, rules and regulations and subject to the conditions of approval of such projects as provided in such annexation and/or development agreements.

B. On June 10, 2024, the City Council adopted Ordinance No. 187 establishing zoning and use regulations for cannabis businesses within the City, which includes a requirement that a cannabis business enter into a development agreement with the City prior to commencing operations.

C. Developer is the tenant of that certain real property located at 23825 Catt Road, Wildomar, CA 92595 (APN: 380-240-001) within the City of Wildomar, California hereinafter referred to as the "Property" and as more particularly described herein. Developer proposed to improve, develop and use the Property for a Cannabis Business in accordance with the State Laws and Wildomar Municipal Code (the “Project”)

D. The Property is owned by CCG Catt, LLC (“Property Owner”). The Property Owner has provided notarized written consent to the terms of this Agreement and the recordation thereof, attached here to as Exhibit C.

E. On June 24, 2024, the City issued a Cannabis Local License to Developer for the Project pursuant to Chapter 5.76 of the Wildomar Municipal Code.

F. On October 2, 2024, the Planning Commission considered, at a duly noticed public hearing, and voted to recommend to the City Council adoption of a Categorical Exemption in accordance with Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), and approval of this Development Agreement (DA 24-0035) and Conditional Use Permit No. 24-0035 for the Project.

G. On November 13, 2024, the City Council held a duly noticed public hearing and voted to adopt a Categorical Exemption in accordance with Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), approval and Conditional Use Permit No. 24-0035 for the Project and introduced and had the first reading of Ordinance No. _____ approving this Agreement.

H. On December 11, 2024, the City Council considered and approved (2nd reading) this Development Agreement No. 24-0035 by adopting Ordinance No. _____.

I. In adopting this Agreement, City understands that Developer will acquire certain vested rights regarding development of the Project on the Property and that this Agreement will bind future City Councils to its terms to the extent allowed by law.

J. City acknowledges the benefit the Project will provide to the community and desires to encourage the undertaking and completion of the Project and to provide a greater level of development certainty for the Developer by entering into this Agreement.

K. City finds and determines that it will be in the best interests of its citizens and the public health, safety and welfare will be served by entering into this Agreement.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the above Recitals and of the mutual covenants and agreements hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby covenant and agree as follows:

1. DEFINITIONS

In this Agreement, unless the context otherwise requires, the following words and phrases shall have the meaning set forth below. Words and phrases not defined herein and defined in City Ordinance Nos. 187 or 188 shall have the meanings ascribed in those ordinances.

1.1 ***"Action"*** means any suit (whether legal, equitable, or declaratory in nature), proceeding or hearing (whether administrative or judicial), arbitration or mediation (whether voluntary, court-ordered, binding, or non-binding), or other alternative dispute resolution process, and the filing, recording, or service of any process, notice, claim, demand, lien, or other instrument.

1.2 ***"Cannabis Business License"*** means the license to operate a cannabis business issued by the City to the Developer for the Project under Chapter 5.76 of the Wildomar Municipal Code.

1.3 ***"City"*** means the City of Wildomar, a general law, municipal corporation formed and existing under the laws of the State of California and any successor-in-interest to the rights, obligations, and powers of the City.

1.4 ***"Claim or Litigation"*** means any challenge by any third party (whether legal, equitable, declaratory, administrative or adjudicatory in nature) (i) to the legality, validity or adequacy of the General Plan, Land Use Regulations, this Agreement, Development Approvals or other actions of the City pertaining to 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, or (ii) seeking damages against the City as a consequence of the foregoing actions, for the taking or diminution in value of their property or for any other reason.

1.5 ***"County"*** means the County of Riverside.

1.6 ***"Developer"*** means Catt Road, LLC, a Limited Liability Company, having its principal place of business at 553 West 9th Street, Escondido, CA 92025, and who is authorized to conduct business, and is doing business, within California. As of the Effective Date of this Agreement, the Developer has entered into a sale agreement with the Property Owner, "CCG Catt, LLC." The term "Developer" shall also include all assignees, to the extent permitted under this Agreement, of the rights and obligations of Developer under this Agreement, and any successor-in-interest to Developer having a legal and/or equitable interest in the Property.

1.7 ***"Development Costs"*** means all the costs and expenses which must necessarily be incurred in the design, development, construction and completion of the Project, including but not limited to: predevelopment costs; Developer's overhead and related costs; design and engineering costs; development costs; construction costs; fees payable to accountants, appraisers, architects, attorneys, biologists, construction managers, engineers, geologists, hydrologists, inspectors, planners, testing facilities, and other consultants; utility connection fees and other utility related charges; costs relating to financing including principal, interest, points, fees and other lender charges; escrow fees and closing costs; recording fees; court costs; costs relating to insurance; costs relating to title insurance; costs relating to bonds; and all other costs and expenses of Developer related to the performance of this Agreement.

1.8 ***"Development Exaction"*** means any requirement of the City in connection with or pursuant to any Land Use Regulation or Existing Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests, consistent with this Agreement.

1.9 ***"Development Impact Fees"*** means those development impact fees imposed and levied by the City to recover the cost of planned public facilities and to mitigate impacts of projects on the City.

1.10 ***"Effective Date"*** means the date upon which the Ordinance approving this Agreement becomes effective, which date is thirty (30) days following the date the City

Council adopted such Ordinance absent a referendum challenge, and provided that the Agreement has been fully executed by the Parties.

1.11 ***"Existing Development Approval(s)"*** means all land use development permits and approvals issued, approved, and/or certified by the City Council, Planning Commission, Planning Director, or Building Official, including those development approvals listed in Recital E, but also including any land use or building permits and approvals issues, approved, and/or certified as of the Effective Date of this Agreement by the City Council, City's Planning Commission, Planning Director or Building Official for the Project.

1.12 ***"Existing Land Use Regulation"*** means a Land Use Regulation existing, effective, and made a matter of public record as of the Effective Date of this Agreement.

1.13 ***"General Plan"*** means the City's General Plan as of the date of this Agreement, as amended.

1.14 ***"Land Use Regulations"*** means all ordinances, resolutions, codes, rules, regulations, and official policies of City, governing the development and use of land including without limitation, the permitted use of land; the density or intensity of use; subdivision requirements; the maximum height and size of proposed buildings; the provisions for reservation or dedication of land for public purposes; and the design, improvement, and construction standards and specifications applicable to the development of the Property which have been adopted and are effective and are a matter of public record as of the Effective Date of this Agreement. "Land Use Regulations" does not include any County or City ordinance, resolution, code, rule, regulation, or official policy, governing:

(a) The licensing or regulation of businesses, professions, and occupations;

(b) Sales taxes, ad valorem property taxes, or voter approved general or special taxes and assessments;

(c) The control and abatement of nuisances;

(d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property; and/or

(e) The exercise of the power of eminent domain.

1.15 ***"Litigation Expenses"*** means all costs and expenses, to the extent such are reasonable in amount, that are actually and necessarily incurred in good faith by the Prevailing Party directly related to the Action, including, but not related to, court costs, filing, recording, and service fees, copying costs, exhibit production costs, special media rental costs, attorneys' fees, consultant fees, fees for investigators, witness fees (both lay and expert), travel expenses, deposition and transcript costs, and any other cost or expense reasonably and necessarily incurred by the prevailing party in good faith and directly related to the Action. Where attorneys' fees are to be paid by Developer to the

City's law firm on behalf of, or in defense of, City, the rate to be paid shall be the full litigation rate charged by the City's law firm to the City in accord with the City's contract with that law firm.

1.16 ***"Project"*** means that certain retail cannabis business development proposed by Catt Road, LLC, a Limited Liability Company, consisting of a 3,936 square foot retail cannabis business located at 23825 Catt Road, Wildomar, CA 92595 (APN: 380-240-001) within the City of Wildomar, as permitted under, and as more fully described, in the Existing Development Approvals.

1.17 ***"Property"*** means a certain real property located at 23825 Catt Road, Wildomar, CA 92595 (APN: 380-240-001) within the City of Wildomar, California, as more particularly described in the legal description in Attachment 1 and depicted in Attachment 2 both of which are attached hereto and incorporated herein by this reference.

1.18 ***"Property Owner"*** means "CCG Catt, LLC."

1.19 ***"Public Improvement"*** means those public improvements, including but not limited to, streets, street lights, traffic signals, curbs, gutters, sidewalks, parkway landscaping, irrigation systems, storm drains, sewers, and other public facilities directly related to the Project and required to be constructed and installed in the existing public rights-of-way and/or on areas of the Project to be dedicated to the City by Developer as specifically required under the Existing Development Approvals.

1.20 ***"Regional Fees"*** means fees and charges imposed or levied by any other public agency, regional agency, utility, district or joint powers authority, regardless of whether City collects those fees and charges, including, but not limited to, Transportation Uniform Mitigation Fee (TUMF), Multiple Species Habitat Conservation Plan (MSHCP), ADP and K-Rat.

1.21 ***"Subsequent Development Approvals"*** means any ministerial and discretionary permits, licenses, or other similar entitlements or approvals that must be secured by the Developer in order to develop the Project on the Property other than the Existing Development Approvals and Cannabis Business License. Subsequent Development Approvals include any changes to the Existing Development Approvals

1.22 ***"Subsequent Land Use Regulation"*** means any Land Use Regulation adopted, effective, and made a matter of public record after the Effective Date of this Agreement.

2. VESTING AND SCOPE OF DEVELOPMENT

2.1 **Vesting**. During the Term of this Agreement, Developer shall be entitled to, and vested with the right to, develop the Project on the Property, subject to the terms and conditions of this Agreement, the Existing Development Approvals, any Subsequent Development Approvals, the Cannabis Business License, Land Use Regulations and State laws.

2.2 Term. The term of this Agreement shall commence on the Effective Date and shall be for an initial period of twenty (20) years. This Agreement shall terminate and be of no force and effect upon the occurrence of the entry of a final judgment or issuance of a final order after exhaustion of any appeals directed against the City as a result of any lawsuit filed against the City to set aside, withdraw, or abrogate the approval by the City Council of City of this Agreement.

2.3 Subsequent Development Approvals. Successful implementation of the Project may require the Developer to obtain additional approvals and permits from City. In connection with the consideration and issuance of any such Subsequent Development Approval which is not ministerial in nature, the City reserves its discretion under the police power to approve, conditionally approve, or deny the issuance of each Subsequent Development Approval.

2.4 Development Costs. Developer shall be solely responsible for payment of all Development Costs incurred in connection with developing the Project on the Property.

2.5 Schedule of Performance. Developer shall, in good faith, use commercially reasonable efforts to undertake, commence, and thereafter diligently pursue to completion, the development of the Project. The parties acknowledge that Developer cannot at this time specifically predict when, or the rate at which, the Project will be constructed and completed. Such decisions depend upon numerous factors, which are not within the control of Developer, such as market orientation and demand, availability of financing, interest rates, absorption, competition, and other similar market factors. Since the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo* (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later-adopted initiative restricting the timing of development to prevail over such parties, it is the intent of City and Developer to cure any possible deficiency in this Agreement arising from the same legal infirmity, by acknowledging and providing that the Developer shall have the right to develop Project on the Property in such order, at such rate, and at such times during the Term of the Agreement, as the Developer deems appropriate within the exercise of its independent business judgment.

2.6 Developer's Representations and Warranties. Developer represents and warrants that, to the best of its knowledge, the following are accurate and true as of the Effective Date of this Agreement:

2.6.1 Title and Possession. Developer leases said Property located at 23825 Catt Road, Wildomar, CA 92595 (APN: 380-240-001) within the City of Wildomar, California, and is the sole person in legal possession of the lease space. All other persons holding legal or equitable interests in the Property shall be bound by this Agreement.

2.6.2 No Legal Actions. No Action to acquire, partition, or quiet title or any interest in the Property, or any Action that is reasonably likely to impair, encumber, or otherwise adversely impact title to the Property or Developer's rights, title, or interest to

or in the Property is pending or otherwise imminent (including written threats to commence such Action), and to the best of Developer's knowledge there are no facts upon which a third party could reasonable base, maintain, or threaten such an Action.

2.6.3 No Legal Impediments to Agreement. No contract, lease, or other agreement, whether recorded or unrecorded, bars, prohibits, limits or otherwise impairs Developer's ability to enter into this Agreement and to encumber the Property with this Agreement.

2.7 Cooperation. City agrees that it shall accept for processing and promptly take action on all applications for Implementing Approvals, provided they are in a proper form and acceptable for required processing in accordance with the Existing Development Approvals and the provisions of this Agreement.

3. PUBLIC BENEFITS

3.1 Public Benefit. The parties acknowledge and agree that this Agreement confers private benefits on the Developer that should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on the Developer by imposition of the Development Agreement Fee set forth in Section 3.2 hereof. City acknowledges, as partial consideration for this Agreement, the Development Agreement Fee will be payable by Developer as provided in Section 3.2 hereof which fee will be utilized to further mitigate the impact of the Project and provide community benefits, as determined by the City Council. The provisions of this Section 3 are material terms of this Agreement, and failure by Developer to fulfill any of its obligations in this Section 3 shall be a material breach of this Agreement.

3.2 Development Agreement Fee. On the Effective Date of this Agreement and on each anniversary thereafter, the Developer shall pay to the City a Development Agreement Fee as follows:

3.2.1 Twenty dollars ($20.00) per gross square foot of floor area based on a 3,936 square-foot lease space (as noted in the Development Agreement application package) within any building, facility, or structure utilized for the proposed Cannabis Business. Beginning on the next January 1st proceeding the issuance of Certificate of Occupancy, this portion of the Development Agreement Fee shall be automatically adjusted based on the average percentage change in the Consumer Price Index (CPI) for "all urban consumers" in the Riverside-San Bernardino-Ontario area, or a subsequent Consumer Price Index (CPI) area covering the City, for the previous January to December period.

3.2.2 In addition, the following amounts shall be paid to the City based on the quarterly (1/4) gross receipts excluding taxes and refunds of the Cannabis Business commencing on the first calendar quarterly (1/4) anniversary after the Certificate of Occupancy issuance and quarterly (1/4) thereafter as follows:

3.2.2.1 1st anniversary through 5th anniversary: 3% of gross receipts excluding taxes and refunds per calendar quarter.

3.2.2.2 6th anniversary through 20th anniversary: 5% of gross receipts excluding taxes and refunds per calendar quarter unless the City and Developer agree to a different amount and as approved by the City Council prior to the 6th anniversary of the Effective Date.

3.2.3 City and Developer hereby agree to engage in good faith negotiations during the 5th year of this Development Agreement regarding the Development percentage fee noted above.

3.2.4 The City shall have the power to audit and examine all books and records of the Developer, as well as persons engaged in the operation of the Cannabis Business, including both state and federal income tax returns, California sales tax returns, or other evidence documenting the gross receipts of the Cannabis Business for the purpose of ascertaining the amount of the Development Agreement Fee required to be paid by Developer under this Section.

3.2.5 In the event that during the Term of this Agreement the voters of the City approve a cannabis tax, then the Development Agreement Fee shall no longer be due and payable from the date the cannabis tax takes effect through the remainder of the Term.

3.3 Other Fees. In addition to the Development Agreement Fee, Developer agrees to pay all Regulatory Fees, Development Impact Fees, and any other applicable fees to the City related to the development of the Project on the Property.

4. APPLICABLE LAWS AND REGULATIONS; RESERVATION OF AUTHORITY

4.1 Existing Land Use Regulations. The Existing Land Use Regulations shall be applicable to the Project. Any change in, or addition to, the Existing Land Use Regulations, including without limitation, any change in any applicable City general or specific plan, zoning or building regulation, adopted or becoming effective after the Effective Date of this Agreement, including, without limitation, any change by means of ordinance, initiative, referendum, resolution, motion, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the City Council, Planning Commission or any other Board, Commission or Department of the City, or any officer or employee thereof, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project and which would conflict or be inconsistent with in any way the Existing Land Use Rules or the Existing Land Use Approvals or this Agreement, shall not be applied to the Project, subject to the Reservation of Authority set forth in section 4.3 hereof.

4.2 Federal and State Laws. Notwithstanding any other provision in this Agreement to the contrary, the Project shall be subject to subsequently enacted state or federal laws or regulations that may preempt the City's ordinances, resolutions, rules, regulations, and policies, or require the same be amended, or require the City to adopt

new ordinances, resolutions, rules, regulations, and policies. As provided in section 65869.5 of the California Government Code, in the event state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, such provisions shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations. Upon discovery of a subsequently enacted federal or state law meeting the requirements of this Section, City or Developer shall provide the other Party with written notice of the state or federal law or regulation, and a written statement of the conflicts thereby raised. Promptly thereafter, City and Developer shall meet and confer in good faith in a reasonable attempt to modify this Agreement, as necessary, to comply with such federal or state law or regulation provided City shall not be obligated to agree to any modification materially increasing its obligations or materially adversely affecting its rights and benefits hereunder. In such discussions, City and Developer will attempt to preserve the terms of this Agreement and the rights of Developer derived from this Agreement to the maximum feasible extent while resolving the conflict. If City, in its judgment, determines it necessary to modify this Agreement to address such conflict, City shall have the right and responsibility to do so, and shall not have any liability to Developer for doing so or be considered in breach or default of this Agreement. City also agrees to process, in accordance with the provisions of this Agreement, Developer's proposed changes to the Project that are necessary to comply with such federal or state law and that such proposed changes shall be conclusively deemed to be consistent with this Agreement without further need for any amendment to this Agreement.

4.3 Reservation of Authority. Notwithstanding any other provision of this Agreement, the City reserves its authority to impose any of the following rules, policies, regulations, ordinances, or requirements on development of the Project:

4.3.1 Filing and Processing Fees. Developer shall pay all customary and typical filing and permit processing fees imposed for Subsequent Development Approvals as required under ordinances and resolutions then in effect.

4.3.2 Development Impact Fees. Development impact fees or charges imposed by the City on and in connection with a development or other similar fees or charges imposed by other governmental entities regardless of whether the City is required to collect or assess such fees pursuant to applicable laws (e.g., school district impact fees pursuant to Government Code Section 65995)..

4.3.3 Procedural Requirements. Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals, and any other matter of procedure.

4.3.4 Taxes of General Applicability. Any law, ordinance, or resolution that imposes a general or special tax of general applicability to be applied uniformly to business and/or development in the City, whether such tax is for licensing or other purposes.

4.3.5 Uniform Codes. This Agreement does not prevent the City from adopting and amending in compliance with State law certain uniform codes or uniform standards which are based on recommendations of a multi-state professional organization and which become applicable throughout the City -- including the Project and the Property subject to this Agreement. Such Uniform Codes include, but are not limited to, the Uniform Building Code, Uniform Mechanical Code, National Electrical Code, Uniform Fire Code, and uniform standards for the construction of public works.

4.3.6 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of City possess authority to regulate aspects of the development of the Property separately from or jointly with City and this Agreement does not limit the authority of such other public agencies.

4.4 Changes and Amendments. Substantial changes to the Project or the Existing Development Approvals and amendments of this Agreement shall be subject to the following:

4.4.1 Amendment or Cancellation of Agreement. This Agreement may be amended or canceled in whole or in part only by mutual consent of the parties and in the manner provided for in Government Code Sections 65868, 65867, and 65867.5. The provisions of this Section do not impact the right of the City to terminate this Agreement because of Developer's breach or failure to comply in good faith with the requirements of this Agreement.

4.4.2 Review by City Council. Any amendment to this Agreement shall require review and approval by the City Council.

5. RIGHTS OF MORTGAGEES.

5.1 Mortgagee Protection. Neither entering into this Agreement nor committing a Default under this Agreement shall defeat, render invalid, diminish, affect the priority or impair the lien of Mortgagees having a Mortgage on any portion of the Property made in good faith and for value. No Mortgagee shall have an obligation or duty under this Agreement to perform Developer's obligations, or to guarantee such performance prior to any foreclosure or deed in lieu of foreclosure, but upon acquiring the right to possession pursuant to a Mortgage on the Property or any portion thereof, the Mortgagee shall be subject to the terms and conditions of this Agreement. Notwithstanding the foregoing, Mortgagee shall have no obligation or duty under this Agreement to construct or complete the construction of improvements, or to guarantee such construction or completion thereof; provided, however, that Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those improvements provided for or authorized by this Agreement. The term of this Agreement shall not be extended based on the fact that a Mortgagee held title to the Property for all or any part of the term of this Agreement.

5.2 Notice of Default to Mortgagee; Right to Cure.

5.2.1 If the City Clerk timely receives notice from a Mortgagee requesting a copy of any Notice of Default given to Developer under the terms of the Agreement, the City shall provide a copy of that notice to the Mortgagee concurrently with sending the Notice of Default to Developer. City shall have no liability for damages or otherwise to Developer, Developer's successor, or to any Mortgagee or successor therefor for failure to provide such notice.

5.2.2 The Mortgagee shall have the right, but not the obligation, for a period up to ninety (90) days after the receipt of such notice from the City to cure or remedy, or to commence to cure or remedy, the Default unless a further extension of time to cure is granted in writing by the City. However, a Mortgagee, to avail itself of the rights provided by this Section, must notify the City in writing of its intent to attempt to remedy or cure within forty-five (45) days of the date of the Notice of Default from City to Mortgagee. A failure by a Mortgagee to provide such timely notice to City shall extinguish the rights and protections provided by this Section. If the Default is of a nature which can only be remedied or cured by such Mortgagee upon obtaining possession, such Mortgagee shall seek to obtain possession with diligence and continually through foreclosure, a receiver, or otherwise, and shall thereafter remedy or cure the Default within ninety (90) days after obtaining possession. If the Default cannot, with diligence, be remedied or cured within this ninety (90) day period, then the Mortgagee shall have such additional time as the City Council determines is reasonably necessary to remedy or cure the Default, if the Mortgagee commences cure during the ninety (90) day period and thereafter diligently pursues and completes the cure.

5.2.3 Such diligence by the Mortgagee on effectuating such cure shall be reviewed by the City Council every thirty (30) days thereafter until any and all Defaults are cured. If at any such review, the City Council determines that the Mortgagee is not making good faith efforts to cure any and all Defaults, the City Council shall have the authority to terminate this Agreement.

5.3 Cure by Mortgagee. In the event any obligation of Developer is for the payment of money or fees, other than standard permit or processing fees, and a Default is declared by City based upon such failure to pay, a Mortgagee may be granted an extended time to remedy or cure until such time as Mortgagee obtains possession of the Property; provided, Mortgagee agrees that any money due City which remains unpaid shall bear the higher of the legal rate of interest or the Consumer Price Index as the measure of inflation.

5.4 Mortgagee Rights. The parties hereto agree that this Agreement shall not prevent or limit Developer, in any manner, at Developer's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust, or other security device securing financing with respect to the Property. City acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with the Developer and representatives of such lenders to negotiate in

good faith any such request for interpretation or modification. City will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Developer shall reimburse City for any and all of City's reasonable costs associated with said negotiations, interpretations, and modifications and shall make reimbursement payments to City within thirty (30) days or receipt of an invoice from City.

Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law or specified herein.

6. INDEMNITY, INSURANCE AND RELEASE

6.1 Participation in Litigation: Indemnity. The Developer shall indemnify, protect and defend the City and its elected boards, commissions, officers, agents and employees (each, an "Agent") and will hold and save them and each of them harmless from any and all Claims or Litigation (including but not limited to reasonable attorneys' fees and costs) against the City and/or Agent for any such Claims or Litigation and shall be responsible for any judgment arising therefrom. The City shall provide the Developer with notice of the pendency of such action and shall request that the Developer defend such action. The Developer may select legal counsel providing the Developer's defense and it is expressly agreed that the City shall have the right to approve separate legal counsel providing the City's defense. The Developer shall reimburse City for any reasonable attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Developer agrees that City will forward monthly invoices to Developer for attorneys' fees, costs and expenses it has incurred related to its defense of any Claim or Litigation and Developer agrees to timely payment within thirty (30) days of receipt of the invoice. Developer 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 Developer in the defense of any Claim or Litigation.

The Developer's obligation to pay the cost of the action, including judgment, shall extend until judgment. After judgment in a trial court, the Parties may mutually agree as to whether any appeal will be taken or defended. The Developer shall have the right, within the first 30 days of the service of the complaint or judgment in a trial court, in their sole and absolute discretion, to determine they do not want to defend any litigation, or appeal any judgment, attacking this Agreement or the Development Approvals in which case the City shall allow the Developer to settle the litigation on whatever terms the Developer determine, in their sole and absolute discretion, but Developer shall confer with City before acting and cannot bind City. In that event, the Developer shall be liable for any costs incurred by the City up to the date of settlement but shall have no further obligation to the City beyond the payment of those costs. In the event of an appeal, or a settlement offer, the Parties shall confer in good faith as to how to proceed.

6.2 Survival of Indemnity Obligations. All indemnity provisions set forth in this Agreement shall survive termination of this Agreement for any reason other than the City's Default.

6.3 Insurance. Developer shall maintain insurance in the amounts and of the types that are acceptable to the City as required under the Cannabis Business License.

6.4 Release. Except for non-damage remedies, including the remedy of specific performance as provided for in Section 8.6 [Legal and Equitable Actions], Developer, for itself, its successors and assignees, hereby releases the City, its officers, agents, and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon the City because it entered into this Agreement or because of the terms of this Agreement. Developer further acknowledges that, as an instrument which must be approved by ordinance, a development agreement is subject to referendum; and that, under law, the City Council's discretion to avoid a referendum by rescinding its approval of the underlying ordinance may not be constrained by contract, and Developer waives all claims for damages against City in this regard.

7. PERIODIC REVIEW PROCEDURE

7.1 Timing. Pursuant to Government Code § 65865.1, City shall review this Developer's compliance with the terms, conditions, and covenants of this Agreement. Such review shall be undertaken at least once during every twelve (12) month period from the Effective Date of this Agreement. The Developer or successor shall reimburse City for the reasonable and necessary costs of this review, excluding cost incurred under Article 8.0 [Default and Enforcement], within thirty (30) days of written demand from City.

7.2 Evidence for Annual Review. Developer shall deliver to City within thirty (30) days of each anniversary of the Effective Date evidence to demonstrate the Developer's good faith compliance with the terms of this Agreement, including but not limited to compliance with the payment obligations in Section 3 of this Agreement. The City shall bear no responsibility or obligation to research, investigate, or otherwise obtain evidence of Developer's good faith compliance with this Agreement. It shall be Developer's sole responsibility and obligation to provide evidence of its good faith compliance with this Agreement. Prior to making a determination, the City shall make available to the Developer any public staff reports and documents to be used or relied upon by City to determine Developer's good faith compliance with this Agreement. The Developer shall be permitted an opportunity to respond to the City's evaluation of its performance, either orally or at a public hearing or in a written statement. Such response shall be made to the Director or its designee for purposes of review of compliance with this Agreement.

7.3 Certificate of Compliance. With respect to each year for which an annual review of compliance with this Agreement is conducted, and for which the City has determined that Developer is in good faith compliance with this Agreement, the City, upon written request of the Developer, shall provide Developer with a written certificate of good-faith compliance, in recordable form, duly executed and acknowledged by the City. The Developer shall have the right, in the Developer's sole discretion, to record this notice of compliance.

8. DEFAULT AND ENFORCEMENT

8.1 Default. Either party's failure or unreasonable delay in performing any term, provision or covenant of this Agreement constitutes a Default of this Agreement. In the event of a Default, the injured party shall give written "Notice of Default" to the defaulting party, specifying the Default. If the defaulting party fails to cure the Default within forty-five (45) business days after receipt of a Notice of Default, or, if the Default is of a nature that cannot be cured within forty-five (45) business days, the defaulting party fails to commence to cure the Default within said forty-five (45) business days and thereafter diligently prosecute such cure to completion, then the defaulting party shall be liable to the injured party for any and all damages caused by such Default, unless otherwise provided for by this Agreement.

8.2 Default by Developer. Developer is in default under this Agreement upon the happening of one or more of the following events or conditions and failure to cure such default in accordance with Section 8.1 hereof:

8.2.1 If a warranty, representation, or statement made or furnished by Developer to City is false or proves to have been false in any material respect when it was made.

8.2.2 More than forty-five (45) days have passed since City's making of a written request to Developer for payment or reimbursement for a fee or service authorized or agreed to pursuant to this Agreement.

8.2.3 A finding and determination by City that upon the basis of information provided by Developer, and reviewed and investigated by City, the Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement.

8.2.4 Developer failed to substantially comply with any material term, condition, or covenant of this Agreement, including failing to timely provide the evidence required under Section 7.2 of this Agreement.

8.3 Default by City. If City has failed to cure it's Default after notice and an opportunity to cure as provided in Section 8.1. [Default], Developer may pursue any legal or equitable remedy available to it under this Agreement without further notice to City, except as may be required under the law for service of summons and other legal papers. It is acknowledged by the parties that City would not have entered into this Agreement if City was to be subject to or liable for monetary damages under or with respect to this

Agreement or the application thereof. Developer, for himself or any successor thereto, expressly waives the right to seek monetary damages against the City or any officer, employee, or agent thereof, for any default or breach of this Agreement. Developer covenants and agrees not to sue for or claim any damages -- including monetary damages -- for any purported breach of this Agreement by City.

8.4 No Recovery for Monetary Damages. As part of the bargained for consideration for this Agreement, the Parties agree that any action or proceeding to cure, correct or remedy any Default or to enforce any covenant or promise herein shall be limited solely and exclusively to those remedies expressly provided herein. City and Developer may institute legal or equitable proceedings to cure, correct or remedy any Default, or to enforce any covenant or promise herein, enjoin any threatened or attempted violation, or enforce by specific performance, declaratory relief or writ of mandate the obligations and rights of the Parties hereto. In no event shall Developer or City, or any of their officers, agents, representatives, officials, employees or insurers, be liable to Developer or City for damages for any breach or violation of this Agreement. The enforceability and validity of the above limitations on the remedies available to the Parties, including, without limitation, the specific provision prohibiting the recovery of damages, is part of the bargained for, negotiated consideration for the City's agreement to enter into this Agreement, and it is acknowledged that the City would not have entered this Agreement if it were to be liable in damages under this Agreement. In the event Developer seek or accept damages in any action or proceeding brought for breach or violation of this Agreement or to enforce any provision hereof, such award shall destroy the consideration supporting the City's agreement to enter into this Agreement, and shall, in turn, entitle the City to immediately impose whatever terms, conditions, ordinances, fees and/or exactions the City deems appropriate, and further shall entitle the City, at its option, to undertake to revoke any entitlements granted pursuant to this Agreement, irrespective of any provision to the contrary contained herein. Accordingly, the remedy of monetary damages is not available to any Party except as provided below.

For purposes of enforcement, stated positively, the Parties shall have the equitable remedies of specific performance, injunctive and declaratory relief, or a mandate or other action determining that the City has exceed its authority, and similar remedies, other than recovery of monetary damages, to enforce their rights under this Agreement. The Parties shall have the right to recover their attorney fees and costs in such action.

In the event the Developer fails to perform any monetary obligation under this Agreement, City may sue for the payment of such sums to the extent due and payable. The Developer shall pay interest thereon at the lesser of: (i) five percent (5%) per annum, or (ii) the maximum rate permitted by law, from and after the due date of the monetary obligation until payment is actually received by the City.

8.5 Waiver. Failure or delay in giving Notice of Default, or failing to commence a legal or equitable action as a result of the Default, shall not waive a Party's right to give future Notice of the same or any other Default.

8.6 Legal and Equitable Actions. In addition to any other rights and remedies, any party may institute a legal action to require the cure of any Default and to recover damages (except as otherwise provided herein) for any Default, or to obtain any other remedy consistent with the purpose of this Agreement. The following provisions shall apply to any such legal action:

8.6.1 Jurisdiction and Venue. Legal actions must be instituted and maintained in the Superior Court of the County of Riverside, Central Division, State of California, or in the United States District Court for the Central District of California. Developer specifically waives any rights provided to it pursuant to California Code of Civil Procedure § 394 or federal or state statutes or judicial decisions of like effect.

8.6.2 Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

8.6.3 Litigation Expenses. In the event either party commences an Action against the other party which arises out of a Default of, breach of, failure to perform this Agreement or otherwise related to this Agreement, then the Prevailing Party in the Action shall be entitled to recover its Litigation Expenses from the other party in addition to whatever relief to which the prevailing party may be entitled. For the purposes of this Section, the term "Prevailing Party," shall have the meaning ascribed in Code of Civil Procedure §1032(a)(4).

8.6.4 Specific Performance Remedy. The City and Developer agree that damages would not be an adequate remedy if the City fails to carry out its obligations under this Agreement. Therefore, no money damages are available against City, or any officer, employee, or agent thereof. Specific performance of this Agreement is necessary to compensate Developer if the City fails to carry out its obligations under this Agreement.

8.7 Remedies are Cumulative. The rights and remedies of the Parties are cumulative, and the exercise by a party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different time, of any other rights or remedies for the same Default or any other Default by another Party.

8.8 Termination. This Agreement shall terminate upon the occurrence of any of the following:

8.8.1 Expiration of the term stated in section 2.2;

8.8.2 Mutual written consent of the parties;

8.8.3 Conditional Use Permit No. 24-0035 expires pursuant to Wildomar Municipal Code Section 17.200.060, or is revoked pursuant to Wildomar Municipal Code Section 17.200.070;

8.8.4 Developer's Cannabis Business License or State License is revoked, or Developer fails to timely renew its Cannabis Business License or State License and Developer is without either license for a period of at least thirty (30) consecutive days;

8.8.5 Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement;

8.8.6 The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement;

8.8.7 Developer no longer has a legal or equitable interest in the Property or has ceased operating the Project on the Property, for a period of at least thirty (30) consecutive days;

8.8.8 Developer (or any successor in interest) assigns or attempts to assign the Agreement or any rights therein in violation of this Agreement and fails to cure such default within the time set forth in Section 8.1 [Default] hereof;

8.8.9 Developer is otherwise in material Default of this Agreement and fails to cure such Default within the time set forth in Section 8.1 [Default] hereof.

8.9 Revocation of CUP. The execution and recordation of this Agreement is a condition of approval of Conditional Use Permit No. 24-0035 pursuant to Section 17.315.080(A)(7) of the Wildomar Municipal Code. Developer understands and agrees that termination of this Agreement pursuant to Section 8.8 constitutes good cause for the City to revoke Conditional Use Permit No. 24-0035.

9. GENERAL PROVISIONS

9.1 Waiver of Challenges. In exchange for the vested right to develop pursuant to this Agreement, Developer expressly waives for himself and for any successor thereto, the right to challenge or contest the validity of any condition of approval attached to any entitlement which is a part of the Existing Development Approvals.

9.2 Bankruptcy. The obligations of this Agreement shall not be dischargeable in bankruptcy.

9.3 Assignment. The rights and obligations of Developer hereunder shall not be assigned or transferred, except that on thirty (30) days written notice to City, Developer may assign all or a portion of Developer's rights and obligations there under to any person or persons, partnership or corporation who purchases all or a portion of Developer's right, title and interest in the Property, or Project, provided such assignee or grantee assumes in writing each and every obligation of Developer hereunder yet to be performed, and further provided that Developer obtains the written consent of City to the assignment, which consent shall not be unreasonably withheld. No assignment shall be consented to by City until the assignee has obtained a Cannabis Business License from the City for the Project. Notwithstanding the foregoing provision concerning the written consent of City, and provided that the assignment is to an affiliate of Developer (an entity which is controlled by, controls, or is under common control with, Developer), the City shall in such cases provide its written consent provided that all other requirements of this section are satisfied. The notice to City shall include the identity of any such assignee

and a copy of the written assumption of the assignor's obligations hereunder pertaining to the portion assigned or transferred. After such notice and the receipt of such consent, the assignor shall have no further obligations or liabilities hereunder. The City Manager may act on behalf of City regarding any actions concerning the assignment of this Agreement.

9.4 Enforced Delays; Extension of Times. In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in Default, and all performance and other dates specified in this Agreement shall be extended, where delays or Defaults are due to: litigation challenging the validity of this transaction or any element thereof or the right of either party to engage in the acts and transactions contemplated by this Agreement; inability to secure necessary labor materials or tools; delays of any contractor, sub-contractor or supplier; or withdrawal of financing not caused by any act or omission of Developer; war; insurrection; strikes; lockouts; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; lack of transportation; governmental agency or entity (other than the acts or failures to act of the City which shall not excuse performance by the City); or any other causes beyond the control or without the fault of the party claiming an extension of time to perform. Notwithstanding anything to the contrary in this Agreement, an extension of time for any such cause shall be for the period or the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within forty-five (45) days of the commencement of the cause. Times of performance under this Agreement may also be extended in writing by the mutual agreement of the City and Developer.

9.5 Binding Effect of Agreement. The burdens of this Agreement bind, and the benefits of the Agreement inure to the successors-in-interest to the parties to it in accordance with the provisions of and subject to the limitations of this Agreement.

9.6 Project as a Private Undertaking/Relationship of Parties. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. No partnership, joint venture, or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of private property and the Developer of such property.

9.7 Notices. All notices required or provided for under this Agreement shall be in writing and delivered in person or sent by registered mail, postage prepaid to the person and address provided below. Delivery shall be presumed delivered upon actual receipt by personal delivery or within three (3) days following deposit thereof in United States Mail or within two (2) days of delivery by facsimile, provided that if notice is by facsimile, then a copy of the notice shall also be contemporaneously sent by regular mail, postage prepaid to the person and address provided below.

Notice required to be given to City shall be addressed as follows:

To City: City of Wildomar
Attn: Daniel A. York, City Manager
23873 Clinton Keith Road, Suite #110
Wildomar, CA 92595
Facsimile: (951) 698-1463

With a copy to: City Attorney
Attn: Thomas D. Jex
1770 Iowa Ave., Suite 240
Riverside, CA 92507
Facsimile: (951) 788-5785

Notices required to be given to Developer shall be addressed as follows:

To Developer: Saad Pattah, Developer
Catt Road, LLC
553 West 9th Street
Escondido, CA 92025

A party may change the address by giving notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

9.8 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent necessary to implement this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary to implement this Agreement or to evidence or consummate the transactions contemplated by this Agreement. In the event Developer or Developer's successor requires supplemental or additional agreements for purposes of securing financing or similar purposes, City will endeavor to assist in this respect, provided, however, Developer or Developer's successor shall reimburse the City for any and all costs associated with processing, reviewing, negotiating, or acting on such agreements. Developer or Developer's successor agrees to reimburse City within thirty (30) days of written demand therefor.

9.9 No Third Party Beneficiaries. This Agreement is for the sole and exclusive benefit of the City and Developer. No other parties or entities are intended to be, or shall be considered, a beneficiary of the performance of any of the parties' obligations under this Agreement.

9.10 Entire Agreement. This Agreement and the attachments hereto contain the complete, final, entire, and exclusive expression of the agreement between the parties hereto, and are intended by the parties to completely state the agreement in full. Any agreement or representation respecting the matters dealt with herein or the duties

of any party in relation thereto not expressly set forth in this Agreement shall be null and void.

9.11 Recitals and Definitions. The Recitals and Definitions set forth at the beginning of this Agreement are a substantive and integral part of this Agreement and are incorporated by reference in the Operative Provisions portion of this Agreement.

9.12 Integration. This Agreement constitutes the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

9.13 Titles and Captions. Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of this Agreement or any of its terms. References to section numbers are to Sections of this Agreement unless expressly stated otherwise.

9.14 Interpretation. City and Developer acknowledge that this Agreement is the product of mutual arms-length negotiation and drafting and each represents and warrants to the other that it has been represented by legal counsel in the negotiation and drafting of this Agreement. Accordingly, the rule of construction that provides that the ambiguities in a document shall be construed against the drafter of that document shall have no application to the interpretation and enforcement of this Agreement. In any action or proceeding to interpret or enforce this Agreement, the finder of fact may refer to such extrinsic evidence not in direct conflict with any specific provision of this Agreement to determine and give effect to the intention of the parties hereto.

9.15 Computation of Time. The time in which any act is to be done under this Agreement is computed by excluding the first day (such as the day escrow opens) and including the last day, unless the last day is a holiday or Saturday or Sunday, and then that day is also excluded. The term “holiday” shall mean all holidays as specified in Government Code § 6700 and § 6701. If any act is to be done by a particular time during a day, that time shall be Pacific Standard Zone time

9.16 Severability. Each provision, term, condition, covenant, and/or restriction, in whole and in part, in this Agreement shall be considered severable. In the event any provision, term, condition, covenant, and/or restriction, in whole and/or in part, in this Agreement is declared invalid, unconstitutional, or void for any reason, such provision or part thereof shall be severed from this Agreement and shall not affect any other provision, term, condition, covenant, and/or restriction, of this Agreement and the remainder of the Agreement shall continue in full force and effect.

9.17 Operating Memoranda. The provisions of this Agreement require a close degree of cooperation between the City and the Developer. Clarifications to this Agreement and the Existing Land Use Regulations may be appropriate with respect to the details of performance of the City and the Developer. To the extent allowable by law, the Developer shall retain a certain degree of flexibility as provided herein with respect to all matters, items and provisions covered in general under this Agreement, except for

those which relate to the (i) term; (ii) permitted uses; or (iii) density or intensity of use. When and if the Developer finds it necessary or appropriate to make changes, adjustments or clarifications to matters, items or provisions not enumerated in (i) through (iii) above, the Parties shall effectuate such changes, adjustments or clarifications through operating memoranda (the "Operating Memoranda") approved by the Parties in writing which reference this Section 9.17. Operating Memoranda are not intended to constitute an amendment to this Agreement but mere ministerial clarifications; therefore public notices and hearings shall not be required. The City Manager shall be authorized, upon consultation with, and approval of, the Developer, to determine whether a requested clarification may be effectuated pursuant to this Section or whether the requested clarification is of such character to constitute an amendment to this Agreement which requires compliance with the provisions of Section 9.18 below.

9.18 Amendments to Agreement. Each Party agrees to consider reasonable requests for amendments to this Agreement which may be made by the other Party, lending institutions, bond counsel or financial consultants. Any amendments to this Agreement must be in writing and signed by the appropriate authorities of City and Developer. On behalf of City, the City Manager shall have the authority to make minor amendments to this Agreement, including, but not limited to, the granting of extensions of time to Developer, on behalf of City so long as such actions do not materially change the Agreement or make a commitment of additional funds of City. All other changes, modifications, and amendments shall require the prior approval of City Council.

9.19 Exhibits. The following exhibits are attached to and incorporated into this Agreement:

Exhibit A – PROPERTY LEGAL DESCRIPTION

Exhibit B – SITE DIAGRAM

Exhibit C – PROPERTY OWNER CONSENT

9.20 Authority to Execute. Each party hereto expressly warrants and represents that he/she/they has/have the authority to execute this Agreement on behalf of his/her/their corporation, partnership, business entity, or governmental entity and warrants and represents that he/she/they has/have the authority to bind his/her/their entity to the performance of its obligations hereunder.

9.21 Counterparts. This Agreement may be executed in multiple counterparts, each of which so fully executed counterpart shall be deemed an original. No counterpart shall be deemed to be an original or presumed delivered unless and until the counterpart executed by the other party to this Agreement is in the physical possession of the party seeking enforcement thereof.

IN WITNESS WHEREOF this Agreement has been executed by the authorized representatives of the parties hereto.

CITY:

CITY OF WILDOMAR

By: _____
Daniel A, York
City Manager

ATTEST:

By: _____
Janet Morales, CMC
City Clerk

APPROVED AS TO FORM:

By: _____
Thomas D. Jex
City Attorney

DEVELOPER:

CATT ROAD, LLC, A LIMITED LIABILITY COMPANY

By: _____
Saad Pattah, Owner

[NOTARY ACKNOWLEDGEMENT REQUIRED]

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
County of _____)

On _____, before me, _____a

Notary Public, personally appeared _____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary

(Affix seal here)

EXHIBIT A

LEGAL DESCRIPTION

The Property being known as Adjusted Parcel C as set forth in that certain NOTICE OF LOT LINE ADJUSTMENT NO. 2022-008 recorded in the Official Records of Riverside County on September 21, 2023, as Doc # 2023-0279578, comprised of approximately 28,899 square feet of land and is a portion of the Development located on the land described below:

PARCEL C

PARCEL "C" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2022-008 RECORDED SEPTEMBER 21, 2023 AS INSTRUMENT NO. 2023-0279578, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. ALSO DESCRIBED IN THE DOCUMENT AS FOLLOWS:

BEING A PORTION OF PARCEL 1 AND 2 OF AMENDED PARCEL MAP 22776 AS SHOWN BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 37 THROUGH 41 INCLUSIVE THEREOF, LYING IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AND A PORTION OF THE WEST HALF OF ARYA DRIVE AS VACATED BY RESOLUTION 95-040 RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 3 OF SAID AMENDED PARCEL MAP 22776, SAID CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CATT ROAD (30 FOOT HALF-WIDTH); THENCE SOUTH 88°49'17" EAST, 122.90 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 01°20'22" EAST, 45.65 FEET;

THENCE SOUTH 33°23'59" EAST, 59.92 FEET; THENCE SOUTH 56°36'01" WEST, 30.91 FEET; THENCE SOUTH 33°21'32" EAST, 176.83 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 21667-1 AS DESCRIBED BY FINAL ORDER OF CONDEMNATION RECORDED AUGUST 22, 2013, AS INSTRUMENT NO. 2013-0413823 AND RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0419813, BOTH OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 56°42'57" EAST, 58.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 0264-005D AS DESCRIBED IN DEED RECORDED ON JUNE 13, 2013 AS INSTRUMENT NO. 2013-0282059 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 56°42'57" EAST, 25.51 FEET; THENCE SOUTH 86°40'33" EAST, 35.93 FEET 10 TO A POINT AT THE CENTERLINE OF ARYA DRIVE AS VACATED BY RESOLUTION 95-040, RECORDED MAY 2, 1995 AS INSTRUMENT NO. 137832, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID CENTERLINE OF ARYA DRIVE, NORTH 36°05'11" WEST 76.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°54'28", AN ARC DISTANCE OF 152.31 FEET; THENCE NORTH 01°10'43" WEST, 14.99 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTH 30,00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID CATT ROAD; THENCE ALONG SAID PARALLEL LINE, SOUTH 88°49'17" WEST, 118.75 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B

SITE DIAGRAM

(23825 CATT ROAD, WILDOMAR, CA 92595 (APN: 380-240-001))



EXHIBIT C

PROPERTY OWNER CONSENT

"CCG Catt, LLC" being the owner of the real property described in Exhibit A to this Development Agreement by and between the City of Wildomar and Catt Road, LLC, a Limited Liability Company, dated for identification as of December 11, 2024 (the "Agreement"), do hereby consent to the recordation of said Agreement in the Official Records of the County of Riverside.

CCG Catt, LLC
Mark Cooper, Managing Director

Date: _____ _____
Owners Signature

[NOTARY ACKNOWLEDGEMENT REQUIRED]

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

County of _____)

On _____, before me, _____a Notary Public, personally appeared _____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

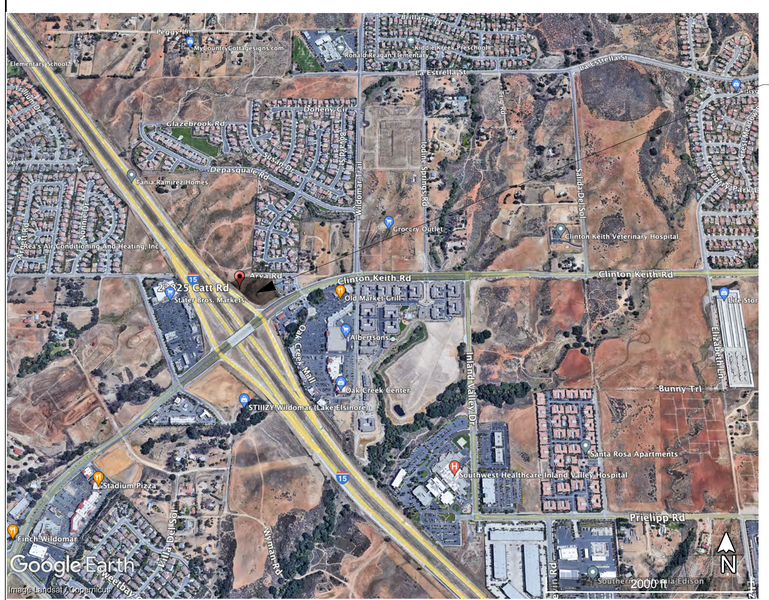
_____
Signature of Notary

(Affix seal here)





CATT CROSSING RETAIL CENTER



CATT ROAD, LLC LOCATION MAP

CONDITIONAL USE PERMIT:

CATT ROAD, LLC DBA, THE CAKE HOUSE **EAST**

23825 CATT RD.
WILDOMAR, CA 92025
APN:380-240-001

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

CATT CROSSING RETAIL CENTER
NEC INTERSTATE HWAY 15 &
CLINTON KETH RD.
WILDOMAR, CA

SHEET INDEX

ID	NAME
01- T.01	TITLE SHEET
02-T.02	TITLE SHEET
03-S-1	SURVEY
04-FEMA	FEMA FLOODPLAIN MAP
05-	SENSITIVE USE MAP
06-F-1	FIRE ACCESS PLAN
07-F-2	FIRE ACCESS PLAN
08-W.S.-1	WATER & SEWER
09-W.S.-2	WATER $ SEWER
10-L-1	LANDSCAPE
11-A-01	SITE PLAN
12- A-01.1	ENLARGED SITE PLAN
13- A-01.3	PROPOSED ROOF PLAN
14-A.02	PROPOSED FLOOR PLAN
15-A-02.1	SECURITY FLOOR PLAN
16-A-03	REFLECTED CEILING PLAN
17- A-04	EGRESS FLOOR PLAN
18-A-05	ACCESSABILITY FLOOR PLAN
19-A-5.1	TYPICAL ADA DETAILS
20-A-5.2	ADA TYPICAL DETAILS
21-A-6	ELEVATIONS
22-A-6.1 PRESPECTIVES	DIPENSARY PRESPECTIVES
23-A-7	BUILDING SECTIONS
24-A-7.1	TYPICAL DTAILS
25-A-8	MATERIALS

APPLICABLE CODES

- **2022 IMPERIAL COUNTY CODE OF ORDINANCES**
- **2022 CALIFORNIA BUILDING CODE**
- **2021 INTERNATIONAL BUILDING CODE**
- **2021 UNIFORM MECHANICAL CODE**
- **2021 UNIFORM PLUMBING CODE**
- **2020 NATIONAL ELECTRICAL CODE**
- **2022 CALIFORNIA GREEN CODE**

CUP SCOPE OF WORK :

THE PROJECT CONSISTS OF 3,936 S.F. WITHIN 6,0755 S.F.
THE PROPOSED STRUCTURE IS ONE STORY DETACHED BUILDING
AS SHOWN IN THIS PACKAGE. LOCATED ON THE SOUTHWEST CORNER OF THE PROPOSED CATT CROSSING RETAIL CENTER IN THE CITY OF WILDOMAR.

PROJECT INFORMATION:

PROJECT APPLICANT:	**CATT ROAD, LLC** **553 WEST 9TH STREET, ESCONDIDO, CA 92025**
PROPERTY OWNER:	**SAAD S. PATTAH** 553 WEST 9TH STREET, ESCONDIDO, CA 92025 GEO@CAKEHOUSECANNABIS.COM (760) 703- 7357
PROJECT ADDRESS:	23825 CATT RD (PAD # 3) WILDOMAR, CA 92025
ASSESSORS PARCEL NUMBER:	380-240-001
LEGAL DESCRIPTION:	The Property being known as Adjusted Parcel C as set forth in that certain NOTICE OF LOT LINE ADJUSTMENT NO. 2022-008 recorded in the Official Records of Riverside County on September 21, 2023, as Doc # 2023-0279576, comprised of approximately 28,899 square feet of land and is a portion of the Development located on the land described AS: PARCEL 'C'
EX. ON PROPERTY OCCUPANCY :	OPEN LAND
NUMBER OF STORIES:	1
BUILDING HIGHT :	(50' MAX. ALLOWED) ACTUAL '28'' AT
LOT AREA:	28,749.6 SF (.66 ACRES)
ZONING INFORMATION:	
BASE ZONE:	CPS- SCENIC HIGHWAY COMMERCIAL ZONE.
OVERLAY ZONE:	N/A
SETBACKS:	**SEE ENLARGED SITE PLAN (12-A-01.1)**
FRONT:	0 FEET
SIDE.Y:	0 FEET
REAR :	0 FEET

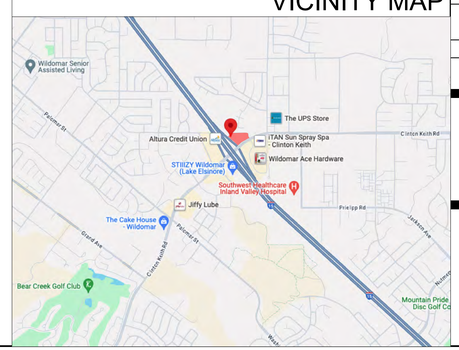
PROPOSED NEW

PROPOSED USE:	CANNABIS DISPENSARY
OCCUPANCY CLASSIFICATION:	M/B (MERCANTILE, RETAIL & BUSINESS)
OCCUPANT LOAD	67
EX. USE:	OPEN LAND
CONSTRUCTION TYPE:	II- SPRINKLERED
TOTAL PROJECT GROSS AREA:	3,936 S.F.
PARKING CALCULATIONS	**SEE 12-A-01.1, PARKING CALCULATIONS**
TOTAL PARKING PROVIDED:	**36.46 STAILS**

PROJECT TEAM:

DESIGNER:	CAKE ENTERPRISES, INC 350 w Ninth Ave. unit 106B Escondido, ca 92025
CONTACT:	HUSSEIN MUNAIM 619-788-3224
ARCHITECT	MICHAEL KINOSHITA &510.CLAIRMOUNT MESA BLD, 3 207 SAN DIEGO, CA 92111 michaelk@mkain.net, 858-268-8176
CIVIL ENGINEER:	KWC ENGINEERIS CIVIL ENGINEERS. PLANNERS. SURVEYORS 1880 COMPTON AVE. #100 CORONA, CA 92881-3370 951- 734- 2130
STRUCTURAL ENGINEER:	
GEOTECHNICAL ENGINEER:	EARTH STRATA GEOTECHNICAL SERVICES 42184 REMINGTON AVE. TEMECULA, CA 92590 951- 461- 4028
MECHANICAL ENGINEER:	LAL SAHGAL ASSOCIATES MECHANICAL CONSULTING ENGINEERS 83, WINDSWEPT WAY MISSION VIEJO, CA 92692 949-830-4746
ELECTRICAL ENGINEER:	E + E ,INC ELECTRICAL ENGINEERING CONSULTING 4193, FLAT ROCK DR. SUITE 200 JASON NICCOLI 661-204-1166

VICINITY MAP



CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
1 JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

PROJECT NO:	0100-03-2024
MODEL FILE:	CATT ROAD April 12, 24.pln
DRAWN BY:	HM
COPYRIGHT:	

SHEET TITLE

TITLE SHEET

01- T.01

SHEET 1 OF25



14996-Catt Crossing - View 3-02-15-2023



14996-Catt Crossing - View 1-02-15-2023



14996-Catt Crossing - View 3-03-06-2023



14996-Catt Crossing - View 1-03-06-2023

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

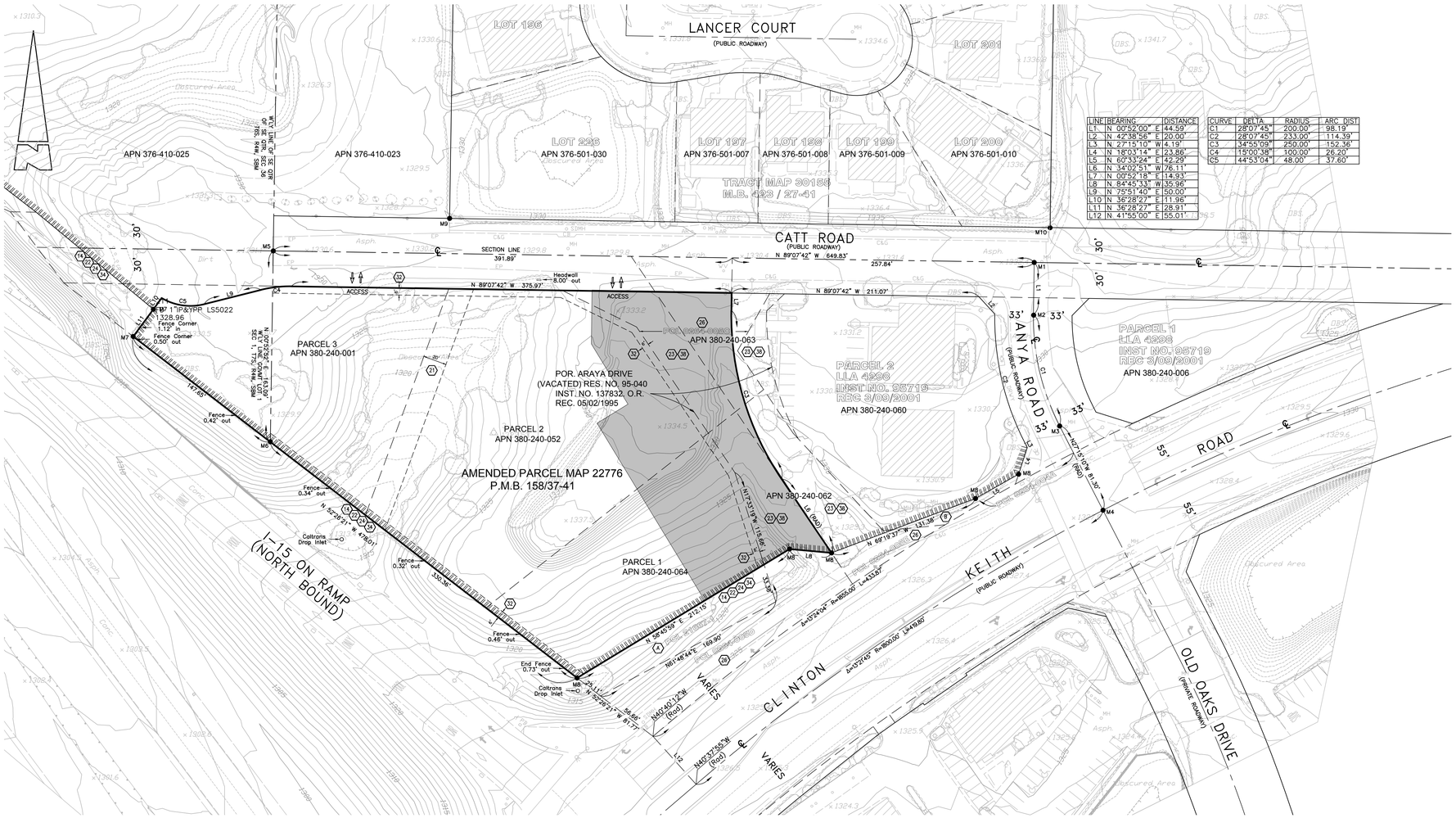
PROJECT NO:	0100-03-2024
MODEL FILE:	CATT ROAD April 12, 24.pln
DRAWN BY:	HM
COPYRIGHT:	

SHEET TITLE

TITLE SHEET

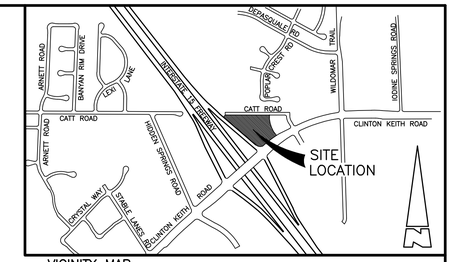
02-T.02

SHEET 2 OF25



LINE	BEARING	DISTANCE
L1	N 00°52'00" E	44.59'
L2	N 42°38'56" E	20.00'
L3	N 27°15'10" W	4.19'
L4	N 18°03'14" E	23.86'
L5	N 60°33'24" E	42.29'
L6	N 34°02'51" W	76.11'
L7	N 00°52'18" E	114.93'
L8	N 84°45'33" W	35.96'
L9	N 75°51'40" E	50.00'
L10	N 36°28'27" E	11.96'
L11	N 36°28'27" E	28.91'
L12	N 41°55'00" E	55.01'

CURVE	DELTA	RADIUS	ARC DIST
C1	28°07'45"	200.00'	98.19'
C2	28°07'45"	233.00'	114.39'
C3	34°55'09"	250.00'	152.36'
C4	15°00'38"	100.00'	26.20'
C5	44°53'04"	48.00'	37.60'



VICINITY MAP
NOT TO SCALE

OWNER:
CHOA MURRIETA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND KYUNGJA CHO, AN UNMARRIED WOMAN

SITE ADDRESS:
VACANT LAND, WILDOMAR, CA. 92595

TITLE COMPANY:
FIRST AMERICAN TITLE INSURANCE COMPANY
3281 E GUASTI ROAD, SUITE 440,
ONTARIO, CA. 91761
(909) 510-6200
ATTN: ROGER DERILO/NOYRA KAMPER

SITE AREA:
GROSS ACREAGE: 2.616 ACRES

SURVEYOR:
KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92881
(951) 734-2130
ATTN.: THOMAS CASELDINE, P.E., P.L.S.

ASSESSOR PARCEL NO:
380-240-052
380-240-001
PORTION OF 380-240-063
380-240-064
PORTION OF 380-240-062

SURVEYOR'S NOTES:
BOUNDARY LINES ..... WERE ESTABLISHED FROM RECOVERED CITY COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY. NO MONUMENTATION HAS BEEN SET, A WITNESS MARKER HAS BEEN PLACED AT MAJOR CORNERS WHERE NO MONUMENTATION WAS FOUND.

BUILDINGS ..... PARCELS 1, 2 & 3 ARE VACANT LAND. THERE ARE NO BUILDINGS.

CEMETERY ..... THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

EARTHWORK ..... NO OBSERVABLE EVIDENCE OF RECENT EARTHWORK. BUILDING CONSTRUCTION NOR BUILDING ADDITIONS.

PHYSICAL ACCESS ..... PROPERTY HAS PHYSICAL ACCESS TO CATT ROAD A DULY DEDICATED PUBLIC RIGHT OF WAY.

TOPOGRAPHY ..... TOPOGRAPHY SHOWN HEREON IS PER AN AERIAL FLIGHT DATED 12/22/21 BY INLAND AERIAL. GROUND FIELD TOPOGRAPHY WAS CONDUCTED BY KWC FIELD SURVEY ON 12/28/21.

SOLID WASTE DUMP ..... NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

CLOSEST INTERSECTING STREET..... THE CLOSEST INTERSECTING STREET IS LOCATED NORTH 30' AND EAST 258' (CATT ROAD AND ARYA DRIVE).

UTILITIES LOCATIONS ..... 1.) PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS. THEIR SOURCE IS UNKNOWN. THE USER OF THIS MAP SHOULD RELY ON SUCH MARKINGS AT THEIR OWN RISK.
2.) POWER POLES ARE SHOWN HEREON AND ALL ARE IN THEIR RESPECTIVE EASEMENTS AS PER ITEM 11 OF EXCEPTIONS.

GAPS & OVERLAPS ..... PROPERTY AS ESTABLISHED HEREON IS FREE OF GAPS AND /OR OVERLAPS WITH SURROUNDING PROPERTIES.

STREET OBSERVATIONS... NO RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION WERE OBSERVED AT THE TIME OF THE SURVEY.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS2011), ZONE 6 (EPOCH 2010.00) BASED LOCALLY ON CONTROL STATIONS "CNPP", "DSSC", AND "P474". ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY AN AVERAGE COMBINATION FACTOR OF 0.99990620.

BENCHMARK:
BENCH MARK NO. 1-58-81; ELEVATION: 1217.635 (VERTCON) (NAVD 88) VERTICAL ORDER= FIRST ORDER; DESCRIBED AS A 3" ALUMINUM DISK STAMPED "1-58-81" SET IN THE SIDEWING OF CULVERT WALL, LOCATED FROM THE INTERSECTION OF PALOMAR ST AND CLINTON KEITH ROAD, 0.01' MILE NW OF INTERSECTION AND 76.7' SE'LY OF INTERSECTION OF PALOMAR ST AND SHADOW CANYON ROAD AND 32.50' NE OF THE CENTERLINE OF PALOMAR STREET ON THE SE MIDPOINT OF A CONCRETE BOX CULVERT WINGWALL.

FLOOD ZONE DESIGNATION:
BY GRAPHIC PLOTTING ONLY, THE LAND SHOWN HEREON IS DESIGNATED AS BEING IN ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06065C2705G, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2008 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DESIGNATED AREA BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1" ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE." NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATION:
TO:
CHAO MURRIETA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
KYUNGJA CHO,
CCG CATT LLC,
FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 11 (OBSERVED EVIDENCE ONLY), 14, 16, 17 AND 19.

THE FIELD WORK WAS COMPLETED ON MAY 03, 2022

DATE OF PLAT OR MAP: MAY 04, 2022

Thomas Caseldine 5/04/2022
THOMAS M. CASELDINE DATE
L.S. 9029

PROFESSIONAL LAND SURVEYOR · THOMAS M. CASELDINE · No. 9029 · STATE OF CALIFORNIA

TITLE INFORMATION:
THE TITLE DESCRIPTION AND EXCEPTION ITEMS SHOWN HEREON WERE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1086834-ONT1 DATED SEPTEMBER 20, 2021 AND HAVE THE SAME NUMERICAL DESIGNATION AS IN THOSE REPORTS.

EASEMENTS:
PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER-SUPPLIED TITLE REPORT INDICATED BY A "⟨⟩". NON-PLOTTABLE EASEMENTS ARE INDICATED BY "□" ALL WITHIN THE "EXCEPTION" ITEMS OF THE TITLE REPORT.

(14) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 06, 1955 AS INSTRUMENT NO. 22388, MAY 24, 1978 AS INSTRUMENT NO. 104062, AND OCTOBER 11, 1979 AS INSTRUMENT NO. 216332 ALL OF OFFICIAL RECORDS. (AFFECT THE WESTERLY AND SOUTHERLY BOUNDARY)

(21) AN EASEMENT FOR DRAINAGE PURPOSES AS SHOWN OR DEDICATED ON THE MAP OF AMENDED PARCEL MAP 22776 RECORDED AUGUST 08, 1989 AND ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS. (PLOTTED HEREON)

(22) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 15 HAVE BEEN DEDICATED OR RELINQUISHED IN THE MAP OF AMENDED PARCEL MAP 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS.

(23)(36) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS.

(24) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED DECEMBER 14, 2010 AS INSTRUMENT NO. 2010-0598558 OF OFFICIAL RECORDS. (AFFECTS PARCEL 3)

THE ABOVE DOCUMENT WAS RE-RECORDED MAY 09, 2011 AS INSTRUMENT NO. 2011-0204321 OF OFFICIAL RECORDS.

(26) TRANSFER OF TITLE OF PARCELS 0264-005C, 0264-005D & 0264-005E PER DEED EXECUTED BY COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA TO CITY OF WILDOMAR, A MUNICIPALITY OF THE STATE OF CALIFORNIA, RECORDED JUNE 13, 2013 AS INSTRUMENT NO. 2013-0282059 OF OFFICIAL RECORDS. (GRANTEE OF QUIT CLAIM DOES NOT APPEAR TO BE ENTITY CAPABLE OF ACQUIRING TITLE TO REAL PROPERTY ON PARCEL No. PCL 0264-005C) (PLOTTED HEREON)

(32) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1978 AS INSTRUMENT NO. 261602 OF OFFICIAL RECORDS. (PLOTTED HEREON)

(34) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 15 AND CLINTON KEITH ROAD EXCEPT THE GENERAL EASEMENT OF TRAVEL HAVE BEEN DEDICATED OR RELINQUISHED IN THE MAP OF AMENDED PARCEL MAP 22776 ON FILE IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS. (PLOTTED HEREON)

(39) THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN CLINTON KEITH ROAD AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

EASEMENTS OR OTHER ENTITLEMENTS NOT SHOWN ON ABOVE MENTIONED TITLE REPORT

(A) FINAL ORDER OF CONDEMNATION OF A PORTION OF PARCEL 1 FOR PUBLIC ACCESS AND INCIDENTAL PURPOSES DESIGNATED AS PARCEL 21667-1 IN THE DOCUMENT RECORDED AUGUST 22, 2013 AS INSTRUMENT NO. 2013-0413823 OF OFFICIAL RECORDS. (PLOTTED HEREON)

(B) GRANT DEED TO THE CITY OF WILDOMAR FOR A PORTION OF CLINTON KEITH ROAD FOR RIGHT OF WAY PURPOSES DESIGNATED AS PARCEL 0264-004A IN THE DOCUMENT RECORDED FEBRUARY 24, 2011 AS INSTRUMENT NO. 2011-0084975 OF OFFICIAL RECORDS. (PLOTTED HEREON)

MONUMENT NOTES:
- ● INDICATES FOUND MONUMENT AS INDICATED.
- ( ) INDICATES RECORD DATA PER AMENDED PM 22776 P.M.B. 158/37-41, UNLESS OTHERWISE NOTED
- [ ] INDICATES RECORD DATA PER DEED OR TITLE REPORT. (AS NEEDED)
- R1 INDICATES RECORD DATA PER AMENDED PM 22776 P.M.B. 158/37-41.
- R2 INDICATES RECORD DATA PER RECORD OF SURVEY RS 141/13-15.
- R3 INDICATES RECORD DATA PER C.O.C. RECORDED 9/20/2011 AS INST. NO. 2011-0415389 AFFECTING TRACT NO. 30155 MB 423/27-41.
- R4 INDICATES RECORD DATA PER PARCEL MAP NO. 9637, P.M.B. 58/1-5.
- S.F.N. INDICATES SEARCHED, FOUND NOTHING
- (R&M) INDICATES RECORD AND MEASURED
- M1 – FD. 1" IP WITH YELLOW PLASTIC PLUG, ILLEGIBLE, FLUSH WITH AC PER R2. ACCEPTED AS THE INTERSECTION OF CATT ROAD AND ARYA DRIVE.
- M2 – FD. 1" IP WITH YELLOW PLASTIC PLUG, ILLEGIBLE, FLUSH WITH AC PER R2. ACCEPTED AS THE N'LY EC OF ARYA DRIVE.
- M3 – FD. 1" IP WITH YELLOW PLASTIC PLUG, ILLEGIBLE, FLUSH WITH AC PER R2. ACCEPTED AS THE S'LY BC OF ARYA DRIVE.
- M4 – FD. 1" IP WITH YELLOW PLASTIC PLUG, ILLEGIBLE, FLUSH WITH AC PER R2. ACCEPTED AS THE INTERSECTION OF CLINTON KEITH ROAD AND ARYA DRIVE.
- M5 – FD. 1" IP, TAGGED LS 7910, DOWN 0.60' PER R2 & R3. ACCEPTED AS THE NW'LY CORNER OF GOVERNMENT LOT 1 OF SECTION 1, T7S, R4W, SBM PER R1.
- M6 – FD. 1" IP, TAGGED LS 3698, FLUSH PER R2 & R4. ACCEPTED AS INTERSECTION OF POINT ON W'LY LINE OF GOVERNMENT LOT 1 OF SECTION 1, T7S, R4W, SBM AND N'LY RIGHT OF WAY OF NORTH BOUND ON-RAMP OF I-15 PER R2.
- M7 – FD. 1" IP WITH YELLOW PLASTIC PLUG, ILLEGIBLE, DOWN 0.20 PER R2. ACCEPTED AS ANGLE POINT IN THE N'LY RIGHT OF WAY OF THE NORTH BOUND ON-RAMP OF I-15 PER R2.
- M8 – FD. 1" IP WITH YELLOW PLASTIC PLUG, LS 5022, FLUSH PER R2. ACCEPTED AS ANGLE POINT IN THE N'LY RIGHT OF WAY OF CLINTON KEITH PER R2.
- M9 – FD. 3/4" BRASS TAG AND NAIL SET IN CONCRETE; ACCEPTED AS SW COR OF TRACT 30155 PER M.B. 423/27-41.
- M10– FD. 1" IP WITH YELLOW PLASTIC PLUG, LS 7910, FLUSH WITH AC PER R2. PT BEARS 0.13' SOUTH OF ROW. ACCEPTED 0.13' OFFSET TO THE SE CORNER OF TRACT 30155 PER M.B. 423/27-41.

BOUNDARY ESTABLISHMENT SHEET
40 0 40' 80' 120'
SCALE IN FEET

SITE AREA PLAN

LEGEND OF SYMBOLS & ABBREVIATIONS:
SYMBOLS
- STREET LIGHT
- LIGHT
- TS TRAFFIC SIGNAL
- CB CATCH BASIN
- DI DROP INLET
- S SIGN
- F/H FIRE HYDRANT
- PP POWER POLE
- TPP TEMPORARY POWER POLE
- M METER
- POST
- V VALVE
- B.O. BLOW OFF
- A/V AIR RELEASE VALVE
- MH MANHOLE
- UB UTILITY BOX
- U/O UNDEFINED OBJECT ROUND
- U/O UNDEFINED OBJECT SQUARE

ASPH	ASPHALT
BLDG	BUILDING
C&G	CURB & GUTTER
CL	CENTERLINE
CONC	CONCRETE
COR	CORNER
DRWY	DRIVEWAY
E'LY	E'LY = EASTERLY
EP	EDGE OF PAVEMENT
(OH)	OVERHEAD UTILITY
ICV	IRRIGATION CONTROL VALVE
IRRG	IRRIGATION
N'LY	NORTHERLY
PAV	PAVEMENT
P.P.	POWER POLE
PT	POINT
RET	RETAINING
SW	SIDEWALK
SMH	SEWER MANHOLE
SD	STORM DRAIN
S'LY	SOUTHERLY
W'LY	WESTERLY
CLF	CHAIN LINK FENCE
WIF	WROUGHT IRON FENCE

LINE TYPES
- RIGHT OF WAY/PARCEL LINE
- BOUNDARY
- BUILDING SETBACK
- CENTERLINE
- EASEMENT
- CURB AND GUTTER
- FENCE
- RETAINING WALL
- RESTRICTIVE ACCESS RIGHTS

NOTE: NOT ALL SYMBOLS/ ABBREVIATIONS MAY BE USED.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: APN: 380-240-052-6 (AFFECTS PARCEL 2) AND 380-240-001-0 (AFFECTS PARCEL 3) AND A PORTION OF 380-240-063
PARCELS 2 AND 3 OF PARCEL MAP NO. 22776, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 157, PAGE(S) 39 THROUGH 43, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND AS SHOWN ON THE AMENDED MAP THEREOF RECORDED IN BOOK 158, PAGES 37 THROUGH 41 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE WEST HALF OF ARYA DRIVE ADJOINING PARCEL 2 OF SAID PARCEL MAP NO. 22776, AS VACATED BY RESOLUTION RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND WOULD PASS TO THE VESTEES BY PRACTICE OF LAW.

PARCEL B: APN: 380-240-064 AND A PORTION OF 380-240-062
PARCEL 1 OF PARCEL MAP NO. 22776, AS SHOWN BY MAP ON FILE IN BOOK 157, PAGE(S) 39 THROUGH 43, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND AS SHOWN ON THE AMENDED MAP THEREOF RECORDED IN BOOK 158, PAGES 37 THROUGH 41 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE WEST HALF OF ARYA DRIVE ADJOINING PARCEL 1 OF SAID PARCEL MAP NO. 22776, AS VACATED BY RESOLUTION RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA THAT WOULD PASS TO THE VESTEES BY PRACTICE OF LAW.

EXCEPTING THEREFROM THAT PORTION THEREOF CONDEMNED TO THE CITY OF WILDOMAR BY FINAL ORDER OF CONDEMNATION RECORDED ON AUGUST 22, 2013 AS INSTRUMENT NO. 2013-0413823 AND RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0419813 BOTH OF OFFICIAL RECORDS.

MARK	REVISIONS	DATE
1	REVIEWED & VERIFIED NO ADDITIONAL EASEMENTS WITH ABANDONED ROADWAY TO E'LY ADJACENT PARCEL, ADD ADDITIONAL FOUND MONUMENTS	5/04/22

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92881-3370 951-734-2130

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=40'	5/04/22	LLC	TMC

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

PREPARED FOR: CCG CATT, LLC
J.N. 2021.2214.1

SHEET NO. 1 OF 1 SHTS.

G:\21\2214\SURVEY\MAPS\ALTA\Retrieved\2214-ALTA.dwg

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be contacted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1994 or later.

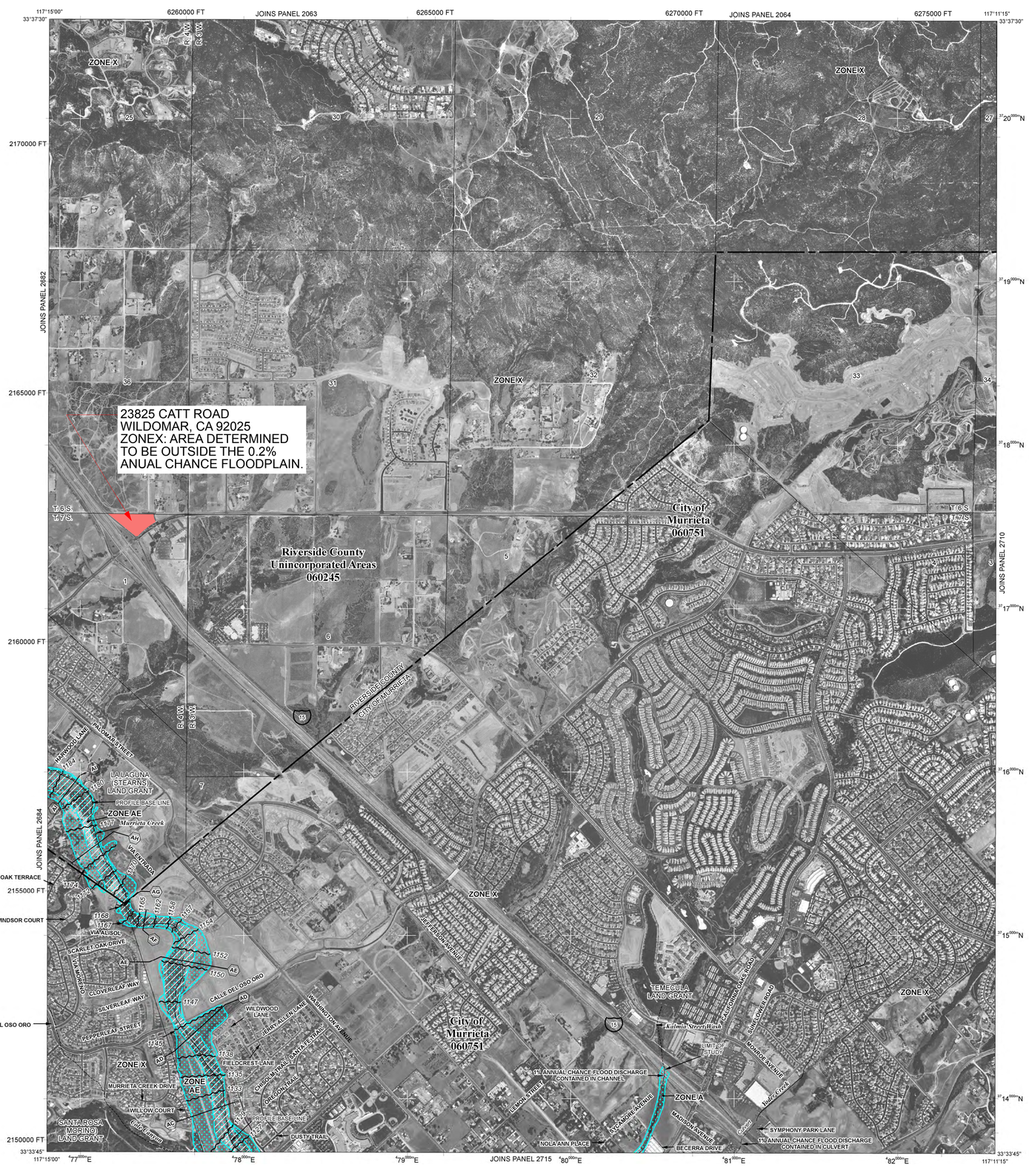
This map may reflect more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 3776000mN — 1000-meter Universal Transverse Mercator grid values, zone 11N
- 600000 FT — 5000-foot grid ticks: California State Plane coordinate system, zone VI (FIPSZONE 0406), Lambert Conformal Conic projection
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 28, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 2705G

FIRM
FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 2705 OF 3805
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

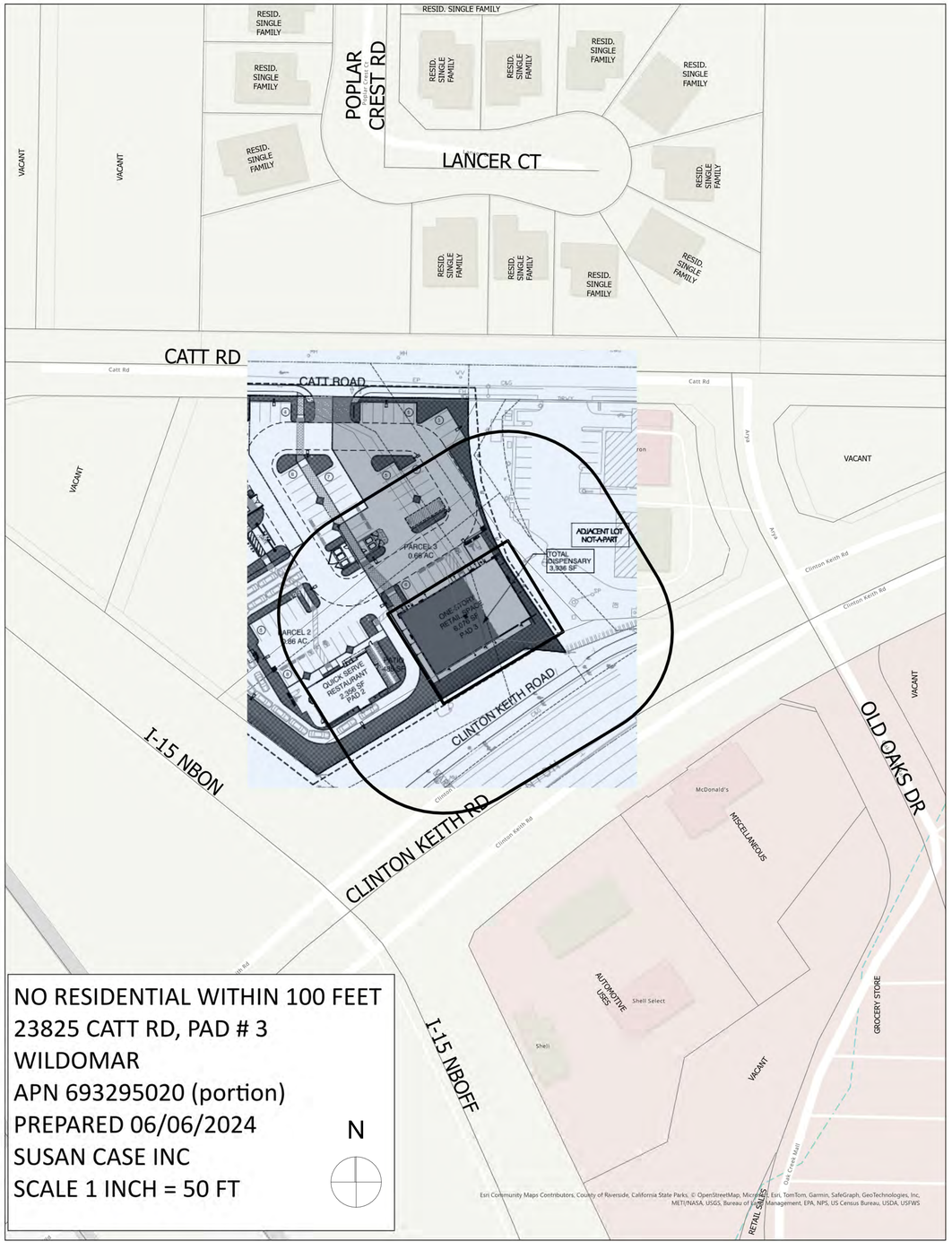
COMMUNITY	NUMBER	PANEL	SUFFIX
MURRIETA, CITY OF	060751	2705	G
RIVERSIDE COUNTY	060245	2705	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06065C2705G

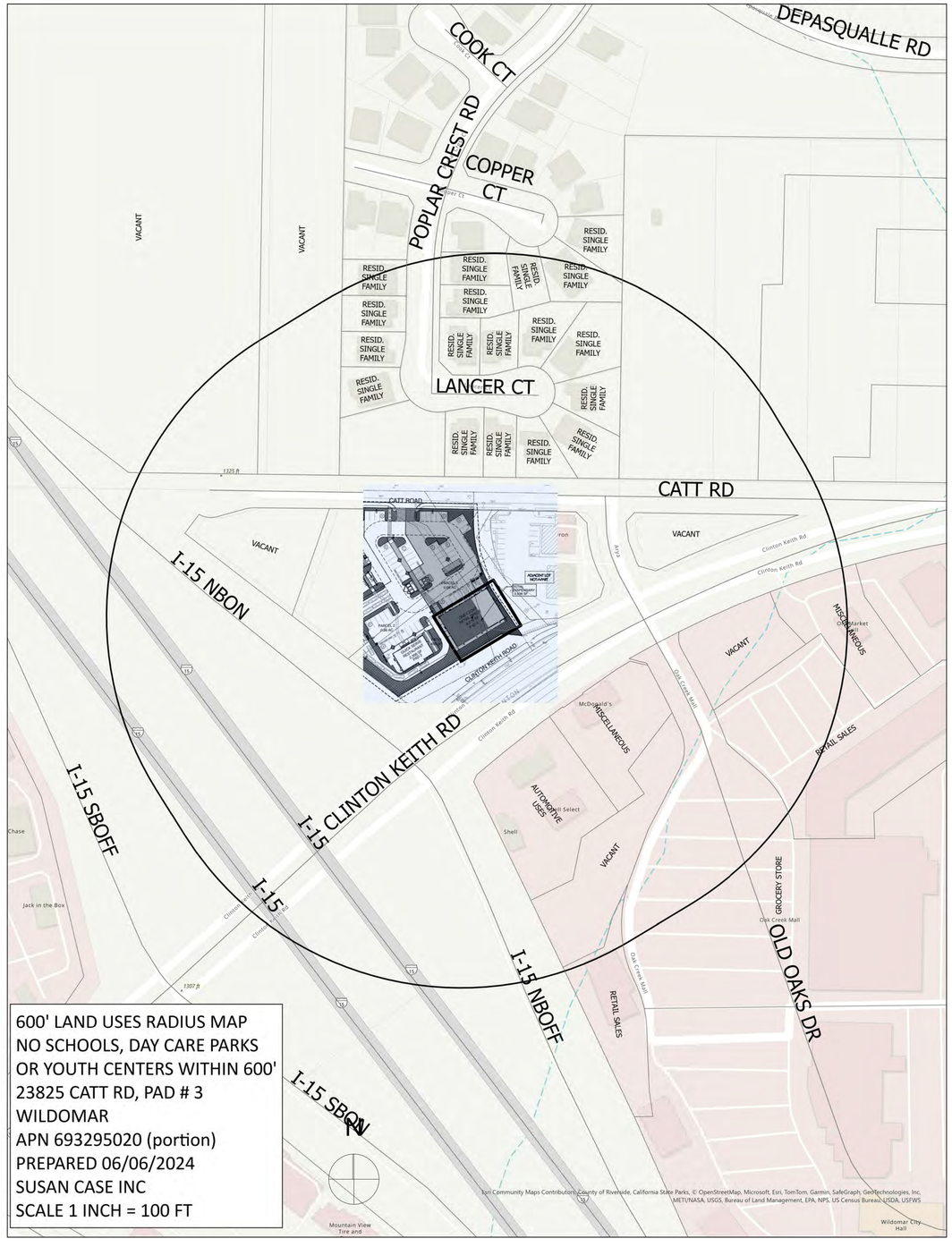
EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency



NO RESIDENTIAL WITHIN 100 FEET
23825 CATT RD, PAD # 3
WILDOMAR
APN 693295020 (portion)
PREPARED 06/06/2024
SUSAN CASE INC
SCALE 1 INCH = 50 FT

N



600' LAND USES RADIUS MAP
NO SCHOOLS, DAY CARE PARKS
OR YOUTH CENTERS WITHIN 600'
23825 CATT RD, PAD # 3
WILDOMAR
APN 693295020 (portion)
PREPARED 06/06/2024
SUSAN CASE INC
SCALE 1 INCH = 100 FT

N

The Cake House

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

PROJECT NO:	0100-03-2024
MODEL FILE:	CATT ROAD April 12, 24.pln
DRAWN BY:	HM
COPYRIGHT:	

SHEET TITLE

SENSITIVE USE MAP

05-

SHEET 5 OF25

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CATT CROSSINGS RETAIL CENTER

FIRE ACCESS PLAN

GENERAL NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF WILDOMAR, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.

2. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEARING OF THE WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
   PHONE: (951) 955-6790 FOR PERMIT CASES (CUP, PUP, PP OR VOLUNTARY MS CASES.),CABAZON AND AREA WEST.
   PHONE: (951) 955-6885 FOR PARCEL AND TRACT MAPS.
   PHONE: (760) 342-8267 FOR PERMIT CASES EAST OF CABAZON.

3. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO COUNTY STANDARD NO. 1220 AND 1221.

4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF WILDOMAR AND RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.

5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, TIE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.

6. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.

7. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARD NO. 206 AND/OR NO. 207, AS DIRECTED IN THE FIELD.

8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED WITH APPROVED STREET PLAN FOR REVIEW TO THE PERMITS SECTION OR INSPECTION SECTION (FOR MAP CASES) PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.

9. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS FOR PARCEL AND TRACT MAPS SHALL BE TAKEN AND MAY BE TAKEN FOR PERMIT CASES BY THE COUNTY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.

10. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.

11. PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.

12. STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN.

13. AS DETERMINED BY THE TRANSPORTATION DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.

14. ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, AND ALL LANDSCAPING ON ALL OTHER STREETS, SHALL REQUIRE SEPARATE LANDSCAPE PLANS. ALL LANDSCAPING ENCROACHMENTS SHALL CONFORM TO RIVERSIDE COUNTY COMPREHENSIVE LANDSCAPING GUIDELINES DATED OCTOBER 2009.

15. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS NOT PART OF THIS PROJECT ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT.

16. A. CONSTRUCTION PROJECTS MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
    B. PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE COUNTY A COPY OF THE NOI WITH A VALID WDID NUMBER.

17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF TRANSPORTATION OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.

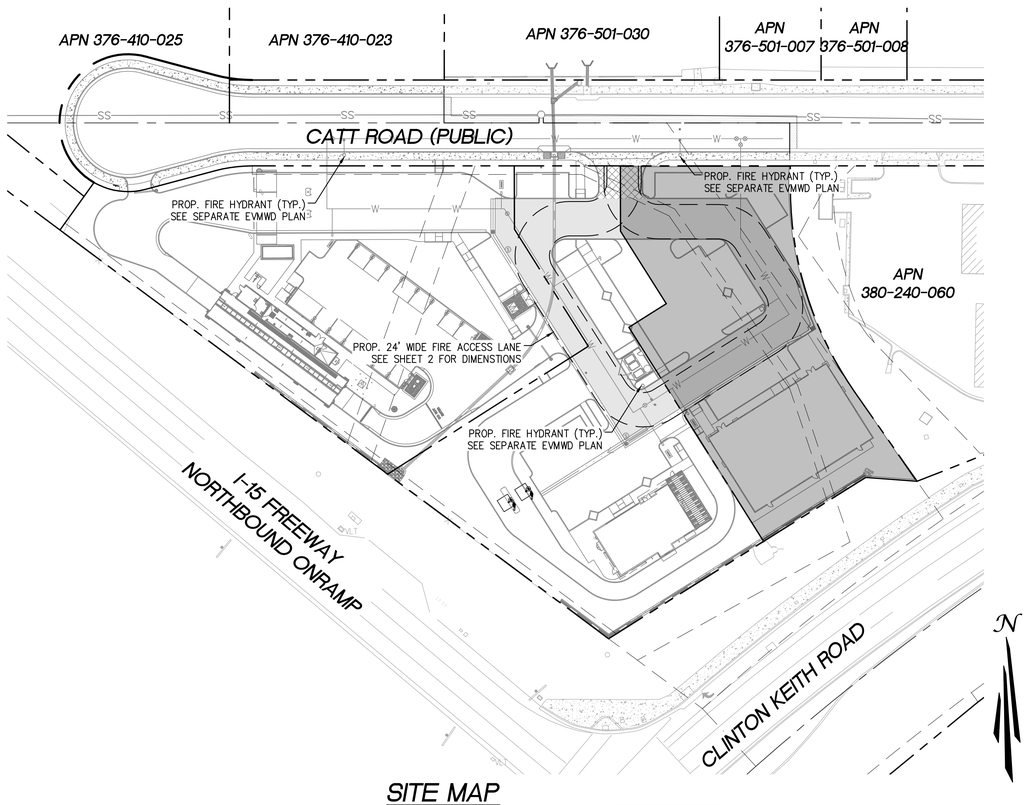
18. EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE TRANSPORTATION DEPARTMENT.

19. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO APPLY TO RIVERSIDE COUNTY FLOOD CONTROL (RCFC) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH A RCFC FACILITY AND ADD PERMIT # _____ ON THE PLAN.

20. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CITY AND OR CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THEIR RIGHT-OF-WAY.

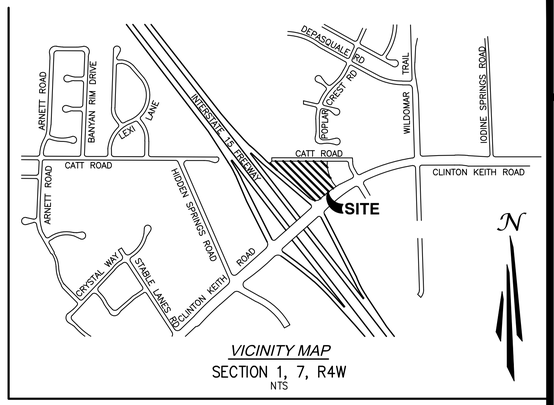
21. ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

22. ALL BMPs WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE CITY OF WILDOMAR AS A PART OF THE CFD.



SITE MAP

SCALE: 1"=50'



VICINITY MAP

SECTION 1, 7, R4W

NTS

SITE AREA PLAN

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BCR	BEGIN CURB RETURN
C&G	CURB AND GUTTER
CB	CATCH BASIN
CL	CENTERLINE
D.I.	DUCTILE IRON
DWY	DRIVEWAY
ECR	END CURB RETURN
EP	EDGE OF PAVEMENT
EX	EXISTING
FH	FIRE HYDRANT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISH SURFACE
HP	HIGH POINT
L/LT	LEFT
LP	LOW POINT
PCC	POINT COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
R/RT	RIGHT
R/W	RIGHT OF WAY
SBL	SET BACK LINE
STR	STREET
TB	TOP OF BERM
TC	TOP OF CURB
VC	VERTICAL CURVE

INDEX OF SHEETS:

1. TITLE SHEET
2. FIRE ACCESS PLAN

NOTICE TO CONTRACTOR

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (PHONE: 1-800-227-2600) 48 HOURS IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

CONTRACTOR WILL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY. NOTIFY THE ENGINEER OF WORK IF ANY DISCREPANCIES IN UTILITY LINE LOCATIONS ARE FOUND.

LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.

CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

REFERENCE DRAWINGS:

R.C.F.C. & W.C.D. – MURRIETA VALLEY STORM DRAIN PLAN – DWG. NO. 7-404
E.V.M.W.D. – SEWER & WATER IMPROVEMENTS FOR CFD 98-2
E.V.M.W.D. – SEWER & WATER IMPROVEMENTS FOR CUP NO. 3285

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC SURVEY
DATED JUNE 27, 2023
AS CONDUCTED BY:

TAIT & ASSOCIATES, INC.
701 PARKCENTER DR.
SANTA ANA, CA 92705
(714) 560-8200

OWNER / PERMITTEE

CATALYST COMMERCIAL GROUP
38605 CALISTOGA DRIVE, SUITE 150
MURRIETA, CA 92563
CONTACT: BRANDON HUMANN
(951)348-3000
BHUMANN@CATALYSTRETAIL.COM

SCOPE OF WORK

24' WIDE FIRE DEPARTMENT ACCESS LANE WITHIN PROPOSED COMMERCIAL DEVELOPMENT.

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS2011), ZONE 6 (EPOCH 2010.00) BASED LOCALLY ON CONTROL STATIONS "CNPP", "DSSC", AND "P4744". ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY AN AVERAGE COMBINATION FACTOR OF 0.99990620.

BENCHMARK LOCATION:

BENCH MARK NO. T-58-81

ELEVATION: 1217.635 (VERTCON) (NAVD 88) VERTICAL ORDER= FIRST ORDER;

DESCRIBED AS A 3" ALUMINUM DISK STAMPED "T-58-81" SET IN THE SIDEWING OF CULVERT WALL, LOCATED FROM THE INTERSECTION OF PALOMAR ST AND CLINTON KEITH ROAD, 0.10' MILE NW OF INTERSECTION AND 76.7' SE'LY OF INTERSECTION OF PALOMAR ST AND SHADOW CANYON ROAD AND 32.50' NE OF THE CENTERLINE OF PALOMAR STREET ON THE SE MIDPOINT OF A CONCRETE BOX CULVERT WINGWALL.

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER RICARDO GONZALEZ No. C94017 CIVIL STATE OF CALIFORNIA

DRAWN: TAIT
DATE: 2/16/2024
CHECKED: AG
DATE: 2/16/2024
JOB NO: SP90410

1st Plan Check Submittal

701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
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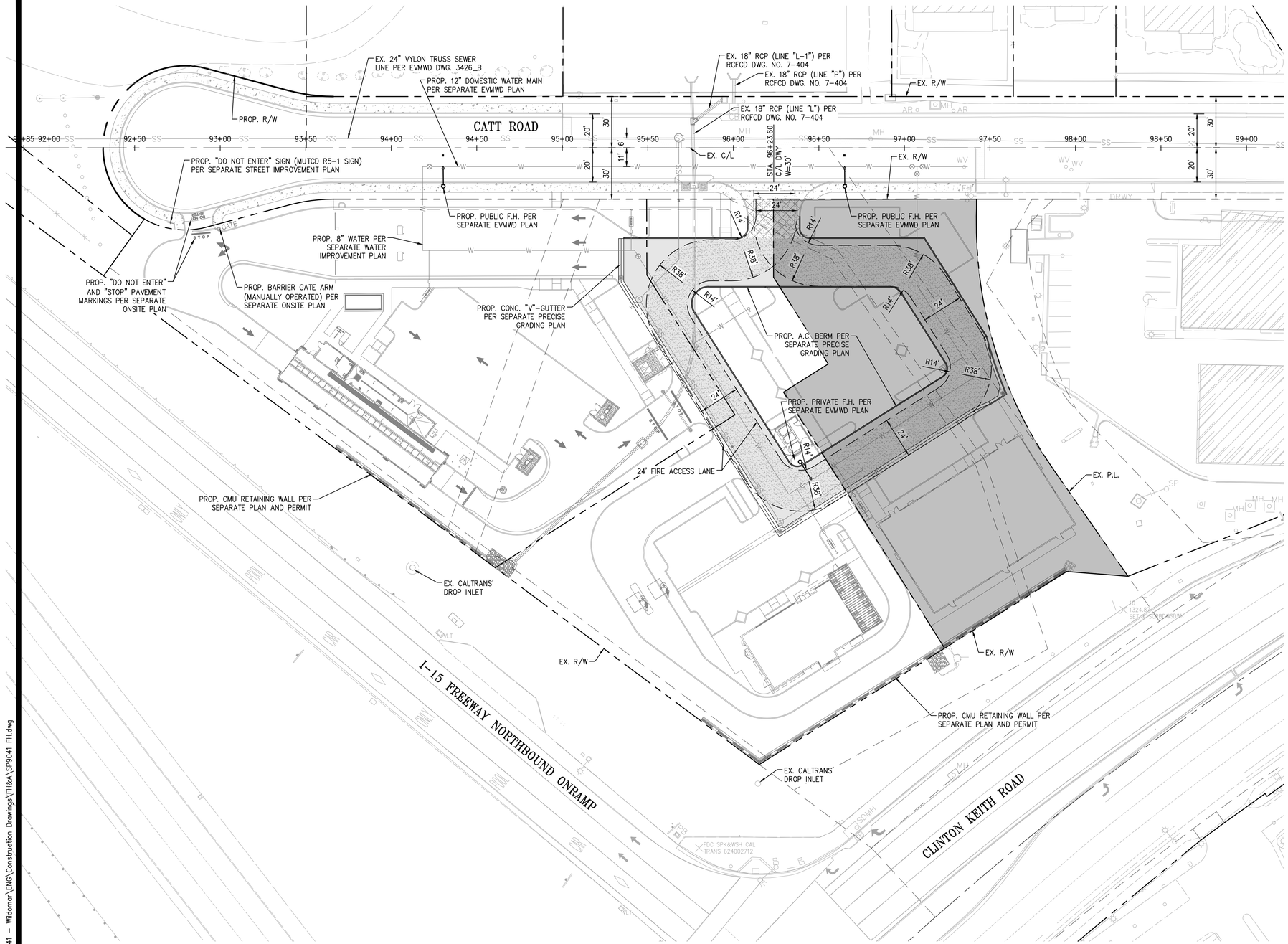
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ENGINEERING ENVIRONMENTAL BUILDING LAND
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TITLE SHEET

CATT CROSSING RETAIL CENTER
FIRE ACCESS PLAN
CATALYST COMMERCIAL GROUP

1 OF 2

Feb 16, 2024 - 5:45pm by ogonzalez K:\Drawings\SP\SP9041 - Wildomar\ENG\Construction Drawings\FH&A\SP9041 TS.dwg



LEGEND

- 200' — FINISHED CONTOUR
- (200') — EXISTING CONTOUR
- RIGHT OF WAY
- STREET CENTERLINE
- EXISTING EASEMENT
- 24' WIDE FIRE ACCESS LANE
- PROPOSED AC PAVEMENT (SURFACED TO BE ALL WEATHER DRIVING)
  4" A.C./13.2" A.B.
  ASSUMED T.I. = 7
  DESIGNED TO SUPPORT 75,000LBS
  REFER TO SEPARATE PRECISE GRADING PLAN FOR PAVING NOTES

SITE AREA PLAN

N

0 30' 60'

SCALE: 1" = 30'

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER
RAMIRO GONZALEZ
No. C94017
CIVIL
STATE OF CALIFORNIA

DRAWN: TAIT
DATE: 2/16/2024
CHECKED: AG
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FIRE ACCESS PLAN

CATT CROSSING RETAIL CENTER
FIRE ACCESS PLAN
CATALYST COMMERCIAL GROUP

2 OF 2

1st Plan Check Submittal

Feb 16, 2024 - 5:45pm by ogonzalez K:\Drawings\SP\SP9041 - Wildomar\ENG\Construction Drawings\FH&A\SP9041 FH.dwg

SEWER NOTES:

1. SPECIFICATION AND CONSTRUCTION NOTES REQUIRED BY 2022 EDITION OF THE CALIFORNIA PLUMBING CODE.
2. MATERIALS, TESTING AND INSPECTION OF PIPE SHALL BE IN CONFORMITY WITH THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE.
3. PVC SDR 35 IS THE SEWER PIPE USED.
4. FAILURE TO MEET ANY OF THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE WILL BE CAUSE FOR REJECTION.
5. SEPARATION REQUIREMENTS BETWEEN SEWER AND WATER LINES SHALL CONFORM TO STATE HEALTH CODE STANDARDS AND THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE.

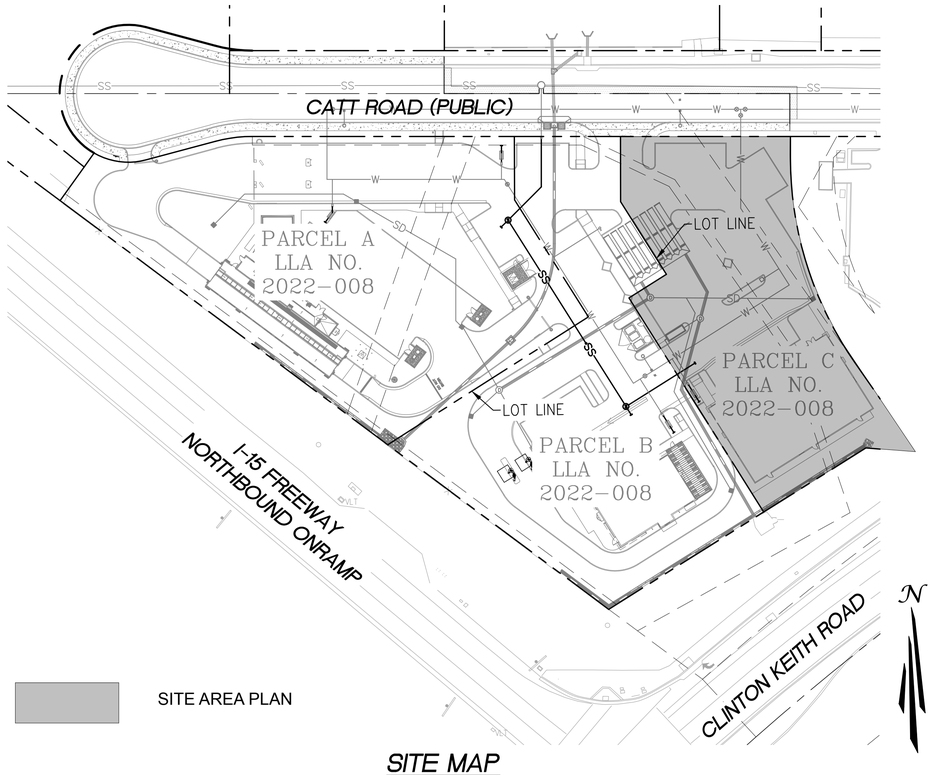
WATER NOTES:

1. SPECIFICATION AND CONSTRUCTION NOTES REQUIRED BY THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE.
2. MATERIALS, TESTING AND INSPECTION OF PIPE SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE.
3. PVC CLASS 200 C-900 IS THE TYPE OF PIPE USED.
4. FAILURE TO MEET ANY OF THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE WILL BE CAUSE FOR REJECTION.
5. SEPARATION REQUIREMENTS BETWEEN WATER AND SEWER LINES SHALL CONFORM TO STATE HEALTH CODE STANDARD AND 2022 EDITION OF THE CALIFORNIA BUILDING CODE.

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CATT CROSSING RETAIL CENTER

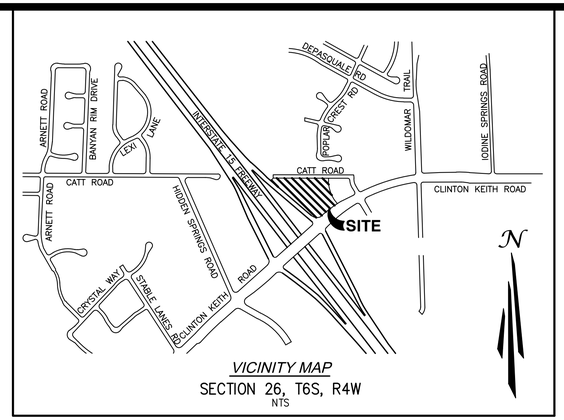
PRIVATE WATER & SEWER PLAN



SITE AREA PLAN

SITE MAP

SCALE: 1"=50'



VICINITY MAP

SECTION 26, T6S, R4W

NTS

INDEX OF SHEETS:

1. TITLE SHEET
2. PRIVATE WATER AND SEWER PLAN

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC SURVEY
DATED JUNE 27, 2023
AS CONDUCTED BY:

TAIT & ASSOCIATES, INC.
701 PARKCENTER DR.
SANTA ANA, CA 92705
(714) 560-8200

OWNER / PERMITTEE

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38605 CALISTOGA DRIVE, SUITE 150
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CIVIL ENGINEER

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AGONZALEZ@TAIT.COM

GEOTECHNICAL ENGINEER

EARTH STRATA GEOTECHNICAL SERVICES, INC.
42184 REMINGTON AVENUE
TEMECULA, CA 92590
CONTACT: STEPHEN M. POOLE, P.E., G.E.
(951)461-4028

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS2011), ZONE 6 (EPOCH 2010.00) BASED LOCALLY ON CONTROL STATIONS "CNPP", "DSSC", AND "P4744". ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY AN AVERAGE COMBINATION FACTOR OF 0.99990620.

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ASSOCIATED PROJECT PERMITS:

- PRECISE GRADING PLAN PERMIT NO.: TBD
- FINAL WQMP PERMIT NO.: TBD
- RETAINING WALL PLAN PERMIT NO.: TBD
- CATT ROAD STREET IMPROVEMENT PLAN PERMIT NO.: TBD
- PUBLIC STORM DRAIN PLAN PERMIT NO.: TBD
- E.V.M.W.D. PLAN PERMIT NO.: TBD
- FIRE HYDRANT AND ACCESS PLAN PERMIT NO.: TBD

REFERENCE DRAWINGS:

R.C.F.C. & W.C.D. – MURRIETA VALLEY STORM DRAIN PLAN – DWG. NO. 7-404
E.V.M.W.D. – SEWER & WATER IMPROVEMENTS FOR CFD 98-2
E.V.M.W.D. – SEWER & WATER IMPROVEMENTS FOR CUP NO. 3285

SCOPE OF WORK:

SCOPE OF WORK IS PRIVATE WATER AND SEWER IMPROVEMENTS ONLY.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: APN: 380-240-052 (AFFECTS PARCEL 2) AND 380-240-001 (AFFECTS PARCEL 3) AND A PORTION OF 380-240-063

PARCELS 2 AND 3 OF "AMENDED"PARCEL MAP 22776, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE WEST HALF OF ARYA DRIVE ADJOINING SAID PARCEL 2, AS VACATED BY RESOLUTION RECORDED MAY 2, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS AND WOULD PASS TO THE VESTEES BY PRACTICE OF LAW.

PARCEL B: APN: 380-240-064 AND A PORTION OF 380-240-062

PARCEL 1 OF "AMENDED"PARCEL MAP 22776, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 158, PAGES 37 THROUGH 41 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE WEST HALF OF ARYA DRIVE ADJOINING SAID PARCEL 1, AS VACATED BY RESOLUTION RECORDED MAY 2, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS THAT WOULD PASS TO THE VESTEES BY PRACTICE OF LAW.

EXCEPTING THEREFROM THAT PORTION THEREOF CONDEMNED TO THE CITY OF WILDOMAR BY FINAL ORDER IN CONDEMNATION RECORDED AUGUST 22, 2013 AS INSTRUMENT NO. 2013-0413823 AND AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0419813, BOTH OF OFFICIAL RECORDS.

NOTICE TO CONTRACTOR

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (PHONE: 1-800-227-2600) 48 HOURS IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

CONTRACTOR WILL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY. NOTIFY THE ENGINEER OF WORK IF ANY DISCREPANCIES IN UTILITY LINE LOCATIONS ARE FOUND.

LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.

CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER
ALEJANDRO GONZALEZ
No. C94017
CIVIL
STATE OF CALIFORNIA

701 North Parkcenter Drive
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p: 714.560.8200
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DATE: 2/16/2024
CHECKED: AG
DATE: 2/16/2024
JOB NO: SP90410

1st Plan Check Submittal

TITLE SHEET

CATT CROSSING RETAIL CENTER
PRIVATE WATER AND SEWER PLAN
CATALYST COMMERCIAL GROUP

Feb 16, 2024 - 5:46pm by agonzalez K:\Drawings\SP\SP9041 - Wildomar\ENG\Construction Drawings\UT\SP9041 TS.dwg

PRIVATE SEWER CONSTRUCTION NOTES:

1. CONNECT PRIVATE 8" PVC SDR-35 SEWER PIPE TO SEWER CLEANOUT AND STREET SEWER LATERAL PER SEPARATE EVMWD PLAN – ENG. W.O. #2023-00067.
2. INSTALL 8" PVC SDR-35 SEWER PIPE WITH ALL TEES, BENDS, AND FITTINGS.
3. INSTALL 6" PVC SDR-35 SEWER PIPE WITH ALL TEES, BENDS, AND FITTINGS.
4. INSTALL SEWER CLEANOUT PER SPPWC STD. PLAN 204-3.
5. INSTALL 48" DIA. PRECAST CONCRETE SEWER MANHOLE PER SPPWC STD. PLAN 200-4.
6. TERMINATE SEWER LINE WITH TEMPORARY END CAP.

PRIVATE DOMESTIC WATER CONSTRUCTION NOTES:

10. CONNECT 2" DOMESTIC WATER PIPE TO PROPOSED 1-1/2" WATER METER.
11. INSTALL 2" PVC SCH-80 PRIVATE DOMESTIC WATER PIPE.
12. INSTALL 2" PVC SCH-80 PRIVATE IRRIGATION WATER PIPE.
13. 1-1/2" BACKFLOW PREVENTION DEVICE PER SEPARATE EVMWD PLAN.
14. TERMINATE WATER LINE WITH TEMPORARY END CAP.
15. 2" BACKFLOW PREVENTION DEVICE PER SEPARATE EVMWD PLAN.

SITE AREA PLAN

N

0 20' 40'

SCALE: 1" = 20'

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER ALEJANDRO GONZALEZ No. C94017 CIVIL STATE OF CALIFORNIA

DRAWN: TAIT
DATE: 2/16/2024
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TAIT & ASSOCIATES
Since 1944
ENGINEERING ENVIRONMENTAL BUILDING LAND
Orange County Sacramento Denver Dallas
San Luis Obispo Riverside Boise Atlanta
701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
www.tait.com

PRIVATE WATER AND SEWER PLAN

CATT CROSSING RETAIL CENTER
PRIVATE WATER AND SEWER PLAN
CATALYST COMMERCIAL GROUP

2 OF 2

Feb 16, 2024 – 5:47pm by agonzalez K:\Drawings\SP\SP9041 – Wildomar\ENG\Construction Drawings\UT\SP9041 SWR.dwg

0 30 60 90 feet

SCALE: 1" = 30'

NORTH



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	5	Arbutus x 'Marina' / Marina Strawberry Tree Standard	15 gal.	Moderate
	7	Jacaranda mimosifolia / Jacaranda	15 gal.	Moderate
	27	Lagerstroemia indica 'Red' / Red Crape Myrtle	15 gal.	Moderate
	7	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	24" box	Moderate
	8	Prunus cerasifera 'Krauter Vesuvius' / Krauter Vesuvius Purple-leaf Plum	15 gal.	Moderate
	1	Quercus agrifolia / Coast Live Oak	15 gal.	Low
	15	Ulmus parvifolia `True Green` / True Green Elm	24" box	Low

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	81	Agave americana 'Marginata' / Variegated Century Plant	5 gal.	Low
	97	Agave attenuata 'Boutin Blue' / Boutin Blue Foxtail Agave	5 gal.	Low
	342	Anigozanthos x 'Bush Ranger' / Dwarf Bush Ranger Kangaroo Paw	5 gal.	Low
	201	Anigozanthos x 'Tequila Sunrise' / Tequila Sunrise Kangaroo Paw	5 gal.	Low
	353	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush	5 gal.	Low
	347	Dianella revoluta `Little Rev` / Little Rev Flax Lily	1 gal	Low
	84	Lantana x 'New Gold' / New Gold Lantana	1 gal.	Low
	96	Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	Low
	94	Salvia greggii 'Furmans Red' / Furman's Red Autumn Sage	5 gal.	Low
	192	Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal.	Low
	160	Yucca recurvifolia 'Walbristar' / Bright Star Soft Leaf Yucca	5 gal.	Low

VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	16	Magnolia grandiflora `Little Gem` Espallier / Dwarf Southern Magnolia	15 Gal.	moderate

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	171	Convolvulus mauritanicus / Morning Glory	1 gal.	Low	36" o.c.
	104	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Low	42" o.c.
	133	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary	1 gal.	Low	42" o.c.
	79	Senecio serpens / Blue Chalksticks	1 gal.	Low	36" o.c.

COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the Landscape design plan.

Rodney Staccalosi 4-3-23

PARKING LOT SHADE CALCULATIONS (62 uncovered spaces)

Symbol	Botanical Name/ Common Name	Qty. @ full shade (Sq. Ft.)	Qty. @ 3/4 Shade (Sq. Ft.)	Qty. @1/2 shade (Sq. Ft.)	Qty. @ 1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Canopy structures	NA -	NA -	NA -	NA -	0 SF
	Accent tree 20'	0 @ 314 SF -	0 @ 236 SF -	9 @ 157 SF 1,413	0 @ 79 SF -	1,413 SF
	Parking Lot Shade Tree 25'	0 @ 491 SF -	0 @ 368 SF -	0 @ 246 SF -	0 @ 123 SF -	-SF
	Parking Lot Shade Tree 30'	3 @ 706 SF 2,118	0 @ 530 SF -	1 @ 354 SF 354	11 @ 177 SF 1,947	4,419 SF
	Parking Lot Shade Tree 35'	0 @ 962 SF -	0 @ 722 SF -	0@ 481 SF -	0 @ 240 SF -	- SF
					TOTAL TREE SHADE	5,832 SF
	Paved Area (see hatched area on plan)				TOTAL PARKING AREA =	10,468 SF
					50% SHADE AREA REQUIRED =	5,234 SF
					TOTAL SHADE PROVIDED =	5,832 SF
					PERCENT SHADE =	56%

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS (SHRUBS)	.2	DRIP	.81	.25	25,905	6,476	220,832 GAL.
MEDIUM WATER USE PLANTS (TREES)	.5	BUBBLERS	.81	.62	1,560	967	32,975 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
				TOTALS	(A) 27,465	(B) 7,443	
						ETWU Total	253,806 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(55) (.62) (.45 x 27,465) + (1-.45) X 0) =421,450 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(55) (.62) (7,443) = 253,806 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 7,443
Total Area	(A) 27,465
Average ETAF	(B / A) .27

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

LANDSCAPE/ PLANTING NOTES

1. All new and existing landscape/planting areas shall receive a uniform 3-4" layer of organic wood chip mulch. Shredded bark (Guerilla hair) is not an acceptable mulch.
2. Landscape planters within 5' of a structure shall have a non-combustible aggregate mulch. Wood chip mulch will not be allowed within 5' of a structure.
3. Contractor shall submit soil samples to the laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

   Soil analysis should include:
   a. Soil texture;
   b. Infiltration rate determined by laboratory test or soil infiltration rate table;
   c. pH;
   d. Total soluble salts;
   e. Sodium;
   f. Percent organic matter; and
   g. Recommendations.

   The Contractor shall provide Landscape Architect soils analysis results prior to implementing the recommendations. Landscape Architect shall confirm soil amendments application(s).
4. All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Wildomar Water Conservation Standards.
5. All Landscape areas are to be maintained by the property owner.
6. There shall be a 10' minimum distance between trees and proposed street lights/ power poles. Tree an light pole shall be coordinated to meet this requirement.
7. All trees planted within 6' of pavement or permanent structure shall have a root barrier (24" deep by 16' in length). Root barrier type shall be Deeproot UB-24-2 or equivalent.
8. All trees, at a minimum, shall be 'double staked'. Staking detail shall be provided witth/in the Construction Documents.

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.COM
JEFF LIEDERMAN, ARCHITECT

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Staccalosi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

CATT CROSSING - RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA 92595

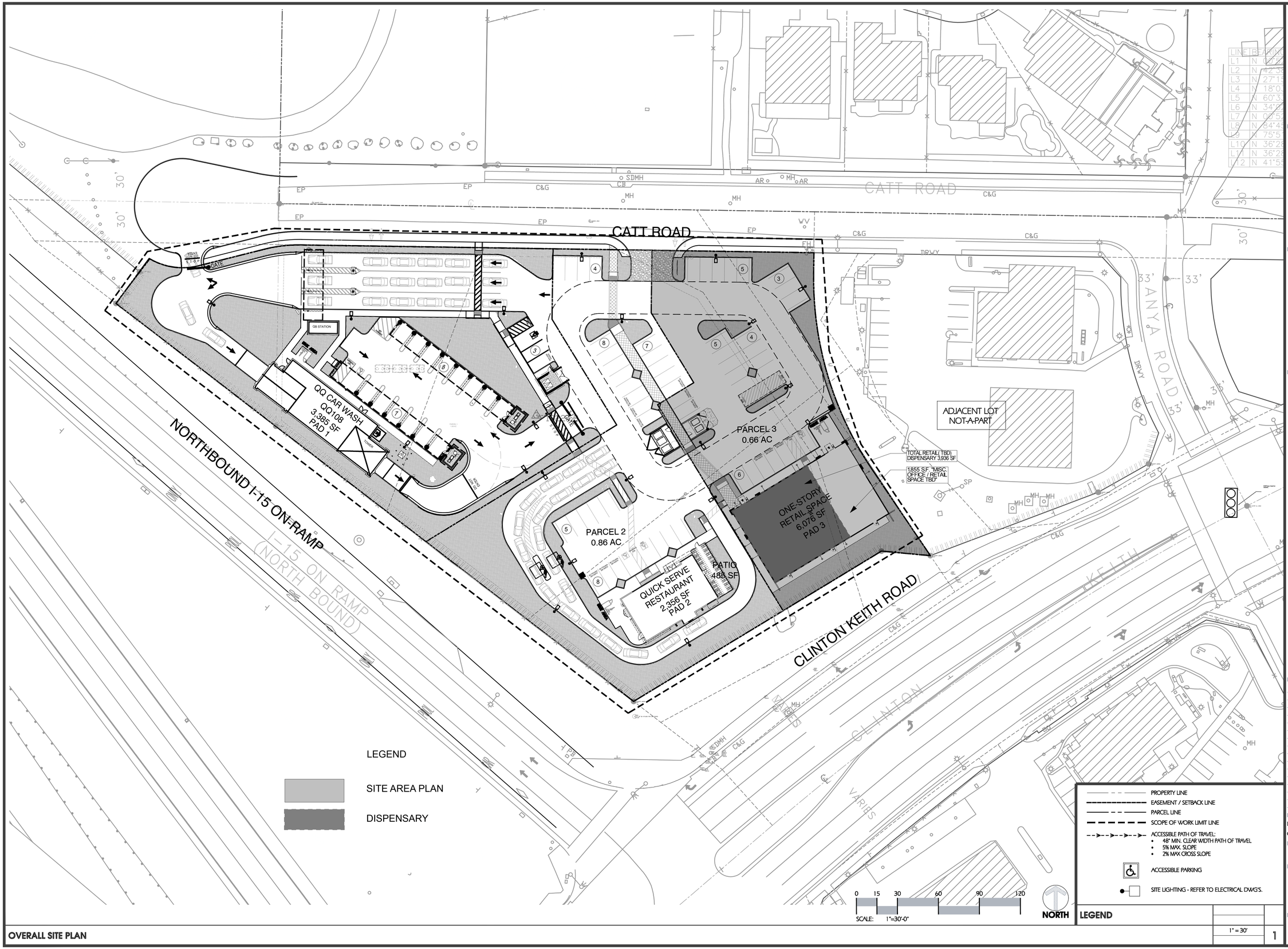
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1-4-23	PLAN CHECK COMMENTS
03.07.23	CUP RESUBMITTAL
04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

CCG21001.0

LANDSCAPE PLAN

L1



OVERALL SITE PLAN

LEGEND

1" = 30'

1

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.com
JEFF LIEDERMAN, ARCHITECT

SEAL:

CONSULTANT:

CATALYST COMMERCIAL GROUP

CATT CROSSING RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA

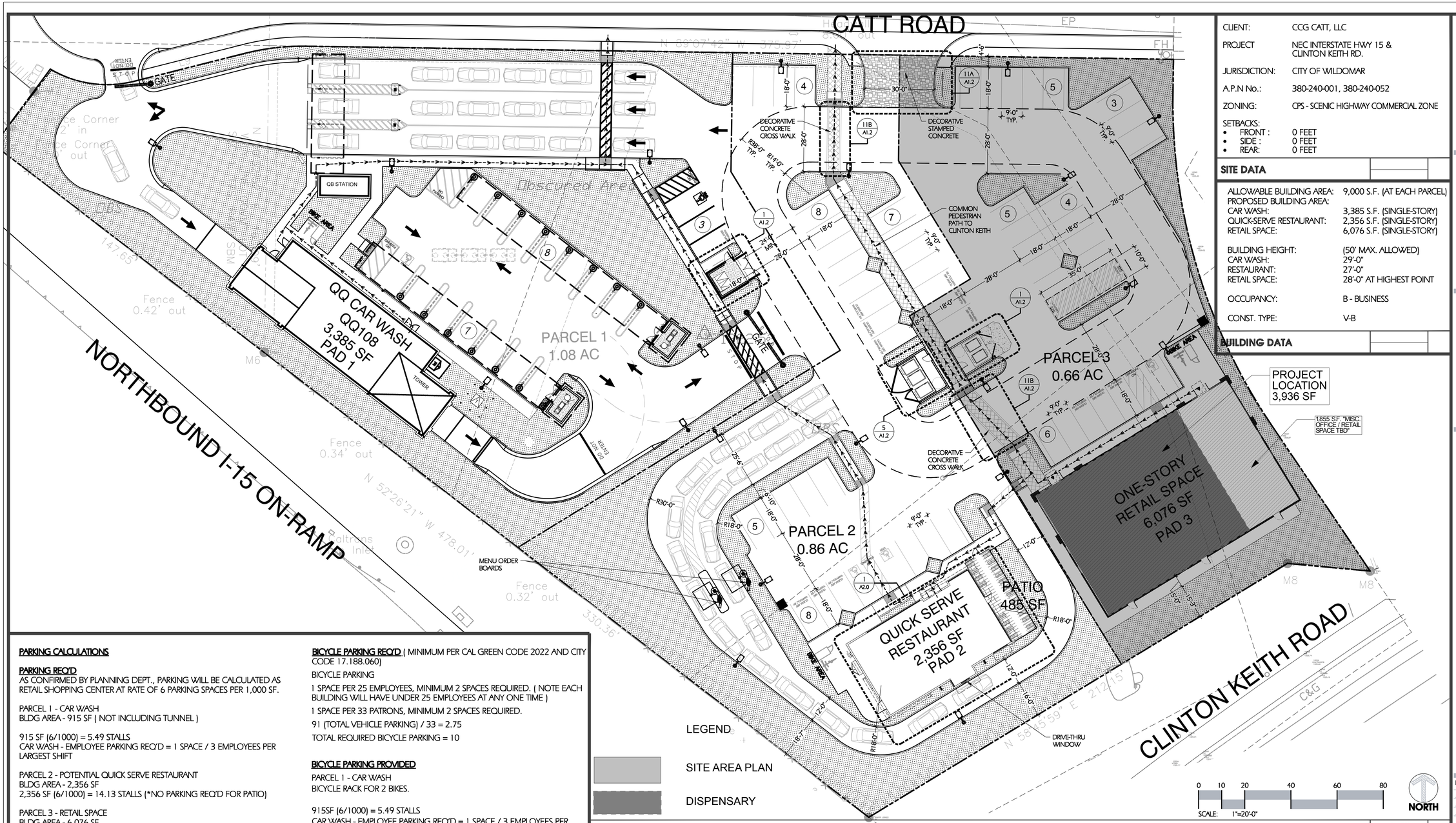
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2	12.30.22	CUP RESUBMITTAL
3	03.07.23	CUP RESUBMITTAL
4	04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK

ARCH. PROJECT NO.:
CCG21001.0

SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:
A1.0



LEGEND

SITE AREA PLAN

DISPENSARY

ENLARGED SITE PLAN

1" = 20'

1

CLIENT:	CCG CATT, LLC
PROJECT	NEC INTERSTATE HWY 15 & CLINTON KEITH RD.
JURISDICTION:	CITY OF WILDOMAR
A.P.N No.:	380-240-001, 380-240-052
ZONING:	CPS - SCENIC HIGHWAY COMMERCIAL ZONE
SETBACKS:	
• FRONT :	0 FEET
• SIDE :	0 FEET
• REAR:	0 FEET

SITE DATA

ALLOWABLE BUILDING AREA:	9,000 S.F. (AT EACH PARCEL)
PROPOSED BUILDING AREA:	
CAR WASH:	3,385 S.F. (SINGLE-STORY)
QUICK-SERVE RESTAURANT:	2,356 S.F. (SINGLE-STORY)
RETAIL SPACE:	6,076 S.F. (SINGLE-STORY)
BUILDING HEIGHT:	(50' MAX. ALLOWED)
CAR WASH:	29'-0"
RESTAURANT:	27'-0"
RETAIL SPACE:	28'-0" AT HIGHEST POINT
OCCUPANCY:	B - BUSINESS
CONST. TYPE:	V-B

BUILDING DATA

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jliederman@pmdginc.com
JEFF LIEDERMAN, ARCHITECT
SEAL:
CONSULTANT:

CATT CROSSING RETAIL CENTER

23825 CATT ROAD
WILDOMAR, CA

CATALYST COMMERCIAL GROUP

REV	DATE	DESCRIPTION
1	10.11.22	CUP SUBMITTAL
2	12.30.22	CUP RESUBMITTAL
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4	04.07.23	CUP RESUBMITTAL

DRAWN BY: MP
CHECKED BY: RK
ARCH. PROJECT NO.: CCG21001.0
SHEET NAME: ENLARGED SITE PLAN
SHEET NUMBER: A1.1

PARKING CALCS

PARKING CALCULATIONS

PARKING REQ'D
AS CONFIRMED BY PLANNING DEPT., PARKING WILL BE CALCULATED AS RETAIL SHOPPING CENTER AT RATE OF 6 PARKING SPACES PER 1,000 SF.

PARCEL 1 - CAR WASH
BLDG AREA - 915 SF (NOT INCLUDING TUNNEL)

915 SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BLDG AREA - 2,356 SF
2,356 SF (6/1000) = 14.13 STALLS (*NO PARKING REQ'D FOR PATIO)

PARCEL 3 - RETAIL SPACE
BLDG AREA - 6,076 SF
6,076 SF (6/1000) = 36.46 STALLS

TOTAL PARKING REQUIRED FOR CENTER = **58** STALLS

PARKING PROVIDED
WHOLE SITE = **73** PARKING STALLS PROVIDED.

BREAKDOWN OF PARKING:
STANDARD PARKING STALLS = 39
ACCESSIBLE PARKING STALLS = 4 (MEETS MINIMUM PER CBC 2022 AND CITY CODE 17.188.050) (INCL. 3 ACCESSIBLE VAN STALLS AS REQ'D)
VACUUM STALLS = 15 (INCL. 1 ACCESSIBLE VAN STALL AS REQ'D)
EV CAPABLE STALL = 13
CAR WASH - EMPLOYEE PARKING (BASED ON MAX 4 EMPLOYEES) = 2

TOTAL PARKING PROVIDED= **73**

LOADING ZONE REQ'D (PER ZONING CODE 17.188.040)

LOADING ZONE PROVIDED:
10' X 35' LOADING ZONE = 1

BICYCLE PARKING REQ'D (MINIMUM PER CAL GREEN CODE 2022 AND CITY CODE 17.188.060)
BICYCLE PARKING
1 SPACE PER 25 EMPLOYEES, MINIMUM 2 SPACES REQUIRED. (NOTE EACH BUILDING WILL HAVE UNDER 25 EMPLOYEES AT ANY ONE TIME)
1 SPACE PER 33 PATRONS, MINIMUM 2 SPACES REQUIRED.
91 (TOTAL VEHICLE PARKING) / 33 = 2.75
TOTAL REQUIRED BICYCLE PARKING = 10

BICYCLE PARKING PROVIDED
PARCEL 1 - CAR WASH
BICYCLE RACK FOR 2 BIKES.

915SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BICYCLE RACK FOR 2 BIKES.

PARCEL 3 - RETAIL SPACE
BICYCLE RACK FOR 2 BIKES.
TOTAL BICYCLE PARKING = 12 (1 RACK AT EACH BUILDING, EACH HOLDS 4 BIKES)

LANDSCAPE

LANDSCAPE AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 91 STALLS)
11% OF PARKING AREA REQUIRED

LANDSCAPE CALCS

LANDSCAPE AREA PROVIDED
INTERIOR PARKING AREA

PARCELS =	113,966 (2.62 AC)
LANDSCAPE =	30,109 SF
	27% LANDSCAPE COVERAGE

LANDSCAPE SHADING AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 83 STALLS)
50% OF PARKING AREA REQUIRED
LANDSCAPE SHADING PROVIDED
REFER TO PRELIMINARY LANDSCAPE PLAN FOR FURTHER INFO.

LANDSCAPE AREA BREAKDOWN:

PARCEL 1

SITE AREA =	47,579 SF± (1.09 AC)
LANDSCAPE =	14,466 SF
BLDG AREA =	3,385 SF

PARCEL 2

SITE AREA =	37, 506 SF± (0.86 AC)
LANDSCAPE =	10,542 SF
BLDG AREA =	2,356 SF

PARCEL 3

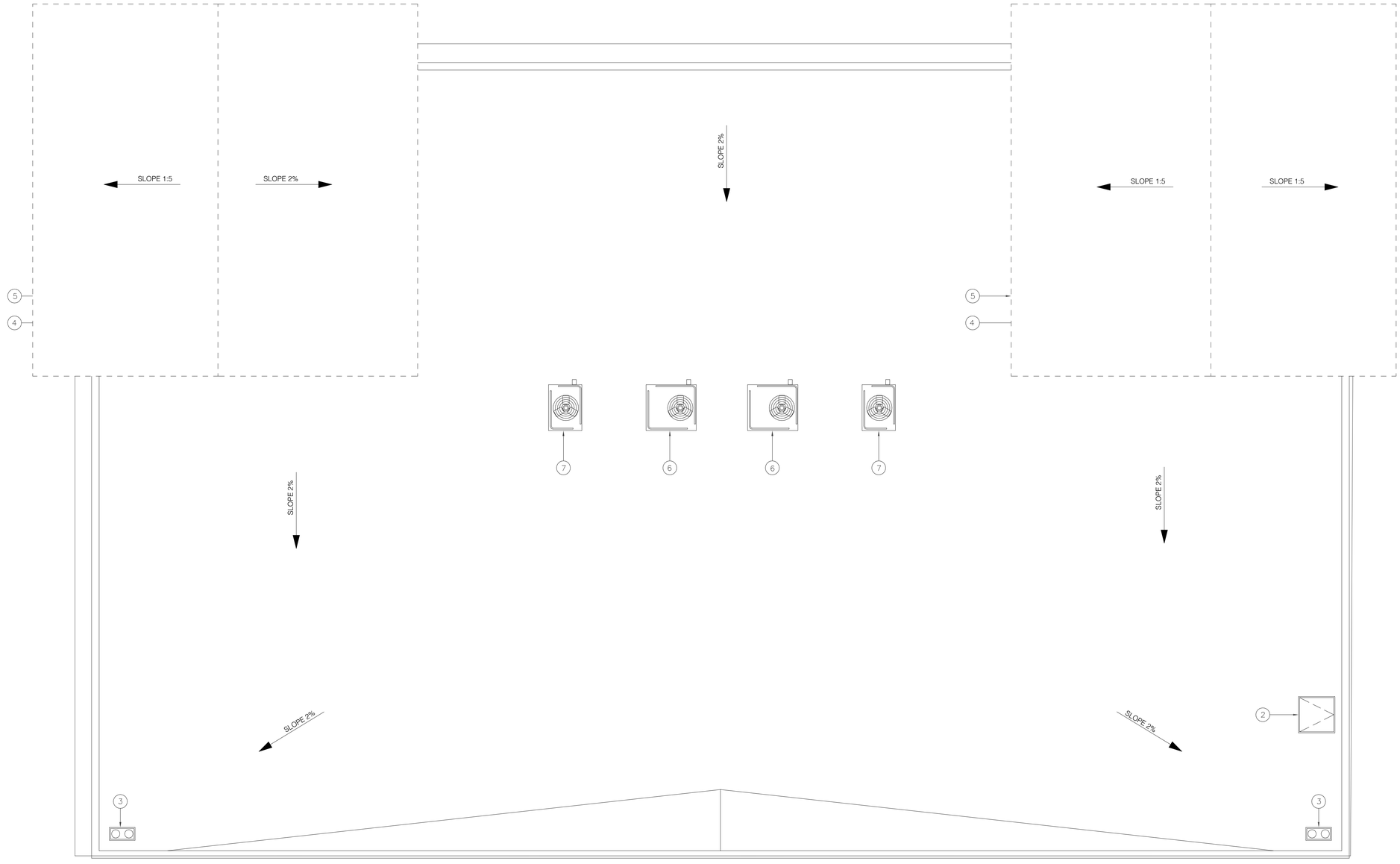
SITE AREA =	28,883 SF± (0.66 AC)
LANDSCAPE =	5,101 SF
BLDG AREA =	6,076 SF

OVERALL:

PARCELS =	113,966 (2.62 AC)
LANDSCAPE =	30,109 SF
	27% LANDSCAPE COVERAGE

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- PARCEL LINE
- ACCESSIBLE PATH OF TRAVEL:
  - 48" MIN. CLEAR WIDTH PATH OF TRAVEL
  - 5% MAX. SLOPE
  - 2% MAX CROSS SLOPE
- ACCESSIBLE PARKING
- SITE LIGHTING - REFER TO ELECTRICAL DWG'S.
- WALL MOUNTED LIGHTS
- SCONCES
- LANDSCAPE
- CONCRETE AT DRIVE AISLE AND PARKING



Legend:

- PARAPET WALL, TYP.
- SLOPE 2% — ROOF SLOPE, TYP.
- (1) CLASS 'A' TORCH DOWN ROOF, TYP.
- (2) ROOF HATCH
- (3) ROOF DRAIN WITH OVERFLOW
- (4) METAL ROOF, TYP.
- (5) METAL ROOF GUTTER WITH DOWNSPOUT, TYP.
- (6) ROOF TOP HVAC PACKAGE UNIT
- (7) HVAC SPLIT SYSTEM COMPRESSOR

PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

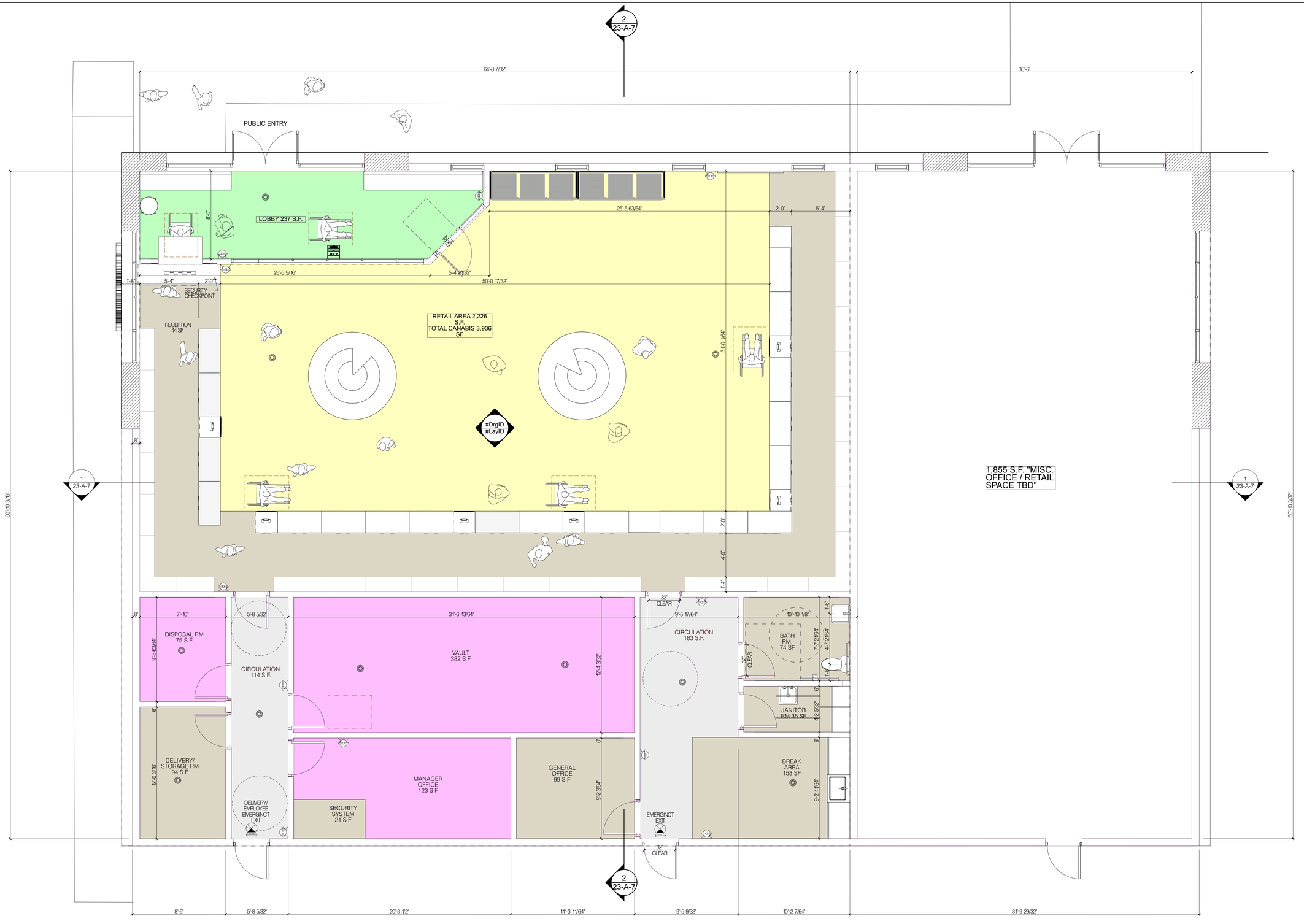
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SHEET TITLE

PROPOSED ROOF PLAN

13- A-01.3

SHEET 13 OF25



LEGEND

- PUBLIC ACCESS
- LIMITED GRANTED PUBLIC ACCESS
- AUTHORIZED EMPLOYEE ACCESS ONLY
- EMPLOYEE ACCESS ONLY
- CIRCULATION

- EXIT SIGN
- FIRE EXTINGUISHER
- ADA PATH OF TRAVEL
- EMERGENCY EGRESS PATH
- SMOKE DETECTOR

SECURITY CAMERA. (33- INSIDE DISPENSER & 8- OUTSIDE DISPENSER)

PROPOSED CANNABIS FLOOR PLAN

SCALE: 1/4" = 1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS		BY
R1	JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

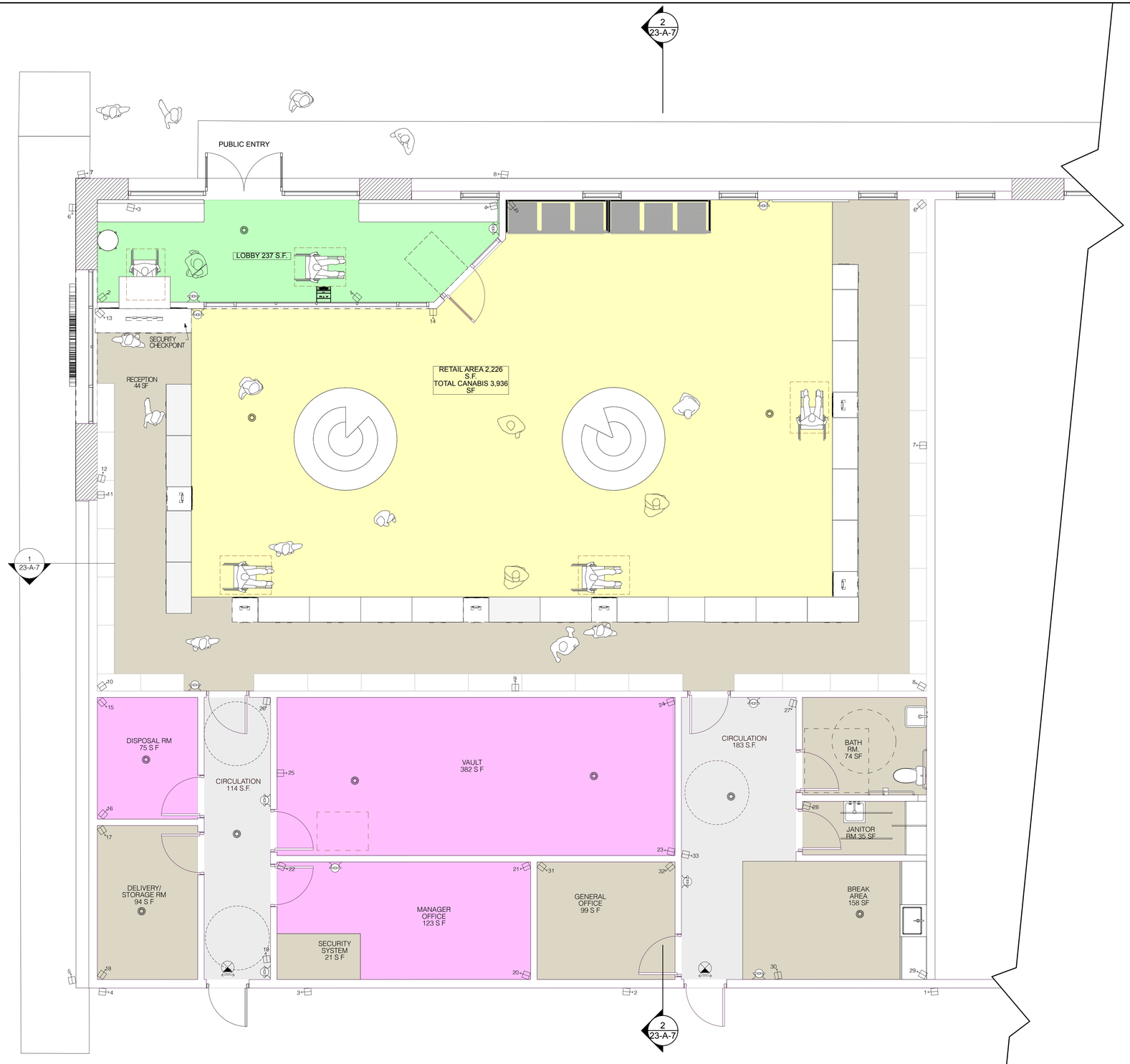
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PROPOSED FLOOR PLAN

14-A.02

SHEET 14 OF25



LEGEND

- PUBLIC ACCESS
- LIMITED GRANTED PUBLIC ACCESS
- AUTHORIZED EMPLOYEE ACCESS ONLY
- EMPLOYEE ACCESS ONLY
- CIRCULATION

- EXIT SIGN
- FIRE EXTINGUISHER
- ADA PATH OF TRAVEL
- EMERGENCY EGRESS PATH
- SMOKE DETECTOR
- X — SECURITY CAMERA, (33- INSIDE DISPENSER & 8- OUTSIDE DISPENSER)

SECURITY FLOOR PLAN

SCALE: 1/4" = 1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

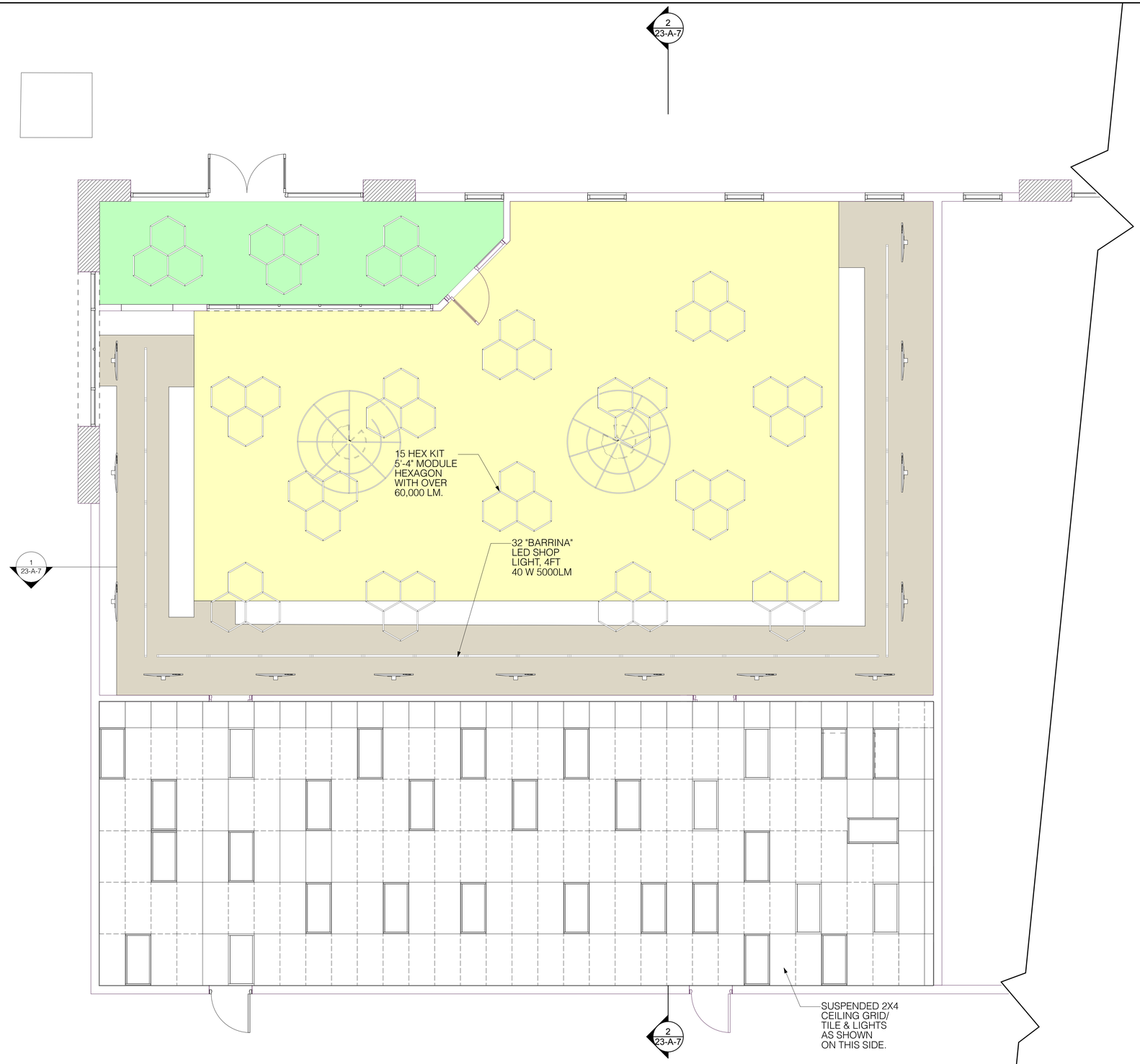
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SECURITY FLOOR PLAN

15-A-02.1

SHEET 15 OF25



LEGEND

- PUBLIC ACCESS
- LIMITED GRANTED PUBLIC ACCESS
- AUTHORIZED EMPLOYEE ACCESS ONLY
- EMPLOYEE ACCESS ONLY
- CIRCULATION

- EXIT SIGN
- FIRE EXTINGUISHER
- ADA PATH OF TRAVEL
- EMERGENCY EGRESS PATH
- SMOKE DETECTOR

SECURITY CAMERA, (33- INSIDE DISPENSER & 8- OUTSIDE DISPENSER)

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

N

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

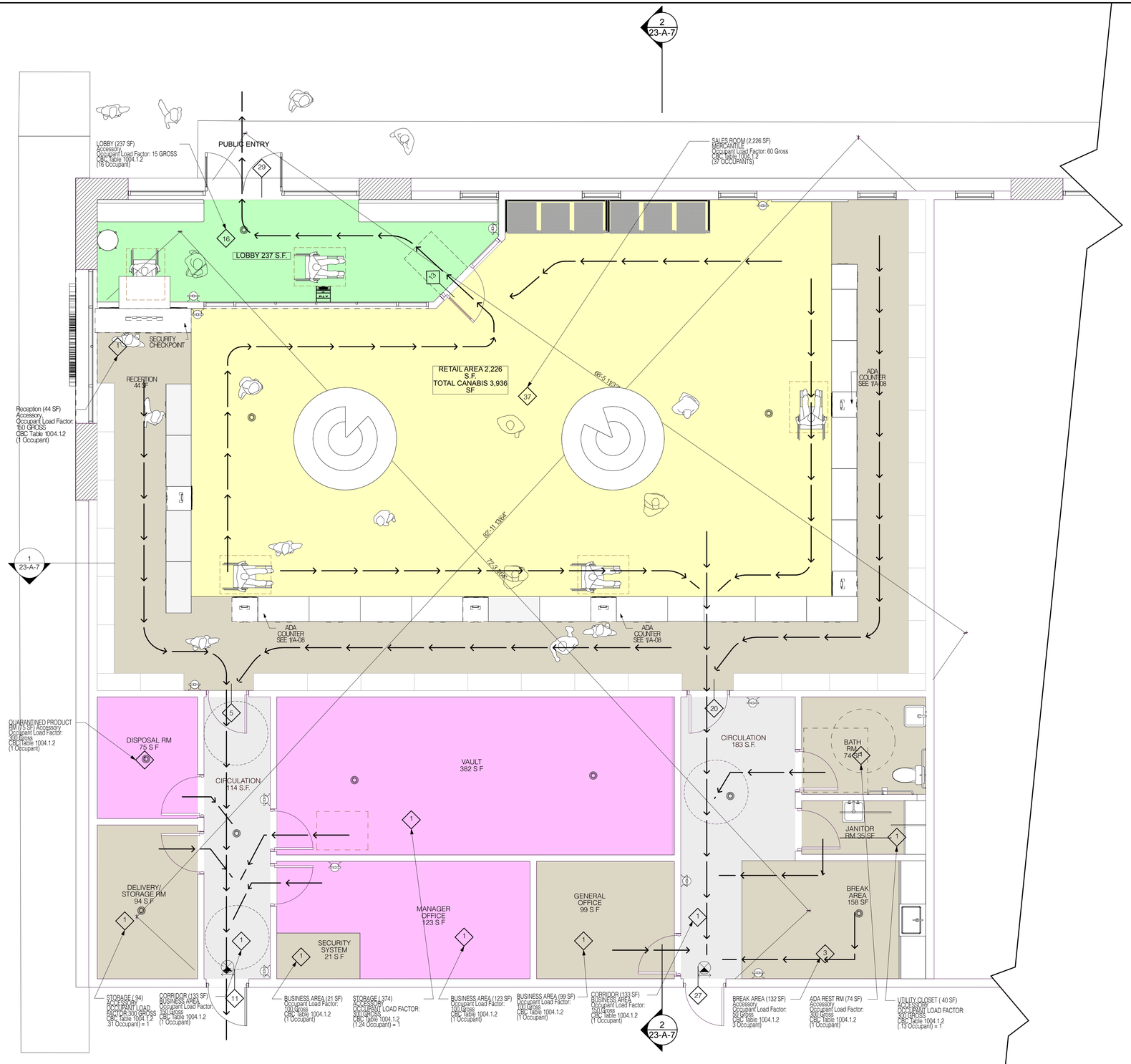
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SHEET TITLE

REFLECTED CEILING PLAN

16-A-03

SHEET 16 OF25



EGRESS FLOOR PLAN

SCALE: 1/4" = 1'-0"

EGRESS PLAN LEGEND

- FUNCTION OF SPACE: MERCANTILE
- FUNCTION OF SPACE: BUSINESS AREAS
- FUNCTION OF SPACE: ACCESSORY

EGRESS PLAN KEYNOTES

1. TACTILE EXIT SIGN
2. TACTILE EXIT ROUTE SIGN
3. WALL / CEILING MOUNTED EMERGENCY EXIT SIGN

EGRESS & ACCESSIBILITY NOTES

ACCESSIBLE ROUTE - ACCESSIBLE ROUTES SHALL COMPLY WITH CBC SECTION 11B-402. WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH CBC SECTION 11B-403.5. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 PER CBC SECTION 11B-403.3. EXCEPT AS PROVIDED IN CBC SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES (1118 MM) MINIMUM. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES (1219 MM) MINIMUM.

MEANS OF EGRESS - A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO A PUBLIC WAY. A MEANS OF EGRESS CONSISTS OF THREE SEPARATE AND DISTINCT PARTS: THE EXIT ACCESS, THE EXIT AND THE EXIT DISCHARGE. MEANS OF EGRESS SHALL COMPLY WITH CBC CHAPTER 10.

00 **DESIGN OCCUPANT LOAD** - THE NUMBER OF OCCUPANTS WHOM MEANS EGRESS FACILITIES SHALL BE PROVIDED. WHERE OCCUPANTS FROM ACCESSORY AREA EGRESS THROUGH A PRIMARY SPACE, THE CALCULATED OCCUPANT LOAD FOR THE PRIMARY SPACE SHALL INCLUDE THE TOTAL OCCUPANT LOAD OF THE PRIMARY SPACE PLUS THE NUMBER OF OCCUPANTS EGRESSING THROUGH IT FROM THE ACCESSORY AREA.

MINIMUM EGRESS WIDTH - THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES (MM) SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.3 INCHES (7.62 MM) PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES (5.08 MM) PER OCCUPANT FOR OTHER EGRESS COMPONENTS. MULTIPLE MEANS OF EGRESS SHALL BE SIZED SUCH THAT THE LOSS OF ANY ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY. THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MAINTAINED TO THE TERMINATION OF THE MEANS OF EGRESS. (CBC SEC. 1005.1)

DOOR ENCROACHMENT - DOORS, WHEN FULLY OPENED, AND HANDRAILS SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF. OTHER NONSTRUCTURAL PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES SHALL BE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH A MAXIMUM OF 1 1/2 INCHES (38 MM) ON EACH SIDE. (CBC SEC. 1005.7)

EGRESS - EGRESS DOORS MUST BE READILY OPENABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (CBC SEC. 1010.1.9) UNLATCHING ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (CBC SEC. 1010.1.9.6)

EXIT SIGNS - EXIT SIGNS SHALL BE INTERNALLY AND EXTERNALLY ILLUMINATED AT ALL TIMES. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY LOSS. (CBC SEC. 1013.1, 1013.3, 1013.6.3)

EGRESS ILLUMINATION - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (CBC SEC 1008.2.1)

ILLUMINATION EMERGENCY POWER - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. (CBC SEC 1008.3)

IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

1. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS.
2. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
3. EXIT PASSAGEWAYS.
4. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH CBC SECTION 1028.1.
5. EXTERIOR LANDINGS AS REQUIRED BY CBC SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE. (CBC SEC. 1008.3.2)

6. THE FORCES TO UNLATCH DOORS SHALL COMPLY WITH THE FOLLOWING, SECTION 1010.1.3:

A) WHERE DOOR HARDWARE OPERATES BY PUSH OR PULL, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 15 POUNDS.

B) WHERE DOOR HARDWARE OPERATES BY ROTATION, THE OPERATIONAL FORCE TO UNLATCH THE DOOR SHALL NOT EXCEED 28 INCH-POUNDS.

7. THE FORCE TO OPEN DOORS SHALL COMPLY WITH THE FOLLOWING:

A) FOR INTERIOR SWINGING EGRESS DOORS THAT ARE MANUALLY OPERATED, OTHER THAN DOORS REQUIRED TO BE FIRE RATED, THE FORCE FOR PUSHING OR PULLING OPEN THE DOOR SHALL NOT EXCEED 5 POUNDS.

B) FOR OTHER SWINGING DOORS, SLIDING DOORS OR FOLDING DOORS, AND DOORS REQUIRED TO BE FIRE RATED, THE DOOR SHALL REQUIRE NOT MORE THAN A 30-POUND FORCE TO BE SET IN MOTION AND SHALL MOVE TO A FULL OPEN POSITION WHEN SUBJECTED TO NOT MORE THAN A 15-POUND FORCE.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702. (CBC SEC 1008.3.4)

ILLUMINATION LEVEL UNDER EMERGENCY POWER. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF I FOOT CANDIE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (CBC SEC. 1008.3.5)

THIS FACILITY WILL NOT UTILIZE DELAYED EGRESS COMPONENTS OR SYSTEMS.

The Cake House

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ESCONDIDO, CA 92025

RIVISIONS	BY
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THE CAKE HOUSE

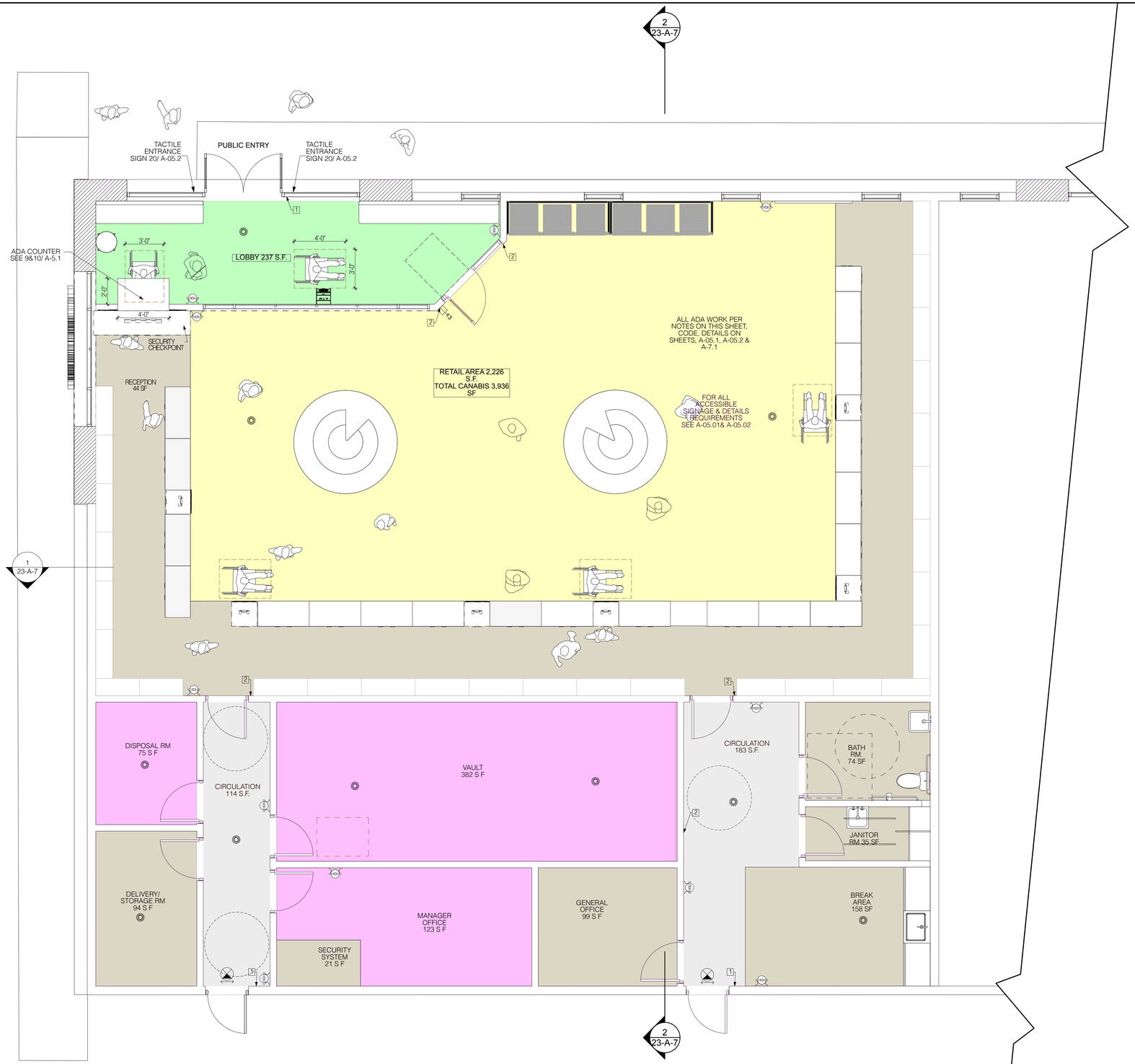
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SHEET TITLE

EGRESS
FLOOR PLAN

17- A-04

SHEET 17 OF25



LEGEND

- PUBLIC ACCESS
- LIMITED GRANTED PUBLIC ACCESS
- AUTHORIZED EMPLOYEE ACCESS ONLY
- EMPLOYEE ACCESS ONLY
- CIRCULATION

- EXIT SIGN
- FIRE EXTINGUISHER
- ADA PATH OF TRAVEL
- EMERGENCY EGRESS PATH
- SMOKE DETECTOR

SECURITY CAMERA. (33- INSIDE DISPENSER & 8- OUTSIDE DISPENSER)

1 TACTILE EXIT SIGN-15/ A-05.2

2 TACTILE EXIT ROUTE SIGN-16/ A-05.2

ACCESSABILITY FLOOR PLAN

SCALE: 1/4" = 1'-0"

N

ACCESSIBILITY PLAN LEGEND

ACCESSIBILITY CLEARANCES (See Accessibility Notes and General Conditions)

All clearances shall comply with CBC 2019 Chapter 11B.

ACCESSIBLE ROUTE

ACCESSIBLE REACH RANGES NOTES

1. REACH RANGES SHALL COMPLY WITH CBC SEC 11B-308
2. UNOBSTRUCTED FORWARD REACH:
2.1. HIGH FORWARD REACH SHALL BE A MAXIMUM OF 48 INCHES AND LOW FORWARD REACH SHALL BE A MINIMUM OF 15 INCHES ABOVE FINISHED FLOOR.
3. OBSTRUCTED HIGH REACH:
3.1. WHERE REACH DEPTH IS A MAXIMUM 20 INCHES, HIGH FORWARD REACH SHALL BE A MAXIMUM OF 48 INCHES ABOVE FINISHED FLOOR.
3.2. WHERE REACH DEPTH EXCEEDS 20 INCHES, HIGH FORWARD REACH MAXIMUM SHALL BE 44 INCHES AND REACH DEPTH MAXIMUM SHALL BE 25 INCHES.
3.3. CLEAR FLOOR SPACE EXTENDING UNDERNEATH OBSTRUCTION ELEMENTS FOR A DISTANCE NOT LESS THAN REQUIRED REACH DEPTH OVER OBSTRUCTION.
4. WHERE A PARALLEL APPROACH IS ALLOWED, UNOBSTRUCTED SIDE REACH SHALL BE PER CBC FIGURE 11B-308.3.1
4.1. HIGH SIDE REACH SHALL BE A MAXIMUM OF 48 INCHES AND MINIMUM OF 15 INCHES ABOVE FINISHED FLOOR.
5. WHERE PARALLEL APPROACH IS ALLOWED, OBSTRUCTED SIDE REACH SHALL BE PER CBC FIGURE 11B-308.3.2
5.1. HEIGHT OF OBSTRUCTION 34 INCHES MAXIMUM.
5.2. DEPTH OF OBSTRUCTION 24 INCHES MAXIMUM.
5.3. WHERE REACH DEPTH IS A MAXIMUM OF 10 INCHES, HIGH SIDE REACH MAXIMUM SHALL BE48 INCHES.
5.4. WHERE REACH DEPTH EXCEEDS 10 INCHES, HIGH SIDE REACH MAXIMUM SHALL BE 46 INCHES AND REACH DEPTH MAXIMUM SHALL BE 24 INCHES.

ACCESSIBILITY NOTES

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. (CBC SEC. 11B-206.2.1)
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. (CBC SEC. 11B-206.2.2)
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH UNLESS EXEMPTED BY CBC 2019 SECTION 11B206.2.3 EXCEPTIONS 1 THROUGH 7. (CBC SEC. 11B-206.2.4)
4. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH CBC SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (CBC SEC.11B-404.2.7)
5. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. (CBC SEC. 11B-309.4)
6. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM). (CBC SEC. 11B-404.2.3)
7. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH CBC SECTION 11B- 404.2.4, FIGURE 11B-404.2.4.1 AND TABLE 11B- 404.2.4.1. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. (CBC SEC. 11B-404.2.4)
8. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL BE STABLE, FIRM, AND SLIP RESISTANT IN COMPLIANCE WITH CBC SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. (CBC SEC. 11B-404.2.4.4)
9. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (457 MM) OF THE LATCH SIDE AT AN INTERIOR DOORWAY, OR WITHIN 24 INCHES (610 MM) OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES (203 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. (CBC SEC. 11B- 404.2.4.3 AND FIG 11B- 404.2.4.3)
10. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE AS FOLLOWS: CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT (CBC SEC. 11B-303.2) AND CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (CBC SEC. 11B-303.3)
11. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (CBC SEC. 11B-404.2.10)
12. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS: INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N). EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (CBC SEC. 11B-404.2.9)
13. EXCEPT AS PROVIDED IN CBC SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. (CBC SEC. 11B-403.5.1)
14. EMPLOYEE WORKSTATIONS SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH DIVISION 4. SPACES AND ELEMENTS WITHIN EMPLOYEE WORKSTATIONS SHALL ONLY BE REQUIRED TO COMPLY WITH CBC SECTIONS 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2, AND 11B- 404.2.3 UNLESS EXEMPTED BY OTHER PARTS OF THIS CODE. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH SECTION 11B-206.2.8. (CBC SEC. 11B-203.9)
15. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES (813 MM) MINIMUM FOR A LENGTH OF 24 INCHES (610 MM) MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES (1219 MM) LONG MINIMUM AND 36 INCHES (914 MM) WIDE MINIMUM. (CBC SEC.11B-403.5.1, EXCEPTION 1)
16. EXTERIOR EXIT DOORS SHALL HAVE A SIGN POSTED ABOVE STATING: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
17. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
18. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION & FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZED. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS. (CBC SEC. 1010.1)
19. GATES USED AS A COMPONENT IN A MEANS OF EGRESS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS FOR DOORS. (CBC SEC. 1010.2)
20. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (CBC SEC. 11B-404.2.8.1)

The Cake House

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ESCONDIDO, CA 92025

RIVISIONS	BY
1 RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
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WILDOMAR, CA 92025

THE CAKE HOUSE

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ACCESSABILIT Y FLOOR PLAN

18-A-05

SHEET 18 OF25

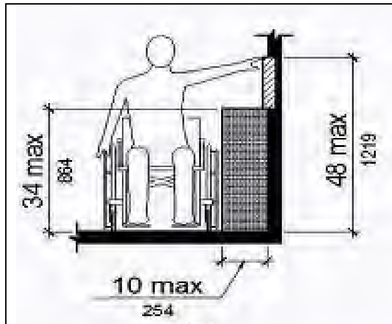
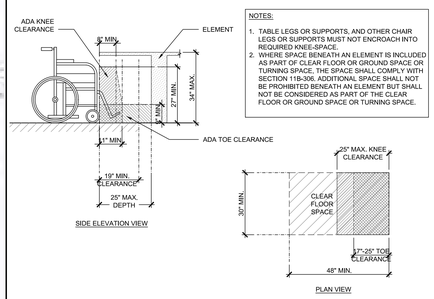
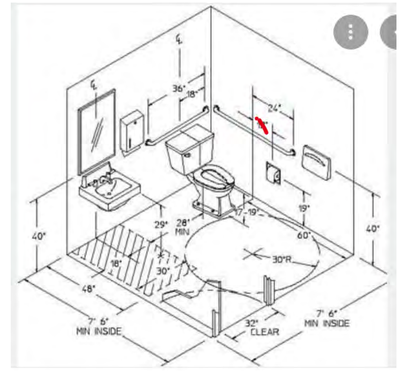
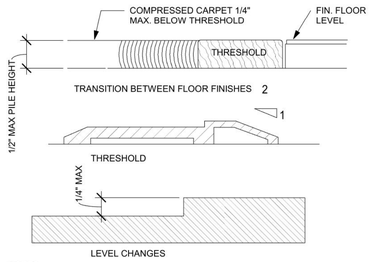


FIGURE *11B*-308.3.2

17 | 13 | 9 | 5 | 1







NOTES:
1. MAXIMUM HEIGHT NOT TO EXCEED 1/2" IN ALL TYPES OF THRESHOLDS
2. 1:2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE AT FACE

18 | 14 | 10 | 6 | 2

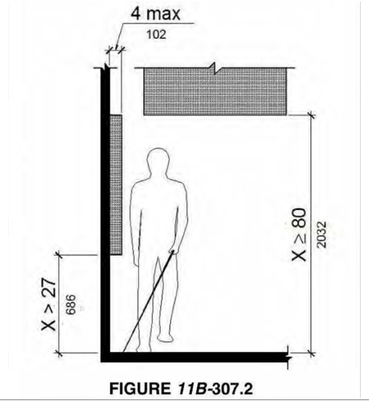


FIGURE *11B*-307.2

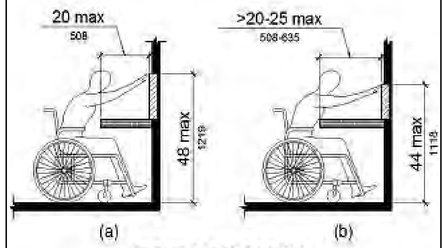
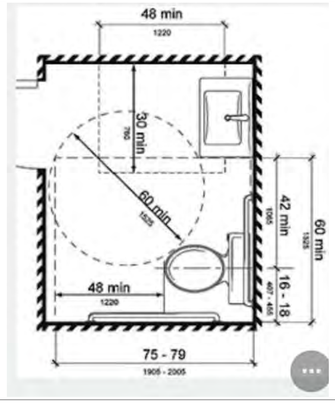
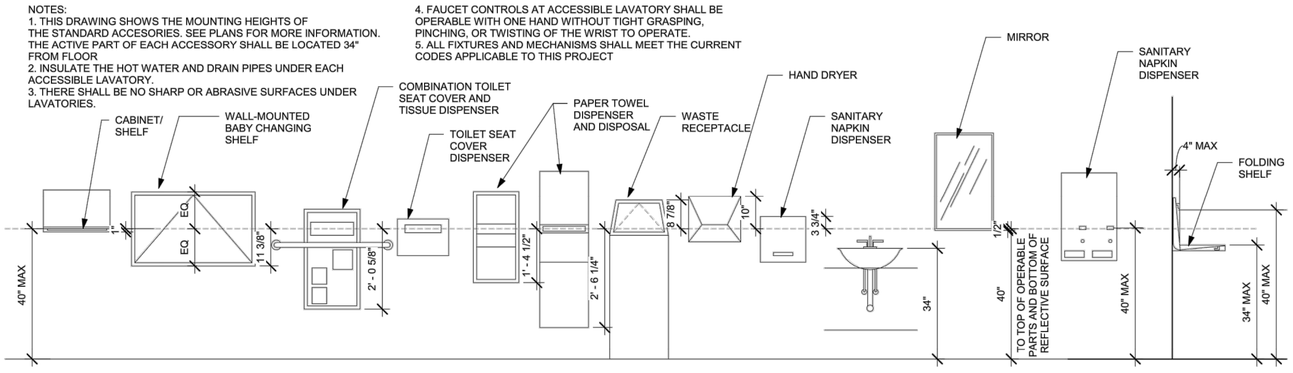


FIGURE *11B*-308.2.2

OBSTRUCTED HIGH FORWARD REACH





19 | 15 | 11 | 7 | 3

20 | 16 | 12 | 8 | 4

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RIVISIONS	BY
R1 JUN 6TH, 2024	H.M.

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B.P. # 61806

THE CAKE HOUSE

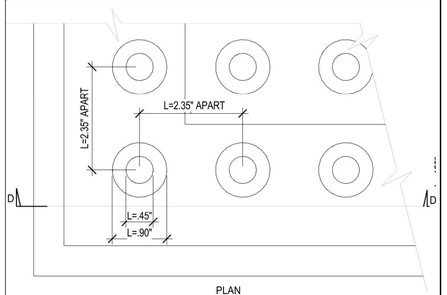
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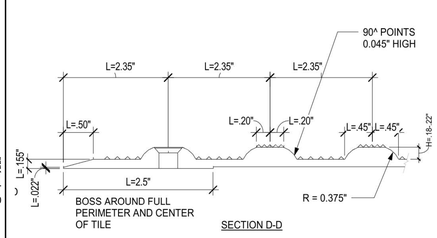
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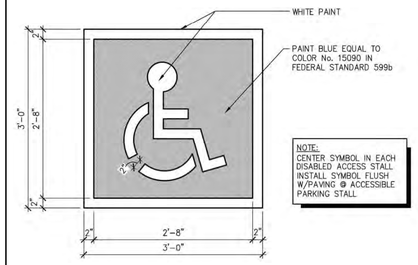
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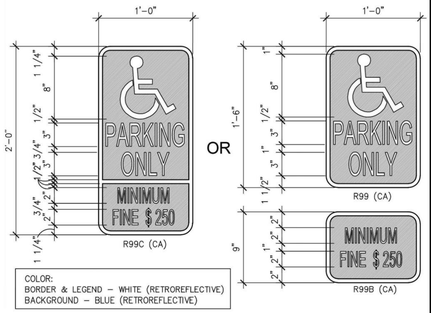
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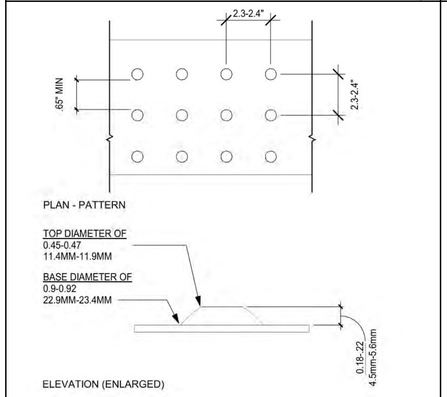
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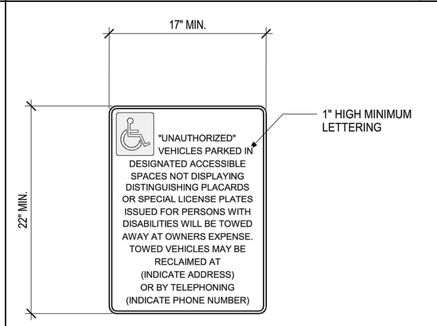
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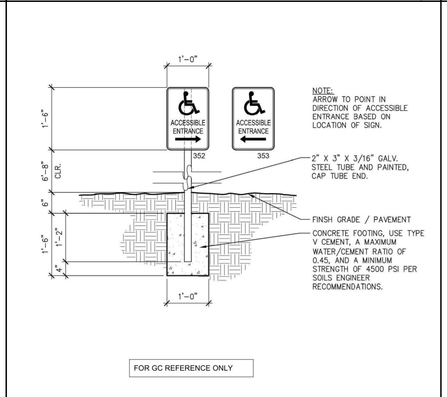
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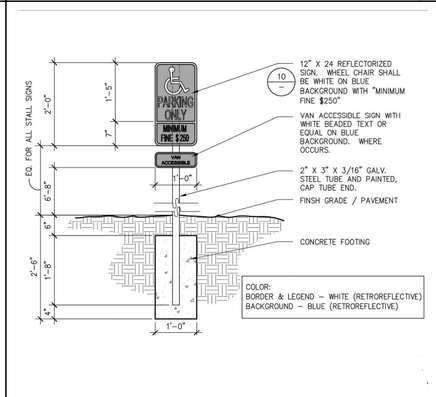
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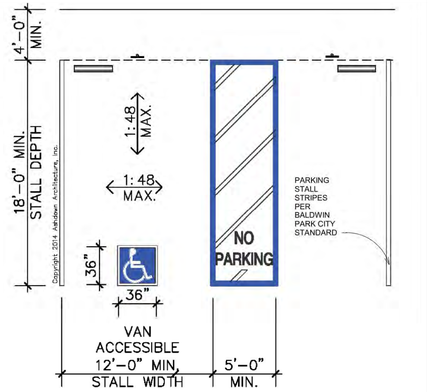
ACCESSIBLE WARNING SIGN 14



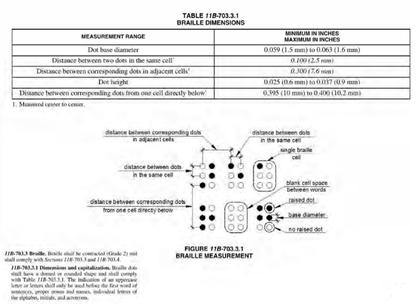
ACCESSIBLE DIRECTION SIGN 10



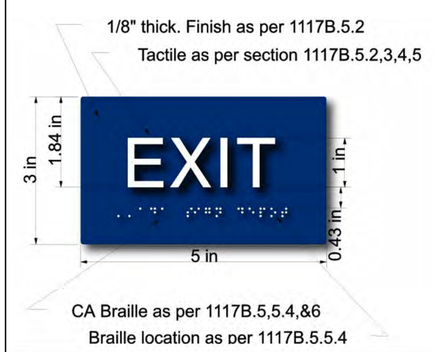
VAN ACCESSIBLE SIGNAGE 6



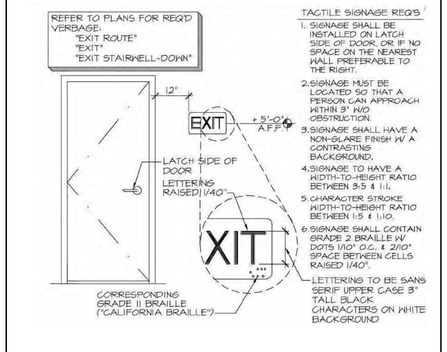
VAN ACCESSIBLE PARKING 2



TACTILE EXIT SIGNAGE 19



ACCESSIBLE WARNING SIGN 15



TACTILE EXIT SIGNAGE 11

SYMBOL DESCRIPTION

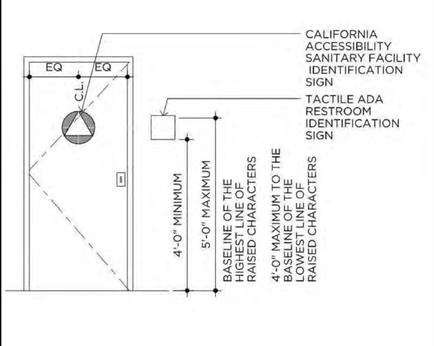
DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE INDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD

DOORWAYS LEADING TO WOMEN'S SANITARY FACILITIES SHALL BE INDENTIFIED WITH A CIRCLE 1/4" THICK AND 12" IN DIAMETER

DOORWAYS LEADING TO A UNISEX RESTROOM SHALL BE IDENTIFIED WITH A 1/4" THICK, 12" DIAMETER CIRCLE WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE, AS SHOWN ABOVE

THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROOM THE COLOR AND CONTRAST OF THE DOOR. ALL SIGNS SHALL HAVE GRADE 2 CONTRACTED BRAILLE AND COMPLY WITH THE STANDARDS SET FORTH IN THE CALIFORNIA BUILIDNG CODE, CHAPTER 11

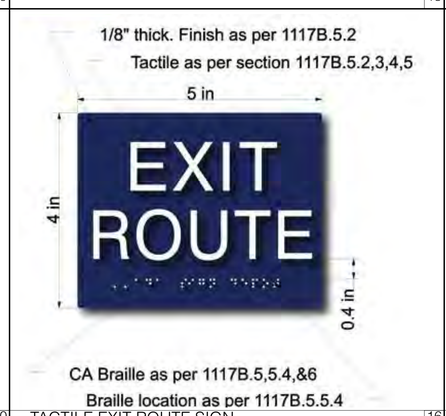
ACCESSIBLE / TACTILE RESTROOM SIGNAGE 7



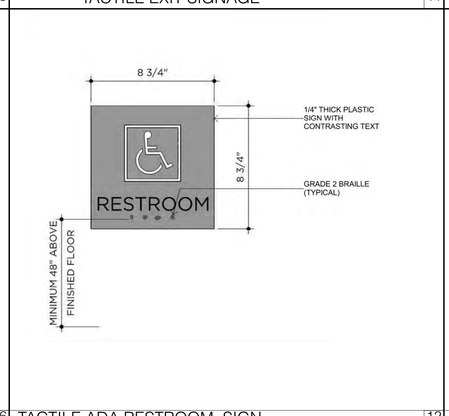
ADA RESTROOM SIGN LOCATION 3



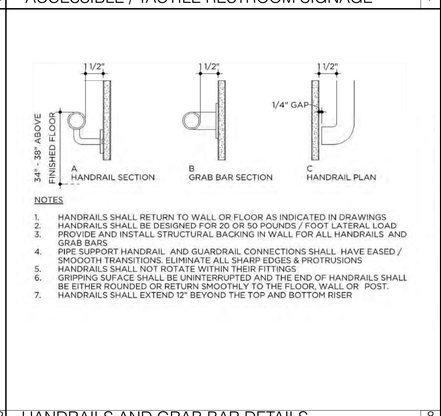
TACTILE ACCESSIBLE ENTRANCE SIGN 20



TACTILE EXIT ROUTE SIGN 16



TACTILE ADA RESTROOM SIGN 12



HANDRAILS AND GRAB BAR DETAILS 8



ACCESSIBILITY STANDARD ACCESS SIGN 4

The Cake House
CAKE ENTERPRISES, INC
350 W NINTH AVE.
UNIT 106B
ESCONDIDO, CA 92025

RIVISIONS	BY
R1 JUN 6TH, 2024	H.M.

PROJECT ADDRESS:

611 SIDEWINDER RD. N.
WINTERHAVEN CA 92283

B.P. # 61806

THE CAKE HOUSE

PROJECT NO: 0220603
MODEL FILE:
CATT ROAD April 12, 24.pln
DRAWN BY: HM
COPYRIGHT:

SHEET TITLE

ADA TYPICAL DETAILS

20-A-5.2

SHEET 20 OF 24



Proposed West Elevation

1/8"=1'-0"



Proposed South Elevation

1/8"=1'-0"



Proposed East Elevation

1/8"=1'-0"



Proposed North Elevation

1/8"=1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
R1 JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

PROJECT NO:	0100-03-2024
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SHEET TITLE

ELEVATIONS

21-A-6

SHEET 21 OF25



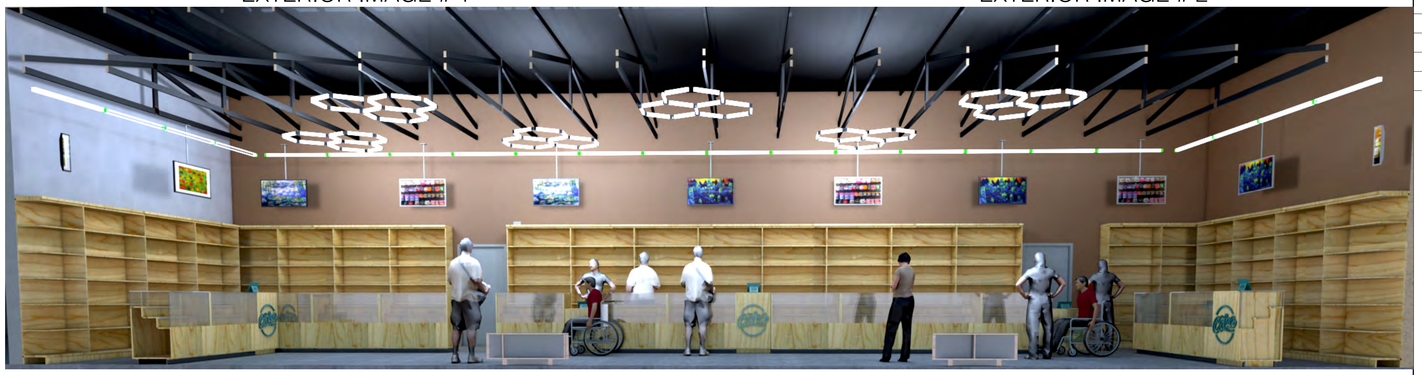
INTERIOR IMAGE # 1



EXTERIOR IMAGE # 1



EXTERIOR IMAGE # 2



INTERIOR ELVATION IMAGE # 1



INTERIOR ELVATION IMAGE # 2



INTERIOR IMAGE # 2



INTERIOR IMAGE # 3



INTERIOR IMAGE # 4



INTERIOR IMAGE # 5

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

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SHEET TITLE

DIPENSARY PRESPECTIVES

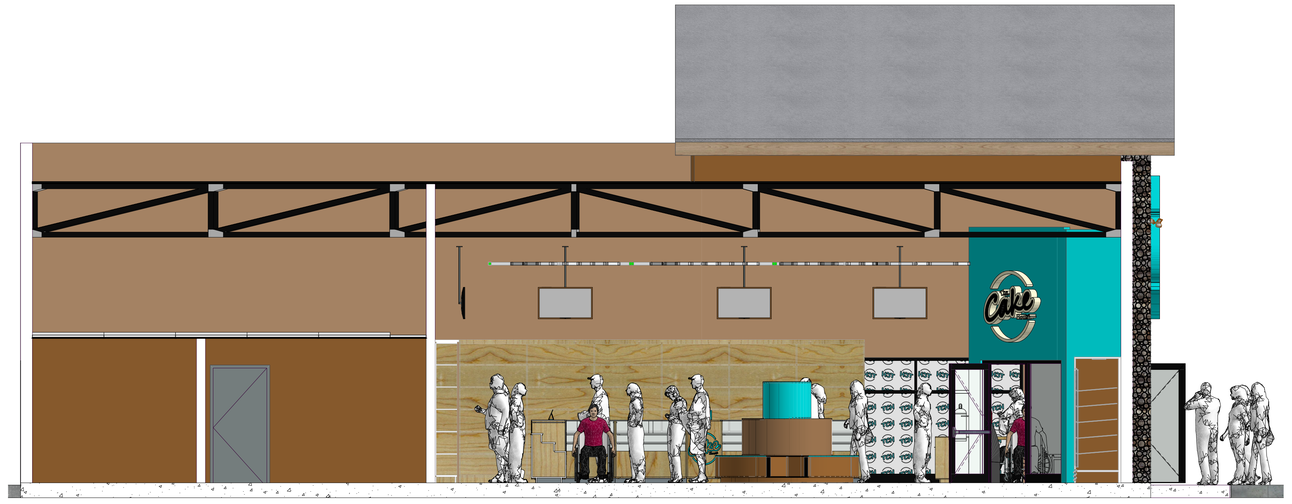
22-A-6.1 PRESPECTIVES

SHEET 22 OF25



BUILDING SECTION A

SCALE: 1/4" = 1'-0"



BUILDING SECTION B

SCALE: 1/4" = 1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
1 JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

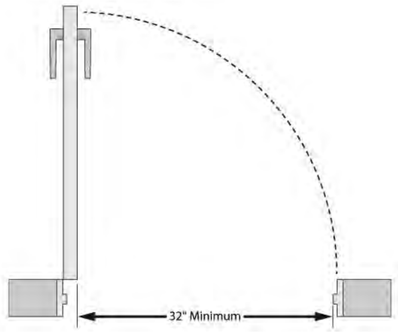
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MODEL FILE:	CATT ROAD April 12, 24.pln
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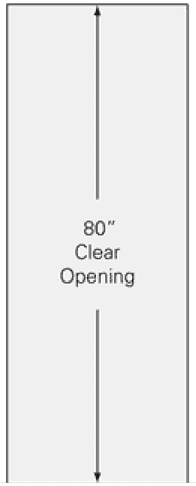
BUILDING SECTIONS

23-A-7

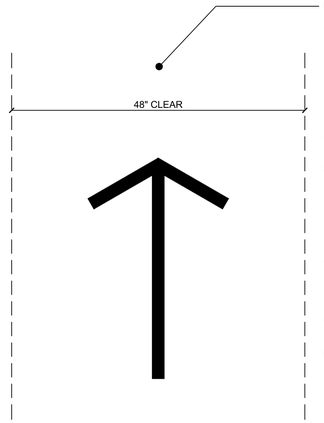
SHEET 23 OF25



DOOR MIN OPENING



MIN HIGHT

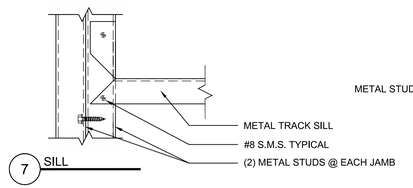


PATH OF TRAVEL NOTES

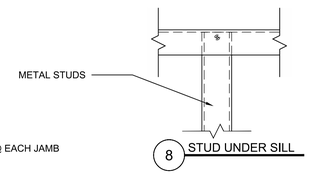
1. ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTION OF THE BUILDING TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. (CBC SECTION 11B-206.2.1).
2. PRIMARY ENTRY ACCESS. ALL ENTRANCES AND EXTERIOR GROUND EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH CBC SECTION 11B-206.4.1.
3. WALKS AND SIDEWALKS HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" INCHES WIDTH. IF WALK OR SIDEWALK HAS LESS THAN 60 INCHES, CLEAR WIDTH THAN PASSING SPACES OF AT LEAST 60 INCHES BY 60 INCHES SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200 FEET. AN INTERSECTION IS AN ACCEPTABLE PASSING PLACE (CBC SECTION 11B-403.5.3 AND 11B-304.3.2).
4. SURFACES INCLUDING WALKS AND SIDEWALKS, SHALL HAVE SLIP RESISTANT SURFACES. SURFACES WITH A SLOPE OF LESS THAN 6% PERCENT GRADIENT SHALL BE AT LEAST A SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED CONCRETE FINISH (CBC SECTION 11B-302).
5. RAMP SURFACE CROSS SLOPES SHALL NOT EXCEED ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2- PERCENT SLOPE). (CBC SECTION 11B-405.3).
6. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL BOT BE STEEPER THAN 1:48. (CBC SECTION 11B-403.3).
7. CHANGES IN LEVEL. CHANGES IN LEVEL UP TO ¼" INCHES MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN ¼" AND ½" INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAT ½" INCH SHALL BE RAMPED AND SHALL COMPLY WITH SECTION 11B-405 AND 11B-406. (CBC SECTION 11B-303.2 AND 11B-303.3)
8. THE CONTRACTOR SHALL VERIFY THAT THE PATH OF TRAVEL INDICATED CONFORM TO THIS CRITERIA.

4 / A501 EXTERIOR ACCESSIBLE ROUTE OF TRAVEL DETAIL
1" = 1'-0"

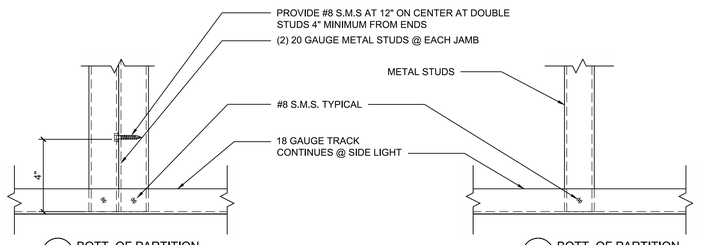
NOTE: NON-STRUCTURAL STEEL TO COMPLY WITH CBC SECTION 2211.2.



7 SILL

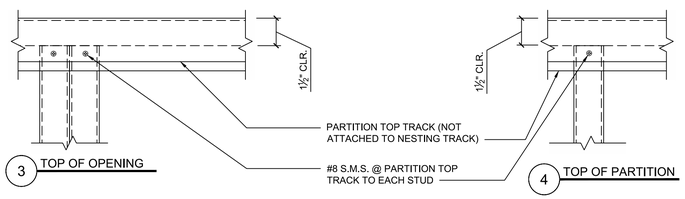


8 STUD UNDER SILL



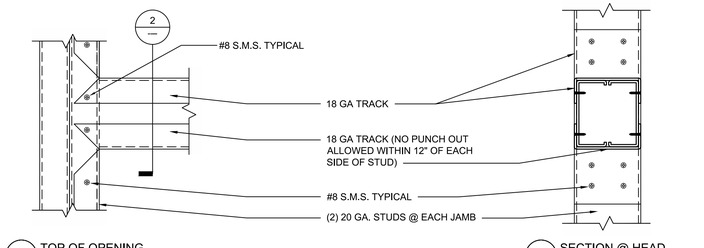
5 BOTT. OF PARTITION

6 BOTT. OF PARTITION



3 TOP OF OPENING

4 TOP OF PARTITION



1 TOP OF OPENING
8'-1" MAX

2 SECTION @ HEAD
REFER TO WALL TYPE FOR STUD SIZE

9 / A501 TYPICAL NON-STRUCTURAL METAL PARTITION WALL CONNECTION DETAILS
3" = 1'-0"

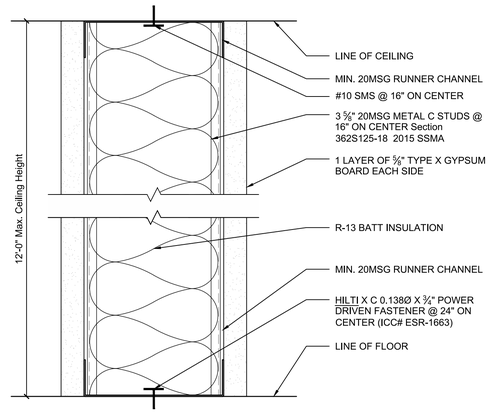
WALL ASSEMBLY TO BE CONSTRUCTED ACCORDING TO UL 263, DESIGN NO. U423

FOR WALL FRAMING, SEE DETAIL 6 / A501

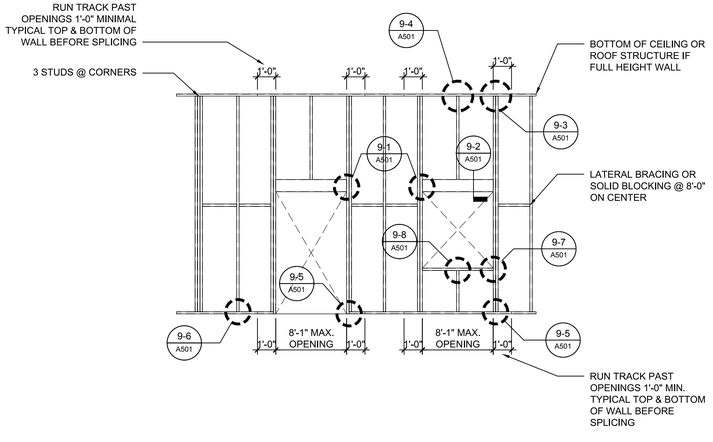
THE MEMBRANE CONSISTS OF:
NOMINAL ⅝" THICK LEAD BACKED GYPSUM PANEL WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY. VERTICAL JOINTS CENTERED OVER 20 MSG STEEL STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS.
WALLBOARD SECURED TO STUDS WITH 1 ¼" LONG TYPE S-12 STEEL SCREWS SPACED 8" O.C. AT PERIMETER AND 12" ON CENTER IN THE FIELD. TO BE USED WITH LEAD BATTEN STRIPS OR LEAD DISCS OR TABS.

FLOOR & CEILING RUNNERS:
CHANNEL SHAPED RUNNERS MIN 3 ½" DEEP WITH 1 ¼" FLANGES FABRICATED FROM MIN. NO. 20 MSG CORROSION-PROTEDTED STEEL. ATTACHED TO FLOOR AND CEILING ASSEMBLIES WITH STEEL FASTENERS SPACED NOT GREATER THAN 24" ON CENTER.

STEEL STUDS:
CHANNEL SHAPED, FABRICATED FROM MIN. 20 MSG CORROSION-PROTECTED OR GALVANIZED STEEL, 3 ½" MIN. WIDTH, MIN 1 ½" FLANGES AND ¼" RETURN, SPACED A MAX OF 16" ON CENTER STUDS FRICTION-FIT INTO FLOOR AND CEILING RUNNERS.



5 / A501 3 5/8" METAL NON-STRUCTURAL INTERIOR PARTITION WALL DETAIL
6" = 1'-0"



NOTE:
1. TRACK SAME GAUGE AS STUDS
2. MULTIPLE STUDS TO BE WELDED ⅛" X 1" LONG @ 2'-0" ON CENTER EACH FLANGE.
3. USE 20 GA. STUDS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL FRAMING TO COMPLY WITH CBC SECTION 2211.2

6 / A501 TYPICAL NON-STRUCTURAL METAL PARTITION WALL FRAMING DETAIL
1/4" = 1'-0"

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

PROJECT NO:	0100-03-2024
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SHEET TITLE

TYPICAL DTAILS

24-A-7.1

SHEET 24 OF25

INTERIOR MATERIALS - RESTROOMS



42" GRAB BAR
MANUFACTUER: BRADLEY CORP.
STYLE: 812-001-42
SIZE: 42"



36" GRAB BAR
MANUFACTUER: BRADLEY CORP.
STYLE: 812-001-36
SIZE: 36"



18" GRAB BAR
MANUFACTUER: BRADLEY CORP.
STYLE: 812-001-18
SIZE: 18" VERTICAL



TOILET TISSUE DISPENSER
MANUFACTUER: BOBRICK
STYLE: JUMBO ROLL SURFACE-MOUNTED SINGLE ROLL B-2890H



SANITARY NAPKIN DISPOSAL
MANUFACTUER: BOBRICK
STYLE: SURFACE MOUNT SANITARY NAPKIN DISPOSAL B-270



SOAP DISPENSER
MANUFACTUER: BOBRICK
STYLE: SURFACE MOUNT SOAP DISPENSER B-2111



PAPER TOWEL DISPENSER / WASTE COMBO
MANUFACTUER: BOBRICK
STYLE: SEMI-RECESSED CONVERTIBLE PAPER TOWEL DISPENSER/ WASTE RECEPTACLE
B-3942



PAPER TOWEL DISPENSER ALTERNATE
MANUFACTUER: BOBRICK
STYLE: SURFACE MOUNT PAPER TOWEL DISPENSER B-262



SINK – WALL HUNG
MANUFACTUER: KOHLER
STYLE: SOHO K-2084-0
SIZE: 20" X 18"
COLOR: WHITE
NOTES: KOHLER KUMIN K-98827-4-CP POLISHED CHROME SINGLE-HANDLE BATHROOM SINK FAUCET



SINK ALTERNATE: UNDERMOUNT
STYLE: VERTICYL RECTANGLE UNDERMOUNT BATHROOM SINK K-2882
SIZE: 17.25" X 13" BOWL DEPTH
COLOR: WHITE
NOTES: PROVIDE WITH SS-1 COUNTERTOP ADA VANITY., KOHLER KUMIN K-98827-4-CP POLISHED CHROME SINGLE-HANDLE BATHROOM SINK FAUCET



TOILET
MANUFACTUER: KOHLER
STYLE: ANGLESEY K-4388
NOTES: BARRIER FREE FLOOR-MOUNTED TOP SPUD FLUSHOMETER
BOWL WITH INTEGRAL SEAT. PROVIDE WITH EITHER K10957
TOUCHLESS DC 1.6 GPF TOILET FLUSHOMETER OR K-13516 MANUAL 1.6 GPF WC FLUSHOMETER



URINAL
MANUFACTUER: KOHLER
STYLE: BARDON K-4991-ET

EXTERIOR MATERIALS

WOOD CLADDING
MANUFACTUER: KNOTWOOD
STYLE: ALUMINUM CLADDING - WOOD LOOK
COLOR: IROKO

PAINT
MANUFACTUER: SHERWIN WILLIAMS
COLOR: CAVIAR 6990
LOCTION: METAL TRIM

PAINT
MANUFACTUER: SHERWIN WILLIAMS
COLOR: EXTRA WHITE 7006

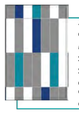
PAINT
MANUFACTUER: SHERWIN WILLIAMS
COLOR: SUMMIT GRAY 7669

PAINT
MANUFACTUER: SHERWIN WILLIAMS
COLOR: COLOR MATCHED TO BRANDING COLOR (C:62 M:0 Y:22 K:0)

INTERIOR MATERIALS - RESTROOMS



WALL TILE
CERAMIC WALL TILE
MANUFACTUER: VIRGINIA TILE - AMERICAN OLEAN
STYLE: COLOR STORY WALL
SIZE: 4" X 12"
COLOR: ICE WHITE 0025 GLOSS FINISH



ACCENT WALL TILE (CT-1, CT-2, CT-3, CT-4)
CERAMIC WALL TILE
MANUFACTUER: VIRGINIA TILE - AMERICAN OLEAN
STYLE: COLOR STORY WALL
SIZE: 4" X 12"
COLOR: PEACOCK BLUE 0084, SAPPHIRE SKU 0070, STORM GRAY 0040, ICE WHITE 0025
GLOSS FINISH



TILE FLOORING (PT-1)
PORCELAIN TILE
MANUFACTUER: VIRGINIA TILE - ATLAS CONCORDE
STYLE: BOOST FLOOR TILE
SIZE: 24" X 24"
COLOR: SMOKE, MATTE
NOTES: MONOLITHIC INSTALLATION



TOILET STALL PARTITIONS
STAINLESS STEEL TOILET PARTITIONS



VANITY LIGHT FIXTURE
MANUFACTUER: TECH LIGHTING
STYLE:BANDA 24 BATH
SIZE: 24" WIDE
COLOR: MATTE BLACK
LOCATION: TO BE MOUNTED ABOVE MIRROR IN BATHROOMS



GENERAL LIGHTING
MANUFACTUER: FOCAL POINT
STYLE: SEAM 4 LED RECESSED
NOTES: RECESSED IN GYP CEILING, FLUSH LENS, TRIM FLANGE, SPECIFY LENGTH OF LUMINAIRE IN 1" INCREMENTS (TYPICAL 4' LENGTHS)



CEILING ALTERNATE: 2X2 LAY IN (ACP-1)
MANUFACTUER: ARMSTRONG CEILING SOLUTIONS
STYLE: OPTIMA TEGULAR CEILING TILE 24" X 24" WITH PRELUDE 15/16 GRID IN WHITE



GENERAL LIGHTING ALTERNAT: 2X2 FIXTURE
MANUFACTUER: LITHONIA LIGHTING
STYLE: CPX LED FLAT PANEL
SIZE: 24" X 24"
COLOR: WHITE



MIRROR
MANUFACTUER: KOHLER
STYLE: ESSENTIAL K-26052
SIZE: 22" X 34"
FINISH: MATTE BLACK
NOTES: BOTTOM OF REFLECTIVE SURFACE TO BE MOUNTED 44" AFF

INTERIOR MATERIALS - CHECK-IN / WAITING / RETAIL



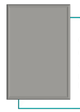
CONCRETE FLOORING (SC-1)
USE SEALED CONCRETE FLOORING IF POSSIBLE



FLOORING ALTERNATE: LUXURY VINYL TILE (LVT-1)
MANUFACTUER: PATCRAFT
STYLE: 1478V MOLTEN
SIZE: 24" X 24"
COLOR: SHALE 00540 - V2



WALL BASE (RB-1)
RUBBER BASE
MANUFACTUER: JOHNSONITE: TARKETT
STYLE: SHOE BASE MOLDING
COLOR: SHARK FIN CG TG2



GENERAL PAINT COLOR (IPS-2)
MANUFACTUER: SHERWIN WILLIAMS
COLOR: SUMMIT GRAY 7669
LOCATION: WALLS, BULKHEADS, WOOD DOORS AND FRAMES



ACCENT WALL COLOR (IPS-1)
MANUFACTUER: SHERWIN WILLIAMS
COLOR: COLOR MATCHED TO BRANDING COLOR (C:62 M:0 Y:22 K:0)
LOCATION: ACCENT WALLS



WOOD WALLS (WDP-1)
PLYWOOD, STAINED AND SEALED



MOSS
MANUFACTUER: GREENOASIS
STYLE: REINDEER MOSS
COLOR: NATURE



SOLID SURFACE (SS-2)
MANUFACTUER: CORIAN
STYLE: .5" THICKNESS
COLOR: WHITE JASMINE
LOCATION: CHECK-IN DESKTOP AND WATERFALL EDGES



SOLID SURFACE (SS-1)
MANUFACTUER: CORIAN
STYLE: .5" THICKNESS
COLOR: CARBON AGGREGATE
LOCATION: BENCH SEATING AND POSSIBLE RECEPTION DESK

INTERIOR MATERIALS - CHECK-IN / WAITING / RETAIL



UPHOLSTERED BENCH
MANUFACTUER: MOMENTUM TEXTILES
STYLE: MOGUL EPU
COLOR: PAYROLL



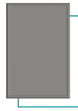
CEILINGS (IPS-4)
MANUFACTUER: SHERWIN WILLIAMS
COLOR: EXTRA WHITE 7006
LOCATION: GYP CEILINGS, METAL DECK



RECESSED STRIP LIGHTING
MANUFACTUER: FOCAL POINT
STYLE: SEAM 4 LED RECESSED



PENDANT LIGHTING
MANUFACTUER: METEOR
STYLE: VELA 6 ALUMINUM SHROUD
SIZE: 16", 19" OR 22"
COLOR: WHITE



PLASTIC LAMINATE (PL-1)
MANUFACTUER: WILSONART
STYLE: HPL
COLOR: FOSSIL SHALE, GLOSS FINISH D50
LOCATION:
NOTES:



PLASTIC LAMINATE (PL-2)
MANUFACTUER: WILSONART
STYLE: SOLICOR HPL
COLOR: DESIGNER WHITE, GLOSS FINISH D354-01
LOCATION:
NOTES:



STOREFRONT
MANUFACTURER: TUBELITE
COLOR: BLACK



WINDOW FILM (WF-1)
MANUFACTURER: SOLYX
STYLE: SXGF-0097 DEEP ETCH
LOCATION: APPNOTES: APPLY TO EXTERIOR OF GLAZINGLY INTO RETAIL AREA OR WHERE PARAPHERNALIA IS VISIBLE FROM THE EXTERIOR



SIGNAGE BACKGROUND
SIGNAGE AND BANNERS BY OWNER. USE IMAGE FOR BASIS OF DESIGN BACKGROUND

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
RI JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

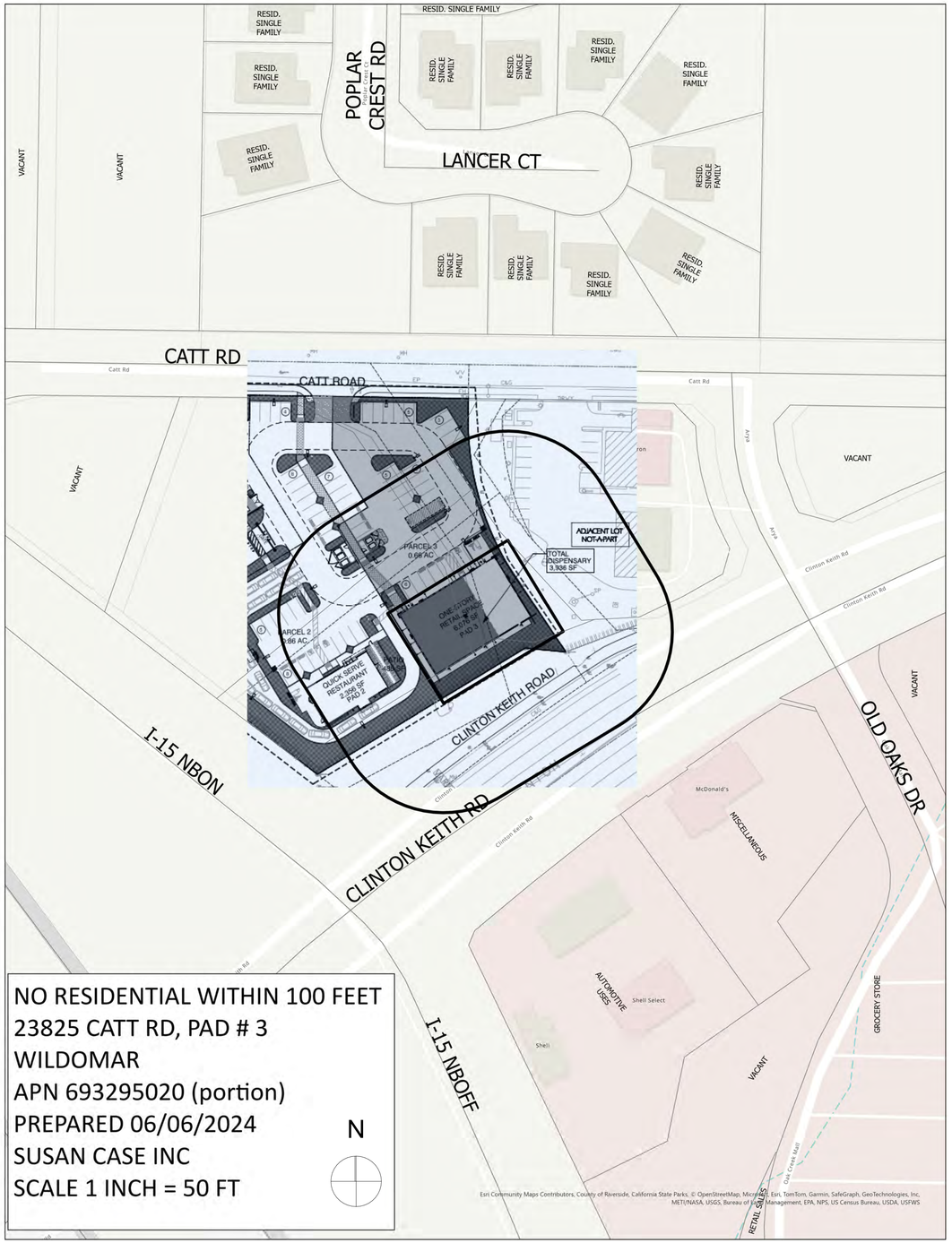
PROJECT NO:	0100-03-2024
MODEL FILE:	CATT ROAD April 12, 24.pln
DRAWN BY:	HM
COPYRIGHT:	

SHEET TITLE

MATERIALS

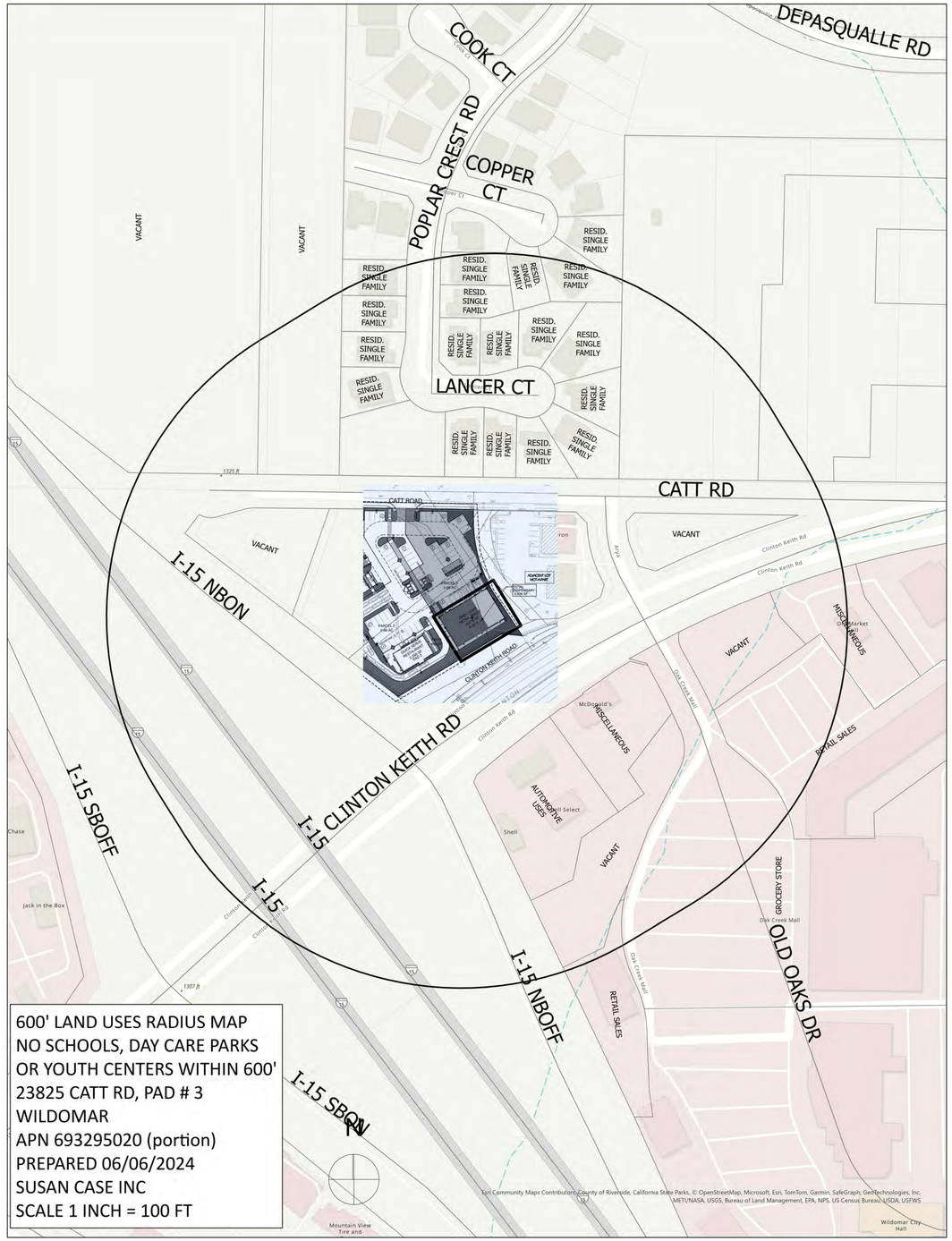
25-A-8

SHEET 25 OF25



NO RESIDENTIAL WITHIN 100 FEET
23825 CATT RD, PAD # 3
WILDOMAR
APN 693295020 (portion)
PREPARED 06/06/2024
SUSAN CASE INC
SCALE 1 INCH = 50 FT

N



600' LAND USES RADIUS MAP
NO SCHOOLS, DAY CARE PARKS
OR YOUTH CENTERS WITHIN 600'
23825 CATT RD, PAD # 3
WILDOMAR
APN 693295020 (portion)
PREPARED 06/06/2024
SUSAN CASE INC
SCALE 1 INCH = 100 FT

N

CAKE ENTERPRISES, INC
350 W NINTH AVE,
UNIT 106 B
ESCONDIDO, CA 92025

RIVISIONS	BY
1 JUN 6TH, 2024	H.M.

CATT ROAD,LLC
23825 CATT RD.
WILDOMAR, CA 92025

THE CAKE HOUSE

PROJECT NO:	0100-03-2024
MODEL FILE:	CATT ROAD April 12, 24.pln
DRAWN BY:	HM
COPYRIGHT:	

SHEET TITLE

SENSITIVE USE MAP

05-

SHEET 5 OF25

CATT ROAD, LLC

CONDITIONALLY APPROVED

☐ BY THE PLANNING DEPARTMENT
☒ BY THE COMMUNITY DEVELOPMENT DIRECTOR
☐ BY THE PLANNING COMMISSION
☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 06/24/2024
APPLICATION NOS. PLN 24-0035
PLANNER MATTHEW BASSI, CD DIR.
SIGNATURE Matthew Bassi





Commercial Cannabis - Local License (PLN 24-0035)
Cannabis Proposal Package

Prepared for the City of Wildomar

Applicant: Catt Road, LLC
Address: 23825 Catt Road
APN: 380-240-001
License: Retail Storefront
Proposal Date: June 11, 2024
Cannabis Proposal: Retail Store Front

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1. Evidence of Legal Right to Occupy

1.1 Legal Right to Occupy Overview

Founding investor Saad S. Pattah has purchased the property located at 23825 Catt Road in Wildomar, CA 92595 in which he will lease to his business, Catt Road, LLC for the purposes of operating a cannabis retail facility. To support the requirements of this section, Catt Road is providing the following documentation:

1. Purchase Agreement between Saad S. Pattah and CCG Catt, LLC
2. Lease Agreement from Saad S. Pattah to Catt Road, LLC

1.2 Purchase Agreement

REAL ESTATE SALE AGREEMENT AND ESCROW INSTRUCTIONS

Dated February 10th, 2024

between

CCG Catt, LLC,

a California limited liability company,

as Seller,

and

Saad Pattah, an individual,

as Buyer

REAL ESTATE SALE AGREEMENT
AND ESCROW INSTRUCTIONS

THIS REAL ESTATE SALE AGREEMENT AND ESCROW INSTRUCTIONS (this "**Agreement**") is made as of the 10th day of February, 2024 (the "**Effective Date**"), by and between **CCG Catt**, LLC, a California limited liability company or its permitted assigns ("**Seller**"), and **Saad Pattah, [an unmarried/a married]** individual or permitted assigns (collectively, "**Buyer**"). Seller and Buyer are referred to in this Agreement collectively as the "**Parties**" and individually as a "**Party**."

RECITALS

A. Seller is the seller of the Property (as defined below), including that certain real property comprised of 0.663 acres (approximately 28,899 square feet) of vacant land generally located at the NEQ of Clinton Keith Road and Interstate 15, Wildomar, Riverside County, California, and commonly known as 23825 Catt Road, Wildomar, California 92595. The Property is one of three (3) adjacent parcels comprising the commercial development commonly known as "Catt Crossing" (collectively, the "**Development**").

B. On and subject to the terms and conditions of this Agreement, Seller has agreed to sell the Property to Buyer and Buyer has agreed to purchase the Property from Seller.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, which by this reference are incorporated in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer hereby agree as follows:

1. **PURCHASE AND SALE; ESCROW**.

1.1 **Purchase and Sale**. On and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase and accept from Seller, all of Seller's right, title and interest in and to the "**Property**," which consists collectively of the following:

(a) That certain land (the "**Land**") located in the City of Wildomar, County of Riverside, State of California, as depicted on ***Exhibit A*** and as legally described in ***Exhibit A***;

(b) All rights, privileges and other easements appurtenant to the Land, including any and all easements, rights-of-way and other appurtenances used in connection with the beneficial use and enjoyment of the Land (collectively, the "**Appurtenances**");

(c) All improvements and fixtures, if any, located upon the Land, including, without limitation, all structures presently located on the Land, and all

fixtures, apparatus, equipment, and appliances used in connection with the operation or occupancy thereof (collectively, the "**Improvements**"); and

(d) All intangible personal property owned by Seller, to the extent it is transferable, which is related to the ownership or operation of the Land and Improvements (collectively, the "**Real Estate**"), including any rights associated with the name of the Real Estate, all development rights, water rights, warranties, permits, entitlements and government approvals (and any applications therefor that have been filed by Seller or its affiliates), franchises, licenses, certificates of occupancy, soil and other reports and studies, surveys, maps, utility contracts, plans and specifications, engineering plans and studies, floor plans and landscape plans ("**Intangible Personal Property**") (provided that the Intangible Personal Property will include the foregoing relating only to the Real Estate specifically and not to any of Seller's Adjacent Real Estate, as defined below). Seller shall assign the Intangible Personal Property to Buyer at Closing pursuant to Assignment and Bill of Sale attached hereto as ***Exhibit E*** ("**Bill of Sale**").

1.2 **Escrow**. The transaction contemplated in this Agreement will be effected through an escrow ("**Escrow**") with Orange Coast Title Company Attn: Tom Krystkowiak, 2151 E. Convention Center Way, Suite 102, Ontario, CA, 91764, Email: teamescrow@octitle.com (the "**Escrow Agent**"), as established by this Agreement and any additional instructions required by Escrow Agent and reasonably acceptable to Seller and Buyer. In the event of any conflict, uncertainty or ambiguity between or in respect of the terms of this Agreement and the terms of any such additional instructions, the terms of this Agreement will govern and control.

2. **PURCHASE PRICE**.

2.1 **Purchase Price**. The "**Purchase Price**" for the Property is One Million Six-Hundred Thousand Dollars ($1,600,000).

2.2 **Payment of Purchase Price**. Buyer will, on or before the date that is the Closing Date (as defined below), deposit any funds necessary to satisfy Buyer's obligations under this Agreement (the "**Closing Funds**") into Escrow in immediately available funds.

3. **DEPOSIT**. Within five (5) business days following the Effective Date, Buyer will deposit in Escrow the amount of Fifty Thousand Dollars ($50,000) (the "**Deposit**"). Following the expiration of the Due Diligence Period (as defined below), $20,000 of the Deposit will become non-refundable except as otherwise expressly provided in this Agreement. At Closing, the Deposit will be applicable to the Purchase Price and Buyer will receive a credit for the Deposit against the amount of Closing Funds to be deposited by Buyer under **Section 2.2**.

3.1 **Independent Consideration**. Notwithstanding the foregoing, within five (5) days after Escrow Agent receives the Deposit described above, Escrow Agent will release $100 of said monies to Seller as and for independent consideration for Seller's' execution of this Agreement and the granting of the Due Diligence Period to Buyer as herein

provided. Such independent consideration is non-refundable to Buyer but will be credited to the Purchase Price in the event that the purchase of the Property is completed.

4. **PROPERTY DOCUMENTS; INSPECTIONS AND STUDIES**.

4.1 **Property Documents**. Buyer acknowledges receipt from Seller prior to the Effective Date, for Buyer's review and approval in accordance with the provisions of **Section 4.2** below, of the following documents in Seller's possession on the Effective Date (collectively, the "**Property Documents**"):

(a) A title report (and copies of all documents or items referenced in the title report as exceptions) in respect of the Real Estate (collectively, the "**Title Report**"), to be provided by the Escrow Agent (also referred to as the "**Title Company**");

(b) If available, the most current existing survey of the Real Estate in Seller's possession or under Seller's control (collectively, the "**Existing Survey**");

(c) All current rental agreements, leases or licenses pertaining to the Property (each a "**Lease**"), as well as the contact information for each lessee thereunder; and

(d) Any existing environmental assessments of the Real Estate (including Phase 1 and Phase 2 environmental reports).

4.2 **Inspections**. During the Due Diligence Period and at all reasonable times prior to Closing, Buyer and its agents, employees, consultants, inspectors, appraisers, engineers and contractors (collectively, "**Buyer's Consultants**") will have the right to enter upon the Property during normal business hours to examine and inspect the Property, as well as conduct reasonable tests, studies, investigations, and surveys to assess utility availability, soil conditions, environmental conditions, physical condition, and the like of the Property as Buyer deems necessary for its review of the Property (collectively, the "**Inspections**"). Buyer will give Seller not less than two (2) business days' notice of its need for access to the Property. Notwithstanding the foregoing, Buyer's Inspections may not include any Phase II environmental site assessment or invasive testing or soil sampling without Seller's prior consent, not to be unreasonably withheld. To the extent Buyer reasonably determines on the basis of Buyer's Phase I environmental site assessment that a Phase II environmental site assessment is warranted, Buyer may extend the Due Diligence Period upon written notice to Seller for a period of thirty (30) days from the earlier of the date (i) Seller gives approval to perform such Phase II environmental site assessment, or (ii) Seller refuses to provide such approval. Following any such Inspections, unless otherwise directed in writing by Seller, Buyer will return the Property to substantially the condition it was in prior to such Inspections, including the recompaction or removal of any disrupted soil or material as Seller may reasonably direct. All such Inspections and any other work conducted or materials furnished with respect to the Property by or for Buyer will be paid for by Buyer as and when due and Buyer will indemnify, defend, protect and hold harmless Seller and the Property of and from any and all claims, liabilities, losses,

expenses (including reasonable attorneys' fees), damages, including those for injury to person or property, arising out of or relating to any such work or materials or the acts or omissions of Buyer or Buyer's Consultants in connection therewith, which indemnity shall survive for a period of one (1) year after the earlier of (i) the Closing Date, or (ii) the termination of this Agreement. Notwithstanding the foregoing, Buyer will have no liability with respect to any hazardous substances or underground storage tanks discovered as a result of any Inspections.

5. **BUYER'S APPROVAL RIGHTS; DUE DILIGENCE PERIOD; ENTITLEMENT PERIOD**.

5.1 **Due Diligence Period**. During the Due Diligence Period, Buyer may review the Property Reports, make such Inspections, and conduct such investigations as it deems necessary and, in its sole discretion, determine whether the Property is suitable for its needs and acceptable to Buyer. At any time prior to 5:00 p.m. at the location of the Property on the last day of the Due Diligence Period, Buyer may terminate this Agreement for any or no reason by providing written notice of such termination to Seller (a "**Due Diligence Termination Notice**"), at which time (i) this Agreement will terminate and neither Party will have further obligations to the other pursuant to this Agreement (except those obligations which expressly survive termination), and (ii) Escrow Agent will promptly return the entire Deposit to Buyer. If Buyer fails to provide a timely Due Diligence Termination Notice, (x) the Deposit will become non-refundable to Buyer (unless this Agreement specifically provides for its refund to Buyer) and be treated as liquidated damages in the event Buyer fails to Close the transaction, (y) Buyer's right to terminate this Agreement under this Section with respect to the Due Diligence Period will permanently lapse, and (z) this Agreement will remain in full force and effect.

(a) The "**Due Diligence Period**" begins on the Effective Date and expires forty-five (45) days after the Effective Date.

5.2 **Title Review and Approval**.

(a) Within twenty (20) days after the Effective Date, Buyer may notify Seller in writing (the "**Objection Notice**") of any objection that Buyer has to the condition of the Property's title as reflected in the Title Report or the Existing Survey (each an "**Objection**"). Seller must remove all mortgages, deeds of trust, security interests, mechanics liens and all other liens, as well as pay (or give credit for) all taxes or assessments on the Property applicable to the period prior to the Closing Date (as defined below), and Seller will be deemed to have agreed to remove all exceptions to the Title related to such matters and such matters need not be included in the Objections (collectively, such matters may be referred to as the "**Seller's Title Obligations**"). Buyer's failure to timely deliver to Seller the Objection Notice will be deemed to constitute Buyer's approval of the Title Report and the Existing Survey and acceptance of the condition of the title of the Property as of the date the Objection Notice was due (with the exception of the Seller's Title Obligations).

(b) Seller will have a period of ten (10) days following receipt of the Objection Notice in which to deliver written notice to Buyer (the "**Seller Response Notice**") specifying the manner in which Seller will resolve each Objection, on or before the Closing Date. Seller's failure to timely deliver the Seller Response Notice to Buyer will be deemed to constitute Seller's election to not resolve Buyer's Objections. If Seller does not provide Seller's Response Notice, or in the Seller's Response Notice, Seller does not agree to resolve all Objections in a manner acceptable to Buyer, then Buyer will have the right prior to the expiration of the Due Diligence Period, to provide Seller written notice whether Buyer elects to (i) waive such Objections and proceed toward Closing, or (ii) terminate this Agreement, in which case neither Party will have further obligations to the other pursuant to this Agreement (except those obligations which expressly survive the termination) and Escrow Agent will promptly return the Deposit to Buyer. If Buyer does not timely terminate this Agreement as set forth above, then Buyer will be deemed to have accepted any Objection Seller did not agree to resolve as a Permitted Exception (as defined below), Buyer's right to terminate this Agreement under this Section will permanently lapse, and this Agreement will remain in full force and effect.

(c) For purposes of this Agreement, "**Permitted Exceptions**" means collectively (i) the condition of the title to the Property reflected by the Title Report, Existing Surveys (if any), and Survey (if any) as of the date of the Objection Notice to which Buyer did not object, (ii) such Objections resolved in the manner set forth in the Seller Response Notice, and (iii) Objections that Seller does not agree to resolve, which Buyer is deemed to accept due to failure to timely terminate this Agreement.

5.3 **New Title Matters**. From the Effective Date until Closing, except as permitted in this Agreement, Seller agrees not to voluntarily enter into any agreement affecting title to the Property without Buyer's prior written consent. Any title matters which were not reflected on the Title Report or Existing Survey at the time of the Objection Notice and which arise or are discovered prior to the Closing (collectively "**New Title Matters**") must be resolved by Seller at Seller's sole cost and expense on or before the Closing Date if Buyer objects to such matters at or prior to Closing, unless such matters arose due to the actions of, or with the written consent of, Buyer. In the event Seller is unwilling or unable to completely resolve all of the New Title Matters objected to by Buyer prior to Closing, Buyer may elect to either (i) waive such New Title Matters and proceed toward Closing, or (ii) terminate this Agreement, in which case neither Party will have further obligations to the other pursuant to this Agreement (except those obligations which expressly survive the termination) and Escrow Agent will promptly return the Deposit to Buyer. In the event that Buyer elects not to terminate this Agreement pursuant to its rights in this Section and proceed to Closing, Seller's proposed resolution of such New Title Matters will be deemed accepted by Buyer, and the New Title Matters, to the extent not so resolved, will be deemed to be "Permitted Exceptions."

5.4 **Entitlements.** Buyer acknowledges that, as of the Effective Date, at Seller's expense, Seller has obtained approvals required from applicable local, regional, state and federal governmental or quasi-governmental authorities (collectively, "**Governmental Authorities**") to ready the Property for Buyer's intended use as a cannabis dispensary, except for any conditional use permit required by Buyer (collectively, the "**Entitlements**"). Entitlements do not include (i) any conditional use permit ("**CUP**") required for Buyer's intended use, or (ii) of Buyer's permits, licenses or construction approvals, or any other approvals required by Governmental Authorities other than set forth above.

5.5 **CUP Period**.

(a) For a period beginning on the Effective Date and ending ninety (90) days following the Effective Date (the "**Initial CUP Period**"), Buyer will have the right to seek the issuance of a CUP from the applicable government authorities. So long as Buyer is diligently and in good faith pursuing the issuance of a CUP, Buyer will have the option to extend the Initial CUP Period five (5) times for a period of thirty (30) consecutive days (each an "**Extension Period**"). The Initial CUP Period, together with each exercised Extension Period, may be referred to collectively as the "**CUP Period**." Buyer may exercise an Extension Period by providing Seller written notice prior to the expiration of the Initial CUP Period or the then-current Extension Period (as the case may be).

(b) Upon the exercise of each of the first three (3) Extension Periods, an additional Ten Thousand Dollars ($10,000) of the Deposit will become non-refundable, except as otherwise provided in this Agreement. If Buyer exercises either of the last two Extension periods, in addition to the timely written notice, Seller must timely pay to the Escrow Agent an additional Ten Thousand Dollars ($10,000) for each Extension Period (each an "**Extension Payment**"). Upon receipt of an Extension Payment, Escrow Agent will promptly release such Extension Payment to Seller and such Extension Payment will be non-refundable (except as otherwise expressly provided in this Agreement) and will not be applicable to the Purchase Price. If Buyer has not secured the issuance of the CUP prior to the expiration of the CUP Period, Buyer may terminate this Agreement by providing written notice of such termination to Seller (a "**CUP Termination Notice**.").

(c) Upon receipt of a timely CUP Termination Notice, (i) this Agreement will terminate and neither Party will have further obligations to the other Party (except those obligations which expressly survive termination), and (ii) Escrow Agent will return to Buyer any portion of the Deposit which is not then non-refundable, and (iii) Escrow Agent will release to Seller any non-refundable portion of the Deposit and any Extension Payments then in Escrow Agent's possession. If Buyer fails to provide Seller a timely CUP Termination Notice, (x) the Deposit will become non-refundable to Buyer (unless this Agreement specifically provides for its refund to Buyer), and

be treated as liquidated damages in the event Buyer fails to Close the transaction, (y) Buyer's right to terminate this Agreement under this Section due to failure to obtain the CUP will permanently lapse, and (z) this Agreement will remain in full force and effect.

5.6 **Natural Hazard Disclosure**. At Seller's sole cost and expense, Seller will engage the services of an environmental consultant to examine the maps and other information specifically made available to the public by government agencies for the purposes of enabling Seller to fulfill its disclosure obligations, if and to the extent such obligations exist, with respect to the application of the following natural hazard areas or zones to the Property: (i) a special flood hazard area designated by the Federal Emergency Management Agency (California Government Code Section 8589.3); (ii) an area of potential flooding (California Government Code Section 8589.4); (iii) a very high fire hazard severity zone (California Government Code Section 51183.5); (iv) a wildland area that may contain substantial forest fire risks and hazards (Public Resources Code Section 4136); (v) an earthquake fault zone (Public Resources Code Section 2621.9); or (vi) a seismic hazard zone (Public Resources Code Section 2694). Seller will report the result of its examination to Buyer in writing not later than thirty (30) days following the beginning of the Due Diligence Period.

6. **CLOSING – TIME AND PLACE**. Provided that all of the conditions of this Agreement have been satisfied (or deemed satisfied) and Buyer has not exercised its right to terminate this Agreement prior to or on the Closing Date, a fully executed and acknowledged original of the Deed (as defined below) will be recorded in the Official Records, and the close of escrow ("**Closing**") of this transaction will take place at the offices of Escrow Agent, not later than thirty (30) business days following the last to expire of the Due Diligence Period or CUP Period.

6.1 **Title Policy**. On the Closing Date, the Title Company must irrevocably commit to issue to Buyer an ALTA Standard Coverage Owner's Policy of Title Insurance in the amount of the Purchase Price insuring Buyer's good, marketable and indefeasible title to the Property, subject only to the Permitted Exceptions, in form and substance reasonably acceptable to Buyer (the "**Title Policy**"). Such commitment from the Title Company is deemed to be a Seller Deliverable (as defined below).

6.2 **Closing**. The Escrow Agent will conduct the Closing through the Escrow. On the Closing Date the Escrow Agent will confirm in writing whether it has received all Seller Deliverables and Buyer Deliverables (as defined below). If Escrow Agent is in possession of all of the Seller Deliverables and Buyer Deliverables, Escrow Agent will Close the transaction by (i) causing the appropriate documents to be recorded, (ii) disbursing funds in accord with the Closing Statement (as defined below), (iii) delivering documents to the appropriate persons, and (iv) such other actions as are appropriate to consummate the transaction. Escrow Agent will act in accord with closing instruction letters received from Buyer or Seller to the extent such instructions are not contrary to the terms of this Agreement.

(a) If a Party fails to make its deliveries pursuant to **Section 7 and 8** respectively, the other Party may either (i) waive satisfaction of such

condition(s) in writing (delivered to the other Party and Escrow Agent) on or prior to the Closing Date, and the Closing will proceed, (ii) extend the Closing Date until such condition is satisfied, or (iii) declare the other Party to be in Default (for which there is no Cure Period) and pursue the applicable remedies set forth in **Section 15**.

7. **SELLER'S CLOSING DELIVERIES**.

7.1 **Seller's Deliveries into Escrow**. On or before the Closing Date, Seller will deliver into Escrow the following, duly authorized and executed as appropriate by Seller in a form reasonably acceptable to Buyer (collectively, the "**Seller Deliverables**"):

(a) Deed. One originally executed Grant Deed conveying indefeasible fee simple title to the Real Estate, subject to the Permitted Exceptions, in substantially the form attached to this Agreement as ***Exhibit B*** (the "**Deed**");

(b) FIRPTA. An executed affidavit stating Seller's U.S. taxpayer identification number and that Seller is not a foreign person within the meaning of Section 1445, *et seq.* of the Internal Revenue Code (the "**Code**");

(c) Authorizations. Such executed documents, affidavits and indemnities required by the Title Company to permit the Title Company to deliver the Title Policy (as defined below);

(d) Seller's Certificate. One executed Seller's Certificate certifying that all representations and warranties made by Seller in this Agreement are true, complete and correct in all respects as of the Closing Date, in substantially the form attached to this Agreement as ***Exhibit C*** (the **Seller's Certificate**");

(e) Leases; Service Contracts. Written evidence that any Leases or service or maintenance agreements with respect to the Property (collectively the "**Service Contracts**") have been terminated prior to Closing.

(f) Closing Statement. An executed Closing Statement prepared by the Escrow Agent reflecting the application of the funds received by the Escrow Agent, as mutually agreed by Buyer and Seller (the "**Closing Statement**").

(g) Possession. Possession of the Property free and clear of (i) any and all occupants, and (ii) any and all rights and interests arising through Seller for any individuals or entities (other than Buyer) to occupy, possess, or use all or any portion of the Property. Buyer acknowledges that Seller will have access to the Property post-closing to complete its obligations per **Section 11.5.**

(h) Bill of Sale. An executed Bill of Sale.

(i) Other Documents/Instruments. Such other documents and instruments as may be reasonably required or requested by Buyer, Title Company or Escrow Agent to consummate the transactions contemplated by this Agreement. Such documents may include an affidavit executed by Seller to the effect that Seller is not a ''nonresident" within the meaning of California Revenue and Tax Code Section 18662 or successor statutes. If Seller does not provide such affidavit in form reasonably satisfactory to Buyer at or prior to the Closing, Escrow Agent will at the Closing deduct from Seller's proceeds and remit to the Franchise Tax Board such sum as is required by such statute.

8. **BUYER'S CLOSING DELIVERIES**.

8.1 **Buyer's Deliveries into Escrow**. On or before the Closing Date, Buyer will deliver into Escrow the following, duly authorized and executed as appropriate by Buyer in form reasonably acceptable to Seller (collectively, the "**Buyer Deliverables**"):

(a) Closing Funds. The Closing Funds.

(b) Closing Statement. An executed Closing Statement; and

(c) Other Documents/Instruments. Such other documents and instruments as may be reasonably required or requested by Title Company or Escrow Agent to consummate the transactions contemplated by this Agreement.

9. **CLOSING COSTS AND EXPENSES**.

9.1 **Seller's Costs**. Seller will be responsible for the payment of: (i) all documentary transfer taxes assessed by the city and county in connection with the transaction contemplated under this Agreement; (ii) all costs of a standard Title Policy in the amount of the Purchase Price; (iii) all recording costs in connection with the Deed; (iv) one-half of Escrow fees and costs; and (v) the cost of any other obligations of Seller under this Agreement.

9.2 **Buyer's Costs**. Buyer will be responsible for the payment of: (i) all costs related to extended title coverage or additional endorsements to the Title Policy requested by Buyer, (ii) all costs of any lender's title policy, (iii) all costs of any Environmental Reports obtained by Buyer, (iv) one-half of all Escrow fees and costs, (v) the cost of the Survey, if any, and (vi) the cost of any other obligations of Buyer under this Agreement.

10. **PRORATIONS AND ADJUSTMENTS AT CLOSING**.

10.1 **Prorations and Adjustments**. All prorations pursuant to this **Section 10** will be final.

10.2 **Taxes**. Real estate and personal property taxes and assessments with respect to the Property (collectively, the "**Taxes**") for the tax years prior to the tax year in which the Closing occurs are the sole responsibility of Seller and must be paid at or prior to the

Closing. Taxes assessed with respect to the tax year in which the Closing occurs, regardless of when such taxes may be payable, will be prorated between Buyer and Seller as of the Closing Date. If the tax bill for the current tax year is not available at Closing, then the proration will be made on the most recent ascertainable tax assessment and tax rate. If Taxes for the tax year in which Closing occurs have not been paid before Closing, Buyer will be credited by Seller at the time of Closing with an amount equal to that portion of such Taxes which are ratably attributable to the period before the Closing Date and Buyer will pay (or cause to be paid) the Taxes for the entire year of Closing prior to their becoming delinquent. If Taxes for the tax year in which Closing occurs have been paid before Closing (or are paid at Closing with proceeds from the Purchase Price), Seller will be credited by Buyer at the time of Closing with an amount equal to that portion of such Taxes which are ratably attributable to the period from and after the Closing Date.

10.3 **Utilities**. All utilities, if any, to the Property in the name of Seller will be cutoff by Seller on the Closing Date and Seller will be responsible for all utility costs prior to the Closing Date. Seller will receive a credit for the amount of deposits, if any, with utility companies that are transferable and that are assigned to Buyer at the Closing. In the case of non-transferable deposits, such deposits will be returned to Seller and Buyer will be responsible for making any security deposits required by utility companies providing service to the Real Estate and securing utility service following the Closing Date.

10.4 **Owner's Association Fees**. Escrow Agent will: (i) bring Seller's account with any owner's association applicable to the Property current and pay any delinquencies or transfer fees from Seller's proceeds, and (ii) pay to the owner's association any required upfront fees applicable to the period after the Closing Date, from Buyer's funds.

10.5 **Service Contracts**. Any prepayments or deposits with respect to Service Contracts will be retained by Seller and handled by Seller outside of Closing, and any costs or charges associated with the termination of such Service Contracts will be the sole obligation of Seller.

11. SELLER'S COVENANTS AND OBLIGATIONS.

11.1 **No Conveyances; Exclusivity**. At all times after the Effective Date but prior to the termination of this Agreement, (i) except as provided in this Agreement, Seller may not, without the prior written consent of Buyer, voluntarily convey any interest in the Property, and (ii) Seller and its representatives, brokers, agents, affiliates and employees will not, without the prior written consent of Buyer, directly or indirectly make accept, negotiate, entertain or otherwise pursue any offers to sell or lease the Property other than the transaction contemplated by this Agreement with Buyer.

11.2 **Significant Changes**. At all times after the Effective Date but prior to the Closing Date and/or termination of this Agreement, Seller must promptly notify Buyer of any significant change in any condition with respect to the Property or of any event or circumstance known to Seller that makes or would make any representation or warranty of Seller contained in this Agreement false or misleading, it being understood that Seller's

providing the notice to Buyer will in no way relieve Seller of any liability for a breach by Seller of any of its representations, warranties or covenants under this Agreement.

11.3 **Payment of Invoices**. At all times after the Effective Date but prior to the termination of this Agreement, Seller must timely pay in full all bills and invoices for labor, goods, materials, services and utilities of any kind relating to the Property which were contracted for by or on behalf of Seller.

11.4 **Leases and Service Contracts**. At all times after the Effective Date but prior to the termination of this Agreement, Seller may not, without the prior written consent of Buyer, (i) enter into any leases with respect to the Property; (ii) enter into any service contract or other contract or agreement pertaining to any portion of the Property which cannot be terminated without premium or penalty on or before the Closing Date; or (iii) modify any Service Contract or other contract or agreement pertaining to any portion of the Property.

11.5 **Post-Closing Covenants (Seller's Work)**. Within one hundred twenty (120) days following the Closing (which, at Seller's option, may be extended up to three (3) times by thirty (30) days each by delivering written notice to Buyer prior to the expiration date then in effect), Seller will substantially complete the Pad Delivery Improvements as set forth in ***Exhibit D***. Seller will substantially complete the Seller's Site Work as set forth in ***Exhibit D*** by the date set forth in ***Exhibit D***. Collectively, the Pad Delivery Improvements and the Seller's Site Work as defined in ***Exhibit D*** comprise the "**Seller's Work**"). Buyer must cooperate in good faith with Seller to provide timely access to the Property and coordinate with Seller's contractors to allow Seller to complete the Seller's Work. The date upon which the Pad Delivery Improvements have been completed and Seller has notified Buyer of the same in writing is the "**Pad Delivery Date**."

12. **REPRESENTATIONS AND WARRANTIES**.

12.1 **Seller's Representations and Warranties**. Seller hereby makes the following representations and warranties, each of which will be continuing representations and warranties that will be true and correct in all material respects as of the Effective Date and the Closing Date and will survive Closing for a term of one (1) year. Seller will immediately notify Buyer of any fact or circumstance which becomes known to Seller which would make any of the following representations or warranties untrue.

(a) Valid and Binding Obligation Formation. (i) Seller is a California limited liability company, duly organized, validly existing, and in good standing under the laws of the State of California with the requisite power and authority to consummate the transactions contemplated by this Agreement; (ii) this Agreement and all other agreements, documents and instruments to be executed by Seller in connection herewith have been duly executed and authorized by all necessary action on the part of Seller; and (iii) this Agreement constitutes the legal, valid and binding obligation of Seller and is enforceable in accordance with its terms against Seller, subject only to applicable bankruptcy, insolvency, reorganization, moratorium or similar

laws or equitable principles affecting or limiting the rights of contracting parties generally.

(b) No Conflicting Agreements. Seller is not prohibited from (i) executing or delivering this Agreement, (ii) complying with or performing the terms of this Agreement, or (iii) consummating the transactions contemplated by this Agreement, by (A) any federal, state, local and/or applicable foreign statutes, ordinances, rules, regulations, court orders and decrees, administrative orders and decrees, and other legal requirements of any and every conceivable type applicable to the Agreement, Seller, Buyer, the Property or any portion thereof (collectively, the "**Applicable Laws**"), or (B) any agreement, instrument, restriction, or by a judgment, order or decree of any Governmental Authority having jurisdiction over Seller or the Property. Execution by Seller of this Agreement and performance by Seller of its obligations under this Agreement will not violate or cause a default under any Applicable Laws, agreement, instrument, covenant, condition, restriction, judgment, order or decree.

(c) FIRPTA. Seller is not a "foreign person" but is a "United States person" as such terms are defined in the Foreign Investment in Real Property Tax Act of 1980 and §§ 1445 and 7701 of the Code. Grantor is a citizen or resident of the United States, a domestic partnership, a domestic corporation, or an estate or trust which is not a foreign estate or foreign trust within the meaning of § 7701(a)(31) of the Code.

(d) Patriot Act/OFAC. Seller is not (i) a person or entity with whom Buyer is restricted from doing business by any trade embargo, economic sanction, or other prohibition of the United States law, regulation, or Executive Order of the President of the United States, including under the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 or Executive Order Number 13224 on Terrorism Financing, effective September 24, 2001, and regulations promulgated pursuant thereto, and including, without limitation, persons and entities named on the Office of Foreign Asset Control, Department of the Treasury ("**OFAC**") Specially Designated Nationals and Blocked Persons List and/or on any similar list maintained by OFAC pursuant to any authorizing statute, executive order or regulation (collectively, the "**List**"); (ii) none of the funds or other assets of Seller constitute property of, or are beneficially owned, directly or indirectly, by any Seller Embargoed Person (as defined below); and (iii) no Seller Embargoed Person has any interest of any nature whatsoever in Seller (whether directly or indirectly). The term "**Seller Embargoed Person**" means any person, entity or government subject to trade restrictions under U.S. law, including, but not limited to, the International Emergency Economic Powers Act, 50 U.S.C. § 1701 *et seq.* the Trading with the Enemy Act, 50 U.S.C. App. 1 *et seq*., and any Executive Orders or regulations promulgated thereunder, with the result that the investment in

Seller is prohibited by law or Seller is in violation of law. Seller also must require and must take reasonable measures to ensure compliance with the requirement, that no person who owns any other direct interest in Seller is or will be listed on the List or is or will be a Seller Embargoed Person. Notwithstanding the foregoing, this Section does not apply to any person to the extent that such person's interest in Seller is through a U.S. Public Entity. As used in this Agreement, "**U.S. Public Entity**" means a person (other than an individual) whose securities are registered with the Securities and Exchange Commission, listed on a national securities exchange, or quoted on an automated quotation system, in the United States, or a wholly owned subsidiary of such a person. For purposes of compliance with Presidential Executive Order 13224 (issued September 24, 2001), Seller must, on or before Closing, notify Buyer in writing of all persons holding a five percent or greater direct or indirect ownership interest in Seller.

(e) Pending Actions. To Seller's knowledge, there is neither (i) any action, suit, proceeding or claim affecting the Property or any portion thereof or affecting Seller and relating to or arising out of the ownership, operation, use or occupancy of the Property pending or being prosecuted before or by any Governmental Authority, nor (ii) any such action, suit, proceeding or claim threatened or being asserted.

(f) Pending Condemnation. To Seller's knowledge, there is no pending condemnation or similar proceeding affecting the Real Estate or any portion thereof. Seller has not received written notice regarding any such proceeding, and, to Seller's knowledge, no such proceeding is contemplated.

(g) No Violation of Applicable Laws. To Seller's knowledge, there are no violations of any Applicable Laws affecting any portion of the Property. Seller has not received written notice of any such violation issued by any Governmental Authority.

(h) Liens. The Real Estate is free and clear of all mechanic's liens and materialmen liens caused by Seller. Except with respect to Seller's Work, no work has been performed or is in progress by Seller, and no materials have been furnished to the Real Estate, which might give rise to mechanics' liens, materialmen's liens, or other liens against the Real Estate or the Improvements.

(i) Bankruptcy. There are no attachments, executions, assignments for the benefit of creditors, receiverships, conservatorships or voluntary or involuntary proceedings in bankruptcy or pursuant to any other debtor relief laws contemplated or filed by Seller or pending against Seller.

(j) Impositions. To Seller's knowledge, there are no impositions that currently encumber the Real Estate or any portion of the Real Estate or any interest

in the Real Estate, other than impositions disclosed to Buyer in the Title Report, which are not yet due or payable.

(k) Leases. There are no oral or written leases, rental agreements or other occupancy agreements affecting the Property.

(l) No Change in Applicable Laws. Seller has no information of, and to Seller's knowledge, there is no change contemplated in, any of the Applicable Laws or any judicial or administrative action, or any action by adjacent landowners, or any fact or condition relating to the Real Estate which would materially adversely affect, prevent or limit the development of the Project.

(m) Delinquent Taxes. Seller shall pay and/or remove from title to the Property prior to the Closing Date any delinquent taxes and assessments.

(n) Third-party Approvals. To Seller's knowledge, there are not any non-governmental (*i.e.*, third party) approvals or consents required under any recorded or unrecorded documents for Buyer's intended use, development, and operation of the Property, other than as may be set forth in the Entitlements or disclosed to Buyer in the Title Report.

(o) Except as otherwise disclosed by Seller to Buyer in writing or as may be disclosed in the environmental reports included in the Property Documents or in any environmental assessment or report obtained by Buyer, to Seller's knowledge, there are no hazardous substances on, in, or under the Property in violation of applicable laws.

12.2 **Buyer's Representations and Warranties**. Buyer hereby makes the following representations and warranties, each of which will be continuing representations and warranties that will be true and correct in all material respects as of the Effective Date and the Closing Date and will survive Closing for a term of one (1) year. Buyer will immediately notify Seller of any fact or circumstance which becomes known to Buyer which would make any of the foregoing representations or warranties untrue.

(a) Valid and Binding Obligation Formation. Buyer is [a married/an unmarried] individual residing in California. This Agreement constitutes the legal, valid and binding obligation of Buyer and is enforceable in accordance with its terms against Buyer, subject only to applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting or limiting the rights of contracting parties generally.

(b) No Conflicting Agreements. Buyer is not prohibited from (i) executing or delivering this Agreement, (ii) complying with or performing the terms of this Agreement, or (iii) consummating the transactions contemplated by this Agreement, by (A) any Applicable Laws, or (B) any agreement, instrument, restriction, or by a judgment, order or decree of any Governmental

Authority having jurisdiction over Seller or the Property. Execution by Buyer of this Agreement and performance by Buyer of its obligations under this Agreement will not violate or cause a default under any Applicable Laws, agreement, instrument, covenant, condition, restriction, judgment, order or decree.

13. **CONDEMNATION; CASUALTY**.

13.1 **Seller Notice to Buyer**. Prior to Closing, upon Seller becoming aware of the occurrence of any fire, wind, water damage, earthquake or other casualty materially adversely affecting the Property (a "**Casualty**") or the commencement of any exercise of the power of eminent domain or condemnation (collectively "**Condemnation**"), with respect to the Real Estate, Seller will promptly provide written notice to Buyer describing with reasonable particularity and detail, such Casualty or Condemnation.

13.2 **Condemnation**. If any such Condemnation relates to or may result in a loss of value in the Property or the loss of all or any portion of the Real Estate, then Buyer may elect, at Buyer's sole discretion, to either (i) continue this Agreement in effect without modification of the terms hereof, in which event, upon the Closing, Buyer will be entitled to any compensation, awards or other payments or relief resulting from such Condemnation (whether received before or after Closing); or (ii) terminate this Agreement, in which case neither Party will have further obligations to the other pursuant to this Agreement (except those obligations which expressly survive the termination), and Escrow Agent will promptly return the Deposit to Buyer. Buyer must exercise the foregoing election by written notice to Seller and Escrow Agent within thirty (30) days following Buyer's receipt of notice of the Condemnation. If Buyer fails to timely provide such written notice, Buyer will have been deemed to have elected to not terminate this Agreement. If Buyer elects (or is deemed to have elected) not to terminate this Agreement, the right to terminate this Agreement under this Section will permanently lapse, Buyer may participate in all negotiations regarding the Condemnation action, and Seller may not agree to a settlement of such Condemnation action without the prior written consent of Buyer.

13.3 **Casualty**. In the event of a Casualty to the Property, then Buyer may elect, at Buyer's sole discretion, to either (i) continue this Agreement in effect without modification of the terms hereof, in which event, upon the Closing, Buyer will be entitled to receive any insurance proceeds resulting from such Casualty (whether received before or after Closing) plus payment by Seller of any applicable deductible or self-insurance); or (ii) terminate this Agreement, in which case neither Party will have further obligations to the other pursuant to this Agreement (except those obligations which expressly survive the termination), and Escrow Agent will promptly return the Deposit to Buyer. Buyer must exercise such option by providing written notice to Seller and Escrow Agent within thirty (30) days following Buyer's receipt of notice of the Casualty. If Buyer fails to timely provide such written notice, Buyer will be deemed to have elected not to terminate this Agreement. If Buyer elects (or is deemed to have elected) not to terminate this Agreement, then the right to terminate this Agreement under this Section will permanently lapse, and Buyer may participate in any negotiations or adjustment of any insurance claim relating to

such Casualty. Seller may not settle any such claim without the prior written consent of Buyer.

14. **DEFAULT; TERMINATION ABSENT DEFAULT; LIQUIDATED DAMAGES**.

14.1 **Default**. If either Party fails to perform any of its material obligations under this Agreement and does not cure such failure or breach within the applicable Cure Period, if any (as defined below), such Party will be in "**Default**" under this Agreement. The "**Cure Period**" for (i) a monetary default is ten (10) days following the defaulting Party's receipt of written notice of such failure or breach from the other Party, and (ii) for a non-monetary default is thirty (30) days following the defaulting Party's receipt of written notice of such failure or breach from the other Party.

14.2 **Buyer's Default**. If Buyer is in Default, then Seller's exclusive remedy is to terminate this Agreement, in which case neither Party will have further obligations to the other under this Agreement (except those obligations which expressly survive the termination), and Escrow Agent will deliver the Deposit and any Extension Payments to Seller as liquidated damages. **SELLER AND BUYER HAVE DETERMINED AND AGREED THAT IT WOULD BE IMPRACTICAL OR EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES TO SELLER OCCURRING IN THE EVENT OF BUYER'S DEFAULT UNDER THIS AGREEMENT. THE PAYMENT AND RETENTION OF THE DEPOSIT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY WITHIN THE MEANING OF CALIFORNIA CIVIL CODE SECTIONS 3275 OR 3369 BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676 AND 1677. SELLER HEREBY WAIVES THE PROVISIONS OF CALIFORNIA CIVIL CODE SECTION 3389.**

Mark R. Cooper

Buyer's Initials Seller's Initials

(a) As material consideration to each Party's agreement to the liquidated damages provisions stated above, each Party hereby agrees to waive any and all rights whatsoever to contest the validity of the liquidated damage provisions for any reason whatsoever, including, but not limited to, that such provision was unreasonable under circumstances existing at the time this Agreement was made, each Party hereby expressly acknowledging the reasonableness of the liquidated damages provisions stated above.

14.3 **Seller's Default**. If Seller is in Default prior to Closing, then Buyer may elect to:

(a) following written notice to Seller as set forth in **Section 14.1**, terminate this Agreement, in which case (i) neither Party will have further obligations to the other under this Agreement (except for those obligations which survive the termination of this Agreement); (ii) upon written confirmation of Seller,

Escrow Agent is instructed to promptly deliver to Buyer so much of the Deposit as remains in Escrow Agent's possession; and (iii) Seller will promptly pay to Buyer any portion of the Deposit or Extension Payments which has previously been paid to Seller; or

(b) elect to specifically consummate the purchase and sale of the Property, provided that any action for specific performance must be filed within ninety (90) days after the date of Seller's Default. The parties hereby agree that the Property is of a special and unique character and that Buyer cannot be adequately compensated at law in the event of a Seller Default.

14.4 **Post-Closing**.

(a) If Seller fails or refuses to timely perform its obligations under **Section 11.5** with respect to Seller's Work, Buyer must provide Seller written notice within thirty (30) days following such failure, specifying with particularity which obligations Seller has failed to perform (an "**Improvement Default Notice**"). If Seller fails to cure such default within a reasonable period following receipt of an Improvement Default Notice (which period may not exceed sixty (60) days), Buyer may (but shall not be obligated to) perform Seller's obligations (the "**Self-Help Right**"). In the event Buyer exercises its Self-Help Right, Seller will (i) grant Buyer the right and a license to enter upon such property owned by Seller or any affiliate thereof necessary to perform the Seller's Work pursuant to such Self-Help Right, (ii) assign to Buyer all permits, consents and approvals necessary for Buyer to perform the Seller's Work pursuant to such Self-Help Right, and (iii) cooperate in transitioning the Seller's Work to Buyer, including, but not limited to, at Buyer's request, assigning to Buyer or its designee all contracts, warranties and interests in applicable construction contracts, subcontracts, plans, specifications, drawings and purchase orders. Buyer shall be entitled to have all of its reasonable out-of-pocket costs and expenses incurred to complete Seller's Work, plus ten percent (10%) of such amount (collectively, the "**Improvement Cost Amount**") reimbursed to it from the Seller's Work Holdback Amount as defined in ***Exhibit D***. Buyer may submit to Escrow Agent (with a copy to Seller) an itemized disbursement request with reasonable supporting documentation such as receipts (a "**Reimbursement Request**") for amounts incurred to complete the Seller's Work pursuant to the Self-Help Right. Upon Escrow Agent's receipt of a Reimbursement Request from Buyer, Escrow Agent shall, with the written consent of Seller, not to be unreasonably withheld, conditioned, or delayed, disburse the amount of such approved Reimbursement Request from Seller's Work Holdback Amount to Buyer, or other entities as Buyer may direct. If Buyer's Improvement Cost Amount approved by Seller is in excess of the Seller's Work Holdback Amount, Seller shall promptly reimburse Buyer for such costs. In no event shall Seller's Holdback Amount be deemed a limitation on Seller's liability to reimburse Buyer's actual costs for performing the Self-Help Right. Buyer and Seller shall

execute any documentation reasonably required by Escrow Agent to hold and administer Seller's Work Holdback Amount as contemplated by this Agreement.

(b) Seller shall and hereby agrees to indemnify, defend and hold Buyer and Escrow Agent harmless from and against any and all claims, losses, liabilities, judgments, damages, and expenses asserted against or incurred by Buyer and/or Escrow Agent arising out of any encumbrances arising out of Seller's Work.

The provisions of this **Section 14** will survive the termination of this Agreement.

15. **BROKERS**. Buyer represents and warrants to Seller that it has not dealt or negotiated with or engaged on its own behalf or for its benefit, any broker, finder, consultant, advisor, or professional in the capacity of a broker or finder (each a "**Broker**") in connection with this Agreement or the transactions contemplated by this Agreement other than Ryan Dowse of WeCannCA, Inc. (the "**Buyer's Broker**"). Seller represents and warrants to Buyer that it has not dealt or negotiated with or engaged on its own behalf or for its benefit, any Broker in connection with this Agreement or the transactions contemplated hereby other than Catalyst Retail, Inc. (the "**Seller's Broker**"). Seller agrees to pay both Buyer's Broker and Seller's Broker in accordance with the terms of a separate agreement.

16. **MISCELLANEOUS PROVISIONS**.

16.1 **Disclaimers; "As-Is."** Seller makes no representation or warranty, express or implied, as to the completeness, content or accuracy of the Property Information or any other written or oral information provided by Seller to Buyer. Except for the representations expressly set forth in **Section 12**, Seller has not made and does not make any warranty, guaranty, or representation concerning (i) the condition of the Property, including, but not by way of limitation, the water, soil, geology and the suitability of the Property for any and all activities and uses which Buyer may elect to conduct thereon, income to be derived therefrom or expenses to be incurred with respect thereto; (ii) the compliance of the Property or the operation of the Property with any laws, rules, ordinances, or regulations of any government or other body; and (iii) hazardous materials or the environmental condition of the Property. BUYER WILL INSPECT AND EXAMINE THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY BUYER IN ORDER TO ENABLE BUYER TO EVALUATE THE CONDITION OF THE PROPERTY. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, BUYER AGREES TO ACCEPT THE PROPERTY AT CLOSING IN ITS "AS-IS, WHERE IS" CONDITION AND WITH ALL FAULTS, AND WITHOUT REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, EXCEPT ONLY THOSE IN THIS AGREEMENT. THE PROVISIONS OF THIS SECTION WILL SURVIVE THE CLOSING

16.2 **Attorneys' Fees**. If it is necessary for either Buyer or Seller to employ an attorney to enforce or defend its rights under this Agreement, the non-prevailing Party will reimburse the prevailing Party for its actual, reasonable attorneys' fees and costs of suit.

16.3 **Notices**.

(a) Any approval, disapproval, demand, document, or other notice (collectively "**notice**") which any Party must give under this Agreement must be in writing and either be delivered by (i) hand delivery, (ii) national overnight courier specifying next business day delivery, (iii) electronic mail, or (iv) U.S. certified mail, return receipt requested. All notices may be given either by a Party or by such Party's attorneys.

(b) Any such notice will be deemed received (i) when receipted for at the addressee's place of business (in the case of hand delivery), (ii) on the date of delivery confirmed by the overnight courier service (in the case of overnight courier delivery), (iii) when the sending Party receives an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgment in the case of electronic mail), and (iv) as indicated on the return receipt (in the case of certified mail delivery).

(c) All such notices must be delivered to the addresses (or at any other address as an addressee may later designate in writing) set forth below. All delivery costs (*e.g.,* postage, air bill, etc.) must be prepaid by the sender.

If to Escrow Agent/Title Company:

Orange Coast Title Company
2151 E Convention Center Way Suite 102
Ontario, CA 91764
Attention: Tom Krystkowiak
Telephone: 909-987-5433
E-mail: teamescrow@octitle.com

If to Buyer: Saad Pattah

_____
_____
Email: geo@cakehousecannabis.com

With a copy to: _____
_____
_____
Attention: _____
Email: _____

If to Seller: CCG Catt, LLC.
38605 Calistoga Drive, Suite 150
Murrieta, CA 92563
Attention: Mark R. Cooper
Telephone: (913) 915-6538
E-mail: markc@catalystretail.com

With a copy *(which will not constitute notice)* to:	Polsinelli, PC 900 West 48th Place, Suite 900 Kansas City, MO 64112-1895 Attention: Jeb Bayer Telephone: (816) 374-0555 E-mail: jbayer@polsinelli.com
If to Seller's Broker:	Catalyst Retail, Inc. 38605 Calistoga Drive, Suite 150 Murrieta, CA 92563 Attention: Nick Earle Telephone: (951) 395-0000 E-mail: mailto: nearle@catalystretail.com

16.4 **Signs**. Buyer acknowledges that, a Master Sign Program has been proposed for the Development (dated October 13, 2021), a copy of which has been provided to Buyer prior to the Effective Date. Provided such Master Sign Program is acceptable to the applicable governmental authorities, it will apply to the Property, and be consistent with sign criteria for other first-class shopping centers in the Wildomar area. Buyer will be responsible for its prorated costs based on its aggregate panel space on each multi-tenant sign on which it maintains a panel relative to the total panel space on each multi-tenant sign on which it maintains a panel. Buyer will pay its prorated share of the cost to permit and construct each such sign on which Buyer participates as well as 100% of the cost to fabricate and install its sign panels on the signs on which Buyer participates. Buyer shall have the right to participate on: (i) Multi-Tenant Monument 1 in the _____ panel position, (ii) Multi-Tenant Monument 2 in the _____ panel position, and (iii) the Freeway Pylon (if approved by the applicable governmental authorities) in the _____ panel position all as generally depicted on ***Exhibit F***, attached hereto. The cost of repair, maintenance and operation of the Multi-Tenant Monument Signs and Freeway Pylon will be considered common area expenses to be apportioned equitably as set forth in the Declaration.

16.5 **Governing Law**. The Applicable Laws of the State of California will govern the validity, enforcement, and interpretation of this Agreement.

16.6 **Integration; Modification; Waiver**. This Agreement constitutes the complete and final expression of the agreement of the Parties relating to the Property and supersedes all previous contracts, agreements and understandings of the Parties, either oral or written, relating to the Property (including, without limitation, any letter or letters of intent). This Agreement may not be modified, nor may any of the terms hereof be waived, except by an instrument in writing executed by the Party against whom enforcement of the modification or waiver is sought. The rights and remedies provided in this Agreement are cumulative and (except where expressly provided otherwise in this Agreement) are not exclusive of any rights or remedies which any Party may otherwise have at law or in equity.

16.7 **Counterpart Execution**. This Agreement (and any of the documents to be delivered to Escrow by Buyer or Seller), may be executed in several counterparts, each of which will be fully effective as an original and all of which together will constitute one and

the same instrument. Delivery of an executed counterpart of a signature page to this Agreement (and any of the documents to be delivered to Escrow by Buyer or Seller) by facsimile or in electronic (*i.e.*, "pdf" or "tif") format will be effective as delivery of a manually executed original counterpart of such document, unless an originally signed document is required for recording.

16.8 **Headings; Constructions**. The headings which have been used throughout this Agreement have been inserted for convenience of reference only and do not constitute matters to be construed in interpreting this Agreement. Words of any gender used in this Agreement will be held and construed to include any other gender, and words in the singular number will be held to include the plural, and vice versa, unless the context requires otherwise. The provisions of this Agreement will not be construed in favor of or against either Seller or Buyer but will be construed as if both Parties prepared this Agreement. Unless otherwise indicated, a reference to a "Section" will be deemed to be a reference to a Section of this Agreement.

16.9 **Time of the Essence**. Time is of the essence of this Agreement and of the obligations of the Parties to purchase and sell the Property, it being acknowledged and agreed by and between the Parties that any delay in effecting a Closing pursuant to this Agreement may result in loss or damage to the Party in full compliance with its obligations under this Agreement.

16.10 **Invalid Provisions**. If any one or more of the provisions of this Agreement, or the applicability of any such provision to a specific situation, is held invalid or unenforceable, such provision will be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Agreement and all other applications of any such provision will not be affected thereby.

16.11 **Binding Effect**. This Agreement will be binding upon and inure to the benefit of Seller and Buyer, and their respective heirs, administrators, representatives, successors and permitted assigns.

16.12 **Further Acts**. In addition to the acts recited in this Agreement to be performed by Seller and Buyer, Seller and Buyer agree to perform or cause to be performed at the Closing or after the Closing any and all such further acts as may be reasonably necessary to consummate the transactions contemplated hereby.

16.13 **Exhibits**. All Exhibits are attached hereto and are incorporated in this Agreement by this reference.

16.14 **Survival**. All covenants and agreements contained in this Agreement to be performed after the Closing Date as set forth in **Section 11.5** will survive the delivery and recordation of the Deed and the closing of the purchase and sale of the Property.

16.15 **No Third-Party Beneficiaries**. Except for the express provisions of **Section 16.15** below, the execution and delivery of this Agreement will not be deemed to

confer any rights upon, nor obligate either Seller or Buyer, to any person or entity other than each other.

16.16 **Successors; Assignment**. Subject to the terms and conditions of this **Section 16.15**, this Agreement is binding upon and inures to the benefit of the heirs, successors and assigns of the Parties to this Agreement. Seller may assign its rights and obligations under this Agreement to any successor or assign of Seller taking title to the Property, and the assignor will be released from its liabilities and obligations under this Agreement. Buyer may assign and delegate its rights and obligations under this Agreement to an affiliate of Buyer without the consent of Seller, in which event such assignee will assume all obligations of (and be treated as) Buyer under this Agreement, and the assignor will be released from its liabilities and obligations under this Agreement. For purposes of this provision, an "**affiliate**" of a person is any person which is owned by such person, owns such person, or is under common control with such person. Buyer may not assign its rights under this Agreement to any person which is not an affiliate without the prior written consent of Seller (which consent may not be unreasonably withheld, delayed or conditioned).

16.17 **Waiver of Jury Trial**. EACH PARTY HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAWS, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY.

16.18 **Computation of Time**. The time in which any act under this Agreement is to be done will be computed by excluding the first day and including the last day. If the last day of any time period stated in this Agreement falls on a day which is not a business day (as defined below), then the duration of such time period will be extended so that it ends on the next succeeding business day. For purposes of this Agreement, a "**business day**" means any day that is not a Saturday, Sunday, or legal holiday in the location of the Property.

16.19 **Confidentiality**. As a material inducement to Seller to enter into this Agreement, Buyer agrees that it will maintain strict confidentiality with respect to the negotiations concerning, and the terms and provisions of, this Agreement. Notwithstanding the foregoing, Buyer may disclose such information (i) to those employed or engaged by Buyer or any representative of Buyer who is actively and directly participating in the evaluation of the Property or the negotiation and execution of this Agreement, including, without limitation, attorneys, mortgage and real estate brokers, accountants, engineers and other consultants, potential lenders, and potential or existing investors, in each case provided such person(s) are informed of the confidential nature of such information; (ii) to governmental or quasi-governmental authorities or agencies (including taxing authorities) in connection with Buyer's use, operation or maintenance of the Property or Buyer's efforts to obtain changes to the zoning or land use approvals as Buyer deems necessary in connection with its intended use of the Property; (iii) as required by Applicable Laws; and (iv) as necessary to enforce the terms of this Agreement. This confidentiality provision will survive termination of this Agreement other than by reason of the consummation of the

transaction contemplated by this Agreement. Neither Party will notify any media of the contemplated transaction or the terms thereof without the other Party's written approval.

16.20 **Compliance With Applicable Laws**. The Parties to this Agreement must comply with all Applicable Laws with regard to any provision under this Agreement.

16.21 **1031 Exchange**. Both Seller and Buyer agree to cooperate with each other in the event that either or both wish to participate in a 1031 exchange. Any Party initiating an exchange must bear all costs of such exchange. The cooperating Party will not have any liability (special or otherwise) for damages to the exchanging Party in the event that the sale is delayed and/or that the sale otherwise fails to qualify as a 1031 exchange.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the Effective Date.

"SELLER"

CCG Catt, LLC,
a California limited liability company

By: Mark R. Cooper
Mark R. Cooper [Feb 14, 2024 13:55 PST]
Mark R. Cooper, Manager/President

"BUYER"

Saad Pattah [Feb 14, 2024 14:56 PST]
Saad Pattah, an individual

EXHIBIT A

LEGAL DESCRIPTION

The Property being known as Adjusted Parcel C as set forth in that certain NOTICE OF LOT LINE ADJUSTMENT NO. 2022-008 recorded in the Official Records of Riverside County on September 21, 2023, as Doc # 2023-0279578, comprised of approximately 28,899 square feet of land and is a portion of the Development located on the land described below:

PARCEL C

PARCEL "C" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2022-008 RECORDED SEPTEMBER 21, 2023 AS INSTRUMENT NO. 2023-0279578, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. ALSO DESCRIBED IN THE DOCUMENT AS FOLLOWS:

BEING A PORTION OF PARCEL 1 AND 2 OF AMENDED PARCEL MAP 22776 AS SHOWN BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 37 THROUGH 41 INCLUSIVE THEREOF, LYING IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AND A PORTION OF THE WEST HALF OF ARYA DRIVE AS VACATED BY RESOLUTION 95-040 RECORDED MAY 02, 1995 AS INSTRUMENT NO. 137832 OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 3 OF SAID AMENDED PARCEL MAP 22776, SAID CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CATT ROAD (30 FOOT HALF-WIDTH); THENCE SOUTH 88°49'17" EAST, 122.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 01°20'22" EAST, 45.65 FEET; THENCE SOUTH 33°23'59" EAST, 59.92 FEET; THENCE SOUTH 56°36'01" WEST, 30.91 FEET; THENCE SOUTH 33°21'32" EAST, 176.83 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 21667-1 AS DESCRIBED BY FINAL ORDER OF CONDEMNATION RECORDED AUGUST 22, 2013, AS INSTRUMENT NO. 2013-0413823 AND RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0419813, BOTH OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 56°42'57" EAST, 58.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 0264-005D AS DESCRIBED IN DEED RECORDED ON JUNE 13, 2013 AS INSTRUMENT NO. 2013-0282059 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 56°42'57" EAST, 25.51 FEET; THENCE SOUTH 86°40'33" EAST, 35.93 FEET TO A POINT ON THE CENTERLINE OF ARYA DRIVE AS VACATED BY RESOLUTION 95-040, RECORDED MAY 2, 1995 AS INSTRUMENT NO. 137832, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG SAID CENTERLINE OF ARYA DRIVE, NORTH 36°05'11" WEST 76.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°54'28", AN ARC DISTANCE OF 152.31 FEET; THENCE NORTH 01°10'43" WEST, 14.99 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTH 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID CATT ROAD; THENCE ALONG SAID PARALLEL LINE, SOUTH 88°49'17" WEST, 118.75 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A-1

SITE PLAN

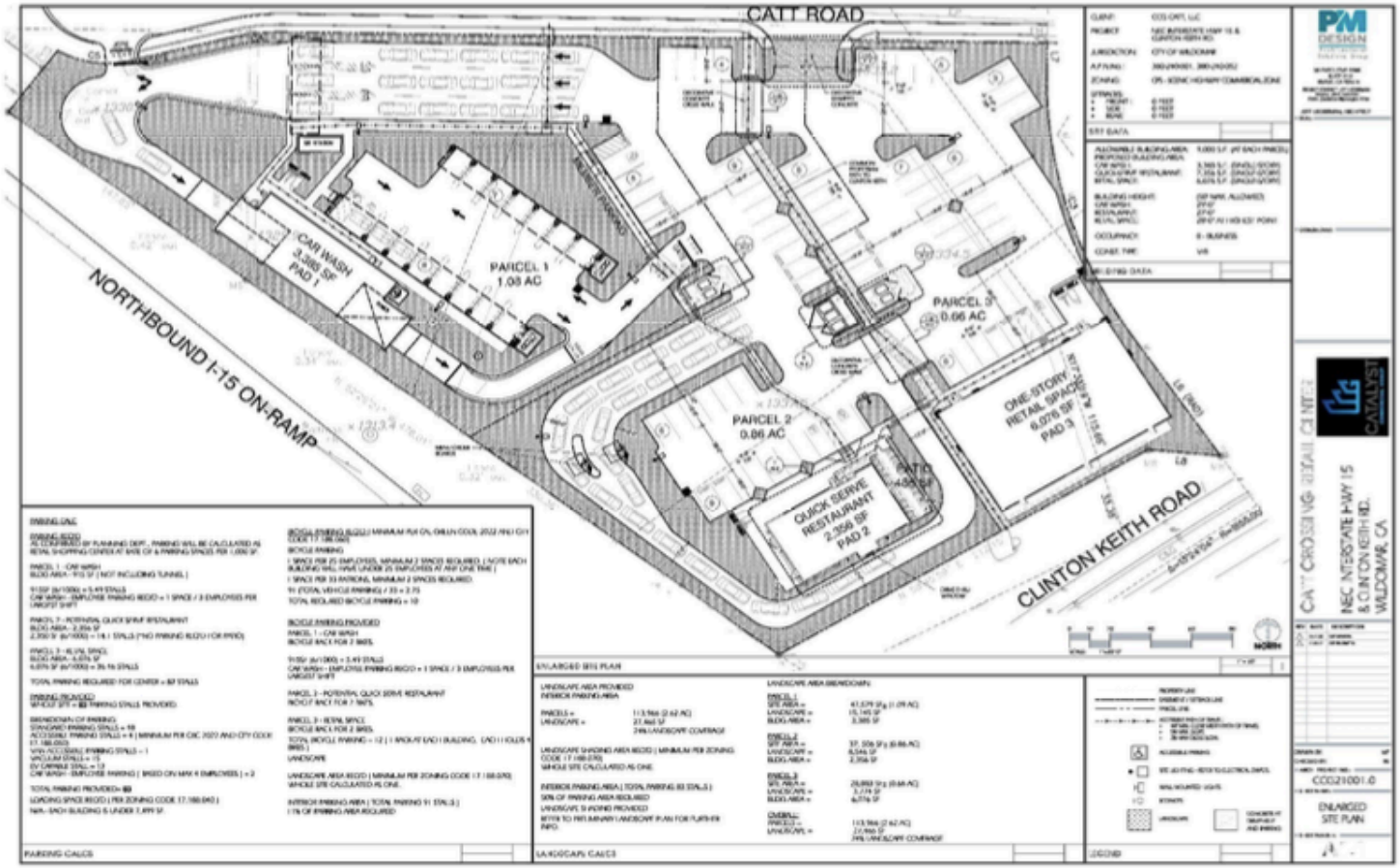


EXHIBIT C

SELLER'S CERTIFICATE

SELLER'S CERTIFICATE OF REPRESENTATIONS AND WARRANTIES

In accordance with the terms of that certain Real Estate Purchase Agreement and Escrow Instructions dated as of _____, 2024 (the "**Purchase Agreement**"), by and between CCG Catt, LLC, a California limited liability company ("**Seller**"), and Saad Pattah, an individual ("**Buyer**"), Seller hereby certifies to Buyer that all representations and warranties set forth in the Purchase Agreement, including, without limitation, those set forth in **Section 12** of the Purchase Agreement, are true, complete, and accurate in all material respects, as of the date hereof.

IN WITNESS WHEREOF, Seller has executed this Seller's Certificate of Representations and Warranties effective as of the ____ day of _____, 2024.

"SELLER"

CCG CATT, LLC,
a California limited liability company

By: Mark R. Cooper
Mark R. Cooper (Feb 14, 2024 13:05 PST)
Mark R. Cooper, Manager/President

EXHIBIT D

SELLER'S POST-CLOSING COVENANTS

[Seller Review – These are obligations to ONO]

SELLER'S WORK:

1. **Pad Delivery Improvements:** Seller must substantially complete the following improvements with respect to the Property (collectively, the "**Pad Delivery Improvements**") within the period set forth in **Section 11.5**:

   (a) **Compliance:** The Property shall be delivered in compliance with all laws and free of all leases, encumbrances, occupants, and hazardous materials in compliance with applicable laws. Any cost for hazardous/contaminated material abatement and removal that is not caused by Buyer shall be borne by Seller.

   (b) **Removal of existing improvements**: Landlord shall remove all existing improvements both above and below the surface of the pad. This includes but is not limited to any structures, footings, foundations, slabs, paving, curbs, gutters, plumbing, and storm drain infrastructure, underground or aboveground storage tanks, lot light poles and bases, underground structures of any kind.

   (c) **Grading**: A finished grade pad, which shall be delivered to within one tenth of one foot of the finished building pad elevation as defined by Buyer's and/or Seller's approved grading plans. Soils reports and compaction testing shall be at ninety-five (95) percent of the maximum dry soil density with a tolerance of +/- 0.3%. Any fill material shall be of structural quality with no debris or organic materials and must be placed in eight-inch (8") lifts. The moisture content of the soil shall be within the range of 0-4% above the maximum moisture content in accordance with the standard Proctor compaction procedure. A copy of soils/geotechnical testing reports and final compaction reports from the Seller's geotechnical testing firm shall be furnished to Buyer prior to pad delivery by Seller and subsequent acceptance by Buyer. A letter and building pad certification plan from a state licensed Civil Engineer (attesting to his inspection and certification of the completed building pad) shall be provided by the Seller to the Buyer prior to pad delivery by Seller and subsequent acceptance by Buyer. The Seller furnished certification letter shall include all as-built utility locations, finished grades and pipe invert elevations.

2. **Seller's Site Work:** Within the Three-Hundred Sixty (360) day period following the Closing, Seller must substantially complete the following improvements with respect to the Property (collectively, the "**Seller's Site Work**"):

(a) all utilities stubbed to within five feet (5') of the property line of the Property, including water, gas, sewer, electric, telephone, cable and other utilities required for Buyer's retail business, per Buyer's agreed upon specifications and locations.

(b) common drive aisles, as further illustrated on ***Exhibit B-1***, including any related paving and striping, curbs and gutters.

(c) provide common water meter for landscaping for the Development, including meter and capacity fees.

(d) all off-site improvements and Common Area drive aisles shown on the Site Improvement Plan and Development Plan shall have been completed, including, without limitation, if any, traffic signals at the entrance of the Development; road widening; paving and striping; curbs and gutters; landscaping; irrigation; sidewalks; street lighting; curb cuts; and fuel price monument signage.

(e) The Seller shall furnish and install one pipe of two inch (2") minimum diameter (or one pipe of one and a half inch (1-½") minimum diameter for domestic water and one pipe of one inch (1") minimum diameter for irrigation water), with backflow assembly, meter stop and shutoff valve as required by the local water/utility company. Water pressure rate shall be between 45 to 60 pounds per square inch. Any expense for necessary backflow preventer certification required by the City or local utility company shall be borne by the Seller, with evidence of certification provided to the Buyer. Any expense associated with the water meter is the responsibility of Buyer.

(f) The Seller shall furnish and install one ea. pipe of six inch (6") minimum diameter for sanitary sewer having sufficient invert elevation depth to facilitate a minimum one-quarter inch (¼") per foot slope from the furthest plumbing fixture or grease trap location. Under no circumstance shall the invert elevation be less than 36" below finished grade.

(g) The Seller shall furnish and install a minimum of two (2) conduits of four inch (4") electrical service conduits (or greater amount or diameter if required by the local utility company) to provide for a Buyer electrical load requirement of 1200 amps, 3 phase, 4 wire, and 120/208 volts.

(h) The Seller shall furnish and install gas pipe of two and half inch (2.5") minimum diameter sufficient to provide Buyer with a total demand of 1.8 million BTUs (for natural gas of 0.60 specific gravity, based on pressure drop of 0.5-inch water column).

(i) Seller shall furnish and install a dedicated fire protection water main system having a main of sufficient diameter, as and if required by local authorities and Fire Marshal's office. Any expense for necessary "fire flow rate"

testing of nearby fire hydrants required by the local authorities or Fire Marshal's office shall be borne by the Seller, with evidence of testing provided to the Buyer. Any expense for additional fire hydrants required by local authorities or Fire Marshal's office shall be borne by the Buyer.

(j) Seller shall furnish and install at a minimum one ea. (1) telephone conduit of four-inch (4") diameter and pull string as required by the phone company.

(k) Seller shall furnish and install at a minimum one ea. (1) telephone conduit of four-inch (4") diameter and pull string as required by the phone company.

Any modification to the attached Site Plan in ***Exhibit A-1*** that materially and adversely limit, restrict or impair (i) access to and from the Property, (ii) visibility of the Property, or (iii) parking for the Property will need Buyer's approval.

3. **Insurance:** Seller shall provide, or shall require that all contractors performing Seller's Work provide, public liability and property damage insurance with limits of liability of not less than a combined single limit of Two Million Dollars ($2,000,000.00) for bodily injury and property damage in connection with performance of Seller's Work.

4. **Coordination of Work:** Seller shall cooperate with Buyer in coordinating Seller's Work with construction of Buyer's improvements to assure reasonable mutual access and to prevent material and adverse interference with or damage to the work Seller and Buyer are performing.

5. **Public Work/Public Utilities:** Seller shall pay for all costs and expenses arising from or which are directly related to Seller's Work, including, without limitation, all utility tap fees and impact fees, any required fee associated with all public works, public utilities and related departments in the governing City or county. For avoidance of doubt, Buyer must pay any fees to establish water or sewer services to the Property (including, without limitation, water/sewer participation fees, connection fees and any meter-related fees).

BUYER'S WORK

Except for the work to be performed by Seller as part of Seller's Work, Buyer will be responsible, at its sole cost and expense, for all other improvements upon and within the Property, including: (i) the Building, (ii) the Fixtures, (iii) the Fixtures, including utility meters, and (iv) the site improvements upon the Property which shall include paving, striping, curbs and gutters, sidewalks, lighting, landscaping, irrigation, and trash enclosures within the Property (excluding any site improvements to be constructed by Seller as provided above) (the "**Buyer's Work**"). Notwithstanding the foregoing, Seller shall be responsible, as part of Seller's Site Work, for installation of utility, storm, and sanitary sewer connections as required, to within five feet (5') of the Property.

PRORATIONS, ADJUSTMENTS AND HOLDBACKS AT CLOSING.

Seller's Work Holdback. At Seller's sole cost and expense, Seller must complete Seller's Work within the time periods specified herein. An amount equal to Three Hundred Thousand

Dollars ($300,000) shall be retained from the Purchase Price and will remain held in Escrow, as of the Closing Date, (the "**Seller's Work Holdback Amount**"). One Hundred Thousand Dollars ($100,000) of the Seller's Work Holdback Amount will be released to Seller by Escrow Agent upon completion of the Pad Delivery Improvements by Seller. The balance of the Seller's Work Holdback Amount will be released to Seller by Escrow Agent upon Seller's completion of Seller's Site Work. If the Buyer exercises the Self-Help Right, then Buyer shall be entitled to have its Improvement Cost Amount reimbursed to it from Seller's Work Holdback Amount, as more particularly set forth in **Section 14.4** of this Agreement. Subject to the terms and conditions of this Agreement (including, without limitation, **Section 14.4** of this Agreement), Escrow Agent will release any remaining portion of the Seller's Work Holdback Amount to Seller upon completion of Seller's Work.

EXHIBIT E

ASSIGNMENT AND BILL OF SALE

This ASSIGNMENT AND BILL OF SALE (this "**Bill of Sale**") is made as of _____, 2024, by CCG Catt, LLC, a California limited liability company ("**Seller**") in favor of Saad Pattah, an individual ("**Buyer**"), pursuant to that certain REAL ESTATE SALE AGREEMENT AND ESCROW INSTRUCTIONS, by and between Seller and Buyer, dated _____, 2024 (the "**Contract**"). This Bill of Sale is subject to the terms and provisions of the Contract, and in the event of any inconsistency between the Contract and this Bill of Sale, the terms and provisions of the Contract shall control.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller hereby sells, conveys, grants, delivers, transfers and assigns to Buyer, all of Seller's right, title and interest in, to and under any and all of the following items, to the extent that they are assignable and related exclusively to that "**Real Estate**" (as defined in the Contract):

(a) all governmental zoning, use, occupancy, and operating permits, and all other governmental permits, licenses, approvals, applications, subdivision maps, entitlements, certificates, rights under development agreements, school fee mitigation agreements, development allocations, and development rights relating to the Real Estate, if any so exist, as of the date of this Bill of Sale;

(b) all utility and other permits relating exclusively to the Real Estate;

(c) all fee credits, license tax credits, and prepaid expenses, fees, and deposits applicable exclusively to the Real Estate, and the right to any refunds thereunder or rebates thereof (including, without limitation, utility deposits);

(d) all plans and specifications for any improvements located exclusively on the Real Estate, whether existing or anticipated; and

(e) all warranties of contractors and subcontractors with respect to any grading and other work performed by or at Seller's direction on the Real Estate.

(All of the above being referred to herein collectively as the "**Personal Property**").

The provisions of this Assignment shall be binding upon and shall inure to the benefit of the successors and assigns of Seller and Buyer, respectively.

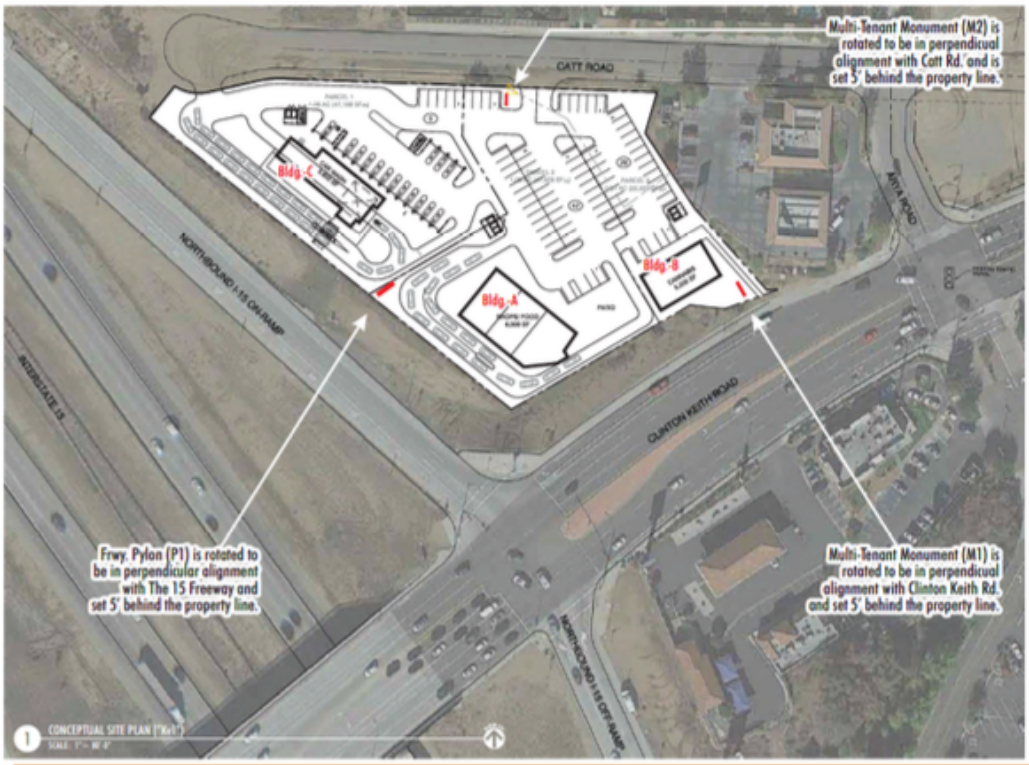
SELLER:

CCG Catt, LLC, a California limited liability company

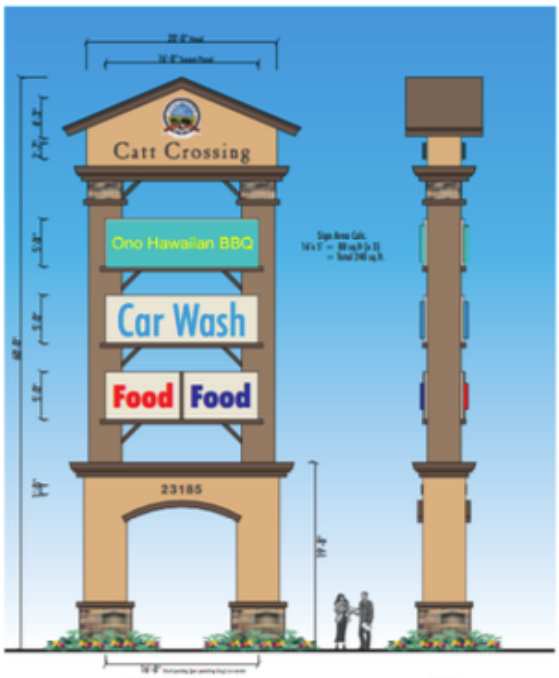
By: Mark R. Cooper
Mark R. Cooper (Feb 14, 2024 13:05 PST)
Name: Mark R. Cooper
Its: _____

EXHIBIT F

LOCATION OF BUYER'S SIGN PANELS ON THE MULTI-TENANT MONUMENT SIGNS AND THE MULTI-TENANT PYLON SIGN



Catt Crossing
Master Sign Program October 13th, 2021

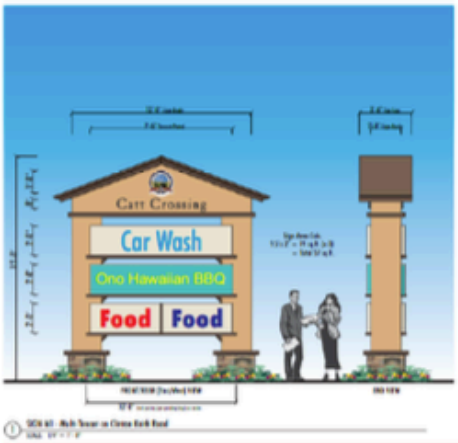


① SIGN P1 - Freeway Oriented Pylon

Freeway Pylon Sign (Qty. 1)

- Double faced, free standing - steel posts, concrete footing shall be per engineering.
- Internal steel angle saddle mounts welded to steel post create sign 'skeleton'.
- Aluminum angles create framework for aluminum 'skin' (typ. 1/8" thick alum.).
- Sign body paint colors to match project architecture, med. teacoat finish.
- Stone veneer (faux) shall match project architecture (materials sheet pending).
- Tenant names are 5" deep LED illum. channel letters w/ translucent vinyl colors per national branding standards ...see Detail A (this page).
- Project ID is reverse halo illuminated letters, matte black faces and returns.
- City of Wildomar seal is non-illum. 2" deep, fab'd alum. panel.

All illustrations shown are conceptual. All colors and logo artwork shall be verified by client. Engineering is req'd prior to fabrication, pending project approval.



Monument Sign (Qty. 1)

- Double-faced, free-standing - steel posts, concrete footing shall be per engineering.
- Internal steel angle saddle mounts welded to steel post create sign 'skeleton'.
- Aluminum angles create framework for aluminum 'skin' (typ. 1/8" thick sheets).
- Sign body paint colors to match project architecture, matt textured finish.
- Sheet veneer (face) shall match project architecture (materials sheet pending).
- Inset panels are 3" deep fold'd sheet, 1/8" sheet, flame routed out and backed up with white acrylic and 1st surface translucent vinyl colors per national branding standards.
- Project ID is non-illuminated 3/4" thick acrylic, painted matte black face and returns mounted 1" proud of sign face.
- City of Wildomar and is non-illum., flush mounted 3/4" thick white acrylic with digital print dry seal, return edges white.

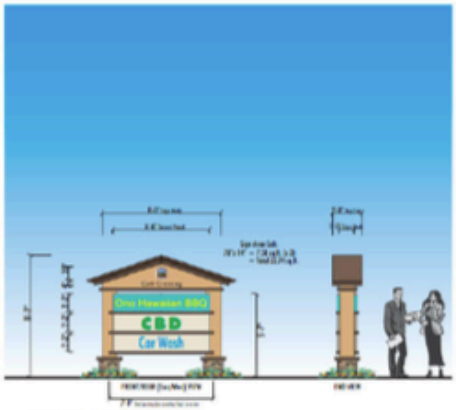
All illustrations shown are conceptual. All colors and logo artwork shall be verified by client. Engineering is req'd prior to fabrication, pending project approval.

GENERAL NOTES:

1 SIGN #2 - Multi-Tenant on Corona Park Road

Catt Crossing

Multi-Tenant Monument #2



Monument Sign (Qty. 1)

- Double-faced, free-standing - steel posts, concrete footing shall be per engineering.
- Internal steel angle saddle mounts welded to steel post create sign 'skeleton'.
- Aluminum angles create framework for aluminum 'skin' (typ. 1/8" thick sheets).
- Sign body paint colors to match project architecture, matt textured finish.
- Sheet veneer (face) shall match project architecture (materials sheet pending).
- Inset panels are 3" deep fold'd sheet, 1/8" sheet, flame routed out and backed up with white acrylic and 1st surface translucent vinyl colors per national branding standards.
- Project ID is non-illuminated 3/4" thick acrylic, painted matte black face and returns mounted 1" proud of sign face.
- City of Wildomar and is non-illum., flush mounted 3/4" thick white acrylic with digital print dry seal, return edges white.

All illustrations shown are conceptual. All colors and logo artwork shall be verified by client. Engineering is req'd prior to fabrication, pending project approval.

GENERAL NOTES:

1 SIGN #2 - Multi-Tenant on Catt Road

Catt Crossing

1.3 Lease Agreement

THIS SUBLEASE (this "Lease") dated this 16 day of April, 2024

BETWEEN:

Saad S. Pattah (hereinafter called the "Lessor")

AND

Catt Road, LLC (hereinafter called the "Lessee")

IN CONSIDERATION OF the Lessor leasing certain premises to the Lessee, the Lessee leasing those premises from the Lessor and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

1 - Leased Premises

2.1 The Lessor agrees to sublease to Lessee the industrial office space municipally located at, **23825 Catt Road, Wildomar, CA 92595**, (the "Premises") . The Premises will be used for only the following permitted use (the "Permitted Use"): The Lessee will use the Premises solely for general office purposes and to comply with applicable laws, bylaws, and regulations relative to the Premises and to the business carried on.

2.2.Neither the Premises nor any part of the Premises will be used at any time during the term of this Lease by Lessee for any purpose other than the Permitted Use.

2.3 No pets or animals are allowed to be kept in or about the Premises or in any common areas in the building containing the Premises. Upon thirty (30) days' notice, the Lessor may revoke any consent previously given under this clause.

2 - Term

2.1 The term of the Lease commences on June 1, 2024 for a term of five years with the option to renew.

2.2 Upon 60 days' notice, the Lessor may terminate the tenancy under this Lease if the Lessee has defaulted in the payment of any portion of the Rent when due.

2.3 Upon 30 days' notice, the Lessor may terminate the tenancy under this Lease if the Lessee fails to observe, perform and keep each and every of the covenants, agreements, stipulations, obligations, conditions and other provisions of this Lease to be observed, performed and kept by the Lessee and the Lessee persists in such default beyond the said 15-day notice.

3 - Rent

3.1 Subject to the provisions of this Lease, the Lessee will pay a base rent of $1.00 payable per month, for the Premises (the "Base Rent").In addition to the Base Rent, the Lessee will pay the applicable GST to the Lessor.

3.2 If the start date of the Lease does not fall on the first of the month then the Base Rent plus applicable and GST will be pro-rated.

4 - Use and Occupation

4.1 The Lessee will use and occupy the Premises only for the Permitted Use and for no other purpose whatsoever. For the purposes of this Agreement the Permitted Use shall be for commercial cannabis retail operations. The Lessee will carry on business under the name of Catt Road, LLC and will not change such name without the prior written consent of the Lessor, such consent not to be unreasonably withheld. The Lessee will open the whole of the Premises for business to the public fully fixtured, stocked and staffed on the date of commencement of the term and throughout the term, will continuously occupy and utilize the entire Premises in the active conduct of its business in a reputable manner on such days and during such hours of business as may be determined from time to time by the Lessor.

4.2 The Lessee covenants that the Lessee will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with all statutes, bylaws, rules and regulations of any federal, provincial, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.

5 - Security Deposit

5.1 On execution of this Lease, The Lessee will pay the Lessor a security deposit equal to the amount of $0.00 (the "Security Deposit") to be held by the Lessor without interest. Upon execution of this Lease the Security Deposit shall be due immediately. The Lessor will return the Security Deposit to the Lessee at the end of this tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear.

5.2 The Lessee may not use the Security Deposit as payment for the Rent.

6 - Quiet Enjoyment

6.1 The Lessor covenants that on paying the Rent and performing the covenants contained in this Lease, the Lessee will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

7 - Renewal of Lease

7.1 Upon giving written notice no later than 60 days before the expiration of the term of this Lease, the Lessee may renew this Lease for an additional term. All terms of the renewed lease will be the same except for this renewal clause.

8 - Utilities and Other Costs

8.1 The Lessee is responsible for the direct payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water, telephone, Internet and cable.

8.2 The Lessee is responsible for the replacement cost of any electrical light bulbs, tubes and ballast.

9 - Insurance

9.1 The Lessee is hereby advised and understands that the personal property of the Lessee is not insured by the Lessor for either damage or loss, and the Lessor assumes no liability for any such loss. The Lessee is advised that, if insurance coverage is desired by the Lessee, the Lessee should inquire of Lessee's insurance agent regarding a Lessee's Policy of Insurance. A copy of the insurance must be provided to the Lessor within 30 days of the start of the Term.

10 - Attorney Fees

10.1 All costs, expenses and expenditures including and without limitation, complete legal costs incurred by the Lessor on a solicitor/client basis as a result of unlawful detainer of the Premises, the recovery of any rent due under the Lease, or any breach by the Lessee of any other condition contained in the Lease, will forthwith upon demand be paid by the Lessee as Additional Rent. All rents including the Base Rent and Additional Rent will bear interest at the rate of Twelve (12%) per cent per annum from the due date until paid.

11 - Governing Law

11.1 It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of California County of San Diego, without regard to the jurisdiction in which any action or special proceeding may be instituted.

13 - Assignment and Subletting

13.1 The Lessee will not assign this Lease or sublet or grant any concession or license to use the Premises or any part of the Premises. An assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Lessor's option, terminate this Lease.

14 - Care and Use of Premises

14.1 The Lessee will promptly notify the Lessor of any damage, or of any situation that may significantly interfere with the normal use of the Premises or to any furnishings or other property supplied by the Lessor

14.2 Vehicles which the Lessor reasonably considers unsightly, noisy, dangerous, improperly insured, inoperable or unlicensed are not permitted in the Lessee's parking stall(s), and such vehicles may be towed away at the Lessee's expense. Parking facilities are provided at the Lessee's own risk. The Lessee is required to park in only the space allotted to them.

14.3 The Lessee will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Lessor, disturbs the comfort or convenience of other Lessees.

14.4 The Lessee will not engage in any illegal trade or activity on or about the Premises.

14.5 The Lessor and Lessee will comply with standards of health, sanitation, fire, housing and safety as required by law.

15 - Damage to Premises

15.1 In case the Premises at any time during the Term be damaged by fire, water or other acts of nature so as to render the Premises unfit for the purpose of the Lessee the rent hereby reserved or a proportionate part according to the nature and extent of the damage sustained shall be suspended and abated until the Premises have been rebuilt or made fit for the purpose of the Lessee.

15.2 If in the opinion of the Lessee the premises cannot be rendered fit for the purpose of conducting the Lessee's business, within a period of two (2) months, the Lease shall be deemed terminated or at the option of the Lessor the term will come to an end and the Lessee shall cease to be held liable for payment for rent except such rent as shall have already accrued due and be entitle to be repaid any rent paid in advance for the balance of the period.

16 - Hazardous Materials

16.1 The Lessee will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

17 - Rules and Regulations

17.1 The Lessee will obey all rules and regulations posted by the Lessor regarding the use and care of the Building, parking lot and other common facilities that are provided for the use of the Lessee in and around the Building on the Premises.

18 - General Provisions

18.1 Any waiver by the Lessor of any failure by the Lessee to perform or observe the provisions of this Lease will not operate as a waiver of the Lessor's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Lessor's rights in respect of any subsequent default or breach.

18.2 This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.

18.3 All sums payable by the Lessee to the Lessor pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recovered by the Lessor as rental arrears.

18.4 Where there is more than one Lessee executing this Sublease, all Lessees are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Sublease.

IN WITNESS WHEREOF the Parties to this Sublease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on the date below:

LESSEE

Saad S. Pattah

_____ _____

Catt Road, LLC Date

LESSOR

Saad S. Pattah

_____ _____

Saad S. Pattah Date

2. Authorization Letter for Information Verification

PROPERTY OWNER'S INFORMATION VERIFICATION AUTHORIZTION

To Whom it May Concern,

This letter is to serve as the property owner(s) authorization to allow the City of Wildomar to seek verification of the information contained within this application. As the property owner and applicant, I hereby authorize City of Wildomar staff or authorized agents to verify the information contained in the Cannabis Local License Proposal for Catt Road, LLC.

PROPERTY OWNER:

Saad S. Pattah, Owner
Property Owners Printed Name

Saad S. Pattah

_____ _____
Property Owners Signature Date

COMMERCIAL CANNABIS APPLICANT:

Saad S. Pattah, Owner
Applicant Printed Name

Saad S. Pattah

_____ _____
Applicant Signature Date

3. Organizational Status

3.1 Ownership Structure

Catt Road, LLC is owned 100% by Saad S. Pattah. If any changes to ownership are made, Catt Road, LLC will immediately report these changes to the City of Wildomar.

3.2 Articles of Organization

202460417960

STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY
California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File No.: 202460417960

Date Filed: 1/9/2024

B2399-1090 01/09/2024 12:29 PM Received by California Secretary of State

Limited Liability Company Name	
Limited Liability Company Name	Catt Road, LLC
Initial Street Address of Principal Office of LLC	
Principal Address	23825 CATT ROAD WILDOMAR, CA 92595
Initial Mailing Address of LLC	
Mailing Address	553 WEST 9TH STREET ESCONDIDO, CA 92025
Attention	
Agent for Service of Process	
Agent Name	Saad S. Pattah
Agent Address	553 WEST 9TH AVENUE ESCONDIDO, CA 92025

Purpose Statement

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

Management Structure

The LLC will be managed by One Manager

Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Saad S. Pattah — Organizer Signature

01/09/2024 — Date

Page 1 of 1

3.3 Operating Agreement

DocuSign Envelope ID: E50FAE80-2D09-4031-8A56-02837786F1FA

OPERATING AGREEMENT
OF
Catt Road, LLC
(Member-Managed Corporation)

THIS OPERATING AGREEMENT ("Agreement"), is made and entered into as of this 5th day of March, 2024 by Catt Road, LLC a California Limited Liability Company (the "Company"), and its Members.

The Members hereby adopt this agreement as the "Operating Agreement" of the Company to set forth the rules, regulations, and provisions regarding the management and the business of the Company, the governance of the Company, the conduct of its business, and the rights and privileges of its Members.

NOW THEREFORE, the Members and the Company, intending to be legally bound, hereby agree as follows:

Agreement
Article I
Organizational Matters

1.1. **Name.** The Company shall conduct business under the name "Catt Road, LLC" If the majority of Members approve, the Company may also conduct business under a fictitious name filed with the county clerk of the county where the Company has its principal office.

1.2 **Term**. The company's beginning date is the date that the Articles of Incorporation were filed. The term of the Company shall be perpetual unless dissolved as provided in this Agreement. The Members may unanimously to continue the Company as provided in Article 9.

1.3 **Office and Agent.** The Company shall continuously maintain an office and a registered agent within the State of California. The principal office of the company shall be at:

Catt Road, LLC
23825 Catt Road
Wildomar, CA 92595

Upon unanimous consent of the voting Members may choose additional or alternative offices as they deemed fit. As required, the Company shall file a Statement of Information with the California Secretary of State stating its registered agent for service of process.

1.4 **Business of the company.** The Company shall engage in the following business, and any activities necessary or appropriate to carry out that business, unless all the Members unanimously approve in writing a change or addition to the Company's business: Business affairs, marketing, business development, and sales consulting.

Article 2
Capital Contributions

2.1 **Additional Contributions.** No Member shall be required or permitted to make any additional contributions to the Company without the unanimous consent of the other Member. If, at any time or times hereafter, the Members shall determine that additional capital is needed by the company, the Members shall determine the amount of such additional capital and the anticipated time such additional capital will be required; whether such additional capital shall be provided by the Members or a third party. If a Member contributes significant additional contributions, all Members must unanimously consent in writing to increase the contributing Member's ownership interest to reflect the additional contribution.

Article 3
Members

3.1 **Admission of Additional Members.** Upon unanimous approval of the existing Members, additional members may be admitted into the Company on terms determined by the Members.

3.2 **Withdrawals or Resignations.** No Member may withdraw without the unanimous approval of the Members. However, if a Member's interest is based on providing services to the Company, that Member shall be allowed to withdraw or resign as a Member at any time upon 30 days prior written notice to the Company. In the event of such withdrawal, such Member's Membership Interest will be available for sale as described in Section 7.2. If it is not purchased, the withdrawing Member shall have only an economic interest in the Company after withdrawal. The Withdrawing Member shall the right to share in the Company's income, gain, losses, deductions, credit or similar items, and to receive distributions from the Company, but not the right to access Company business information or to participate in the Company management, except as required by law. The Withdrawing Member shall not be entitled to a return of the Member's capital, and may not withdraw contracts or personal guarantees that (s)he may have given.

3.3 **Payments to Members.** There will be no minimum or guaranteed payments to Members. The Company shall reimburse the Members for the actual costs including organization expenses incurred to from the Company.

Article 4
Management and Control of the Company

4.1 **Management and Powers.** The intent of each Member is to actively engage in the Company management. Accordingly, each Member shall have full, complete and exclusive authority, power and discretion to manage and control the business, property and affairs of the Company, to make all decisions regarding those matters and to perform any and all other

acts or activities customary or incident to the management of the Company's business property and affairs.

4.2 **Duties of Members**. Each Member must have a duty:

A. If a Member fails to do the Member's duties for a period of (30) consecutive days, the Member will lose its Membership interest. The start date of failure must be documented.

B. If a Member fails to do its Member duties for a period of one hundred twenty (60) days out of two hundred thirty (120) days, the Member will lose its Membership interest in accordance with this article. The failure days must be documented.

C. If a Member disputes the completion of another Members duties and is attempting to take over the Members interest, it must do so in writing and certified delivery to the Members residential address listed in exhibit 1. If certified delivery is not available, hand delivery is acceptable by a third party.

D. Upon receipt of complaint, a Member in question of fulfilling the Members duties must remedy and fulfill the duties it has established within fourteen (14) days.

E. If Members become in dispute of what the Members duties are; if they are being fulfilled; and have gone through the dispute process outlined in section (a) through (d) of this article, the Members agree to enter into binding mediation or arbitration to decide if the Member's duties are being performed in compliance with the outlined agreed duties of attachment 1. If there is failure to reach an agreement through arbitration or mediation of performed duties of Members, the Members in dispute agree to file a complaint in the appropriate Court to procure a decision by the appropriate Court as to the fulfillment of Members' duties. Upon decision of the Court that a Member has or is failing to meet the duties it has been prescribed to fulfill, the Member will loose and assign its Membership interest to the other Member(s) still remaining. The assignment of the non-compliant Member's membership interest will establish a debt owed by the LLC in accordance with ARTICLE 7.

F. A value of the non-compliant Member's interest being transferred and assigned to the complaining Member must be made before the transfer can be completed. During the course of the transfer, the non-compliant Member will maintain complete powers of membership in the LLC.

G. In the event of a dispute of Member's duties, Members may negotiate an exchange of Membership interests for a lesser amount of Member duties.

4.3 **Limitations on Power of Members.** Notwithstanding any other provisions of this Agreement, no debt or liability may be contracted on behalf of the Company without the approval of the majority of Membership Interests. The signature of Catt Road, LLC Members is required to sign contracts and obligations on behalf of the Company. Additionally, the unanimous approval of the Members must be obtained prior to:

A. The merger of the Company with another business entity.
B. The establishment of different Member classes.
C. A change in the authorized businesses of the Company (Section 1.4),
D. Any act which would make it impossible to carry on the ordinary business of the Company
E. The confession of judgment against the Company
F. Any other transaction described in this Agreement which requires the approval, consent or vote of all of the Members.
G. The sale, exchange or other disposition of substantially all of the Company's assets occurring as part of single or multiple transactions or plan.

4.4 **Member Approval.** The "vote" or "approval" of the Members shall mean approval by unanimous Membership Interest. Members shall vote or approve by their percentage interest as shown on Exhibit A of this Agreement. No annual or regular meetings of the Members are required. However, if such meetings are held, such meetings shall be noticed, held and conducted pursuant to the Act.

4.5 **Deadlock of Members.** The Members shall make best efforts to resolve differences within the Membership. In the event the Members are not able to agree on an appropriate resolution then the Members shall submit to a mandatory mediation. All costs associated with such mediation shall be split in accordance with each Member's percentage interest.

4.4. **Devotion of Time**. The Members are not required to devote all of their time or business efforts to the Company. Each Member shall devote whatever time or effort he deems appropriate to carry out the Company's business.

4.6 **Noncompetition.** Each Member agrees that he will not be employed, concerned or financially interested, either directly or indirectly in any other business entity that is engaged in the same or similar business as that conducted by the Company. However, Members may invest in any passive investment engaged in the same or similar business with unanimous consent of all Members, as long as that investment does not exceed 5% of the ownership of that entity.

4.7 **Protection of Trade Secrets**. Each Member acknowledges that the customer lists, trade secrets, processes, methods and technical information of the Company and any other matters designated by the majority of the Members are the Company's assets. Each Member agrees not to disclose any of these assets to anyone outside the Company, except with written consent by the Company, even if the Member withdraws from the Company.

4.8 **Transactions between the Company and the Members.** Any Member may enter into a contract or transaction with the Company with the approval of all Members. If there is a potential conflict of interest, this approval must be in writing.

4.9 **Voting.** Except as otherwise provided or permitted by this Agreement, Voting Members shall in all cases, in their capacity as Members or Managers of the Company, act

collectively, and, unless otherwise specified or permitted by this Agreement, unanimously. Except as otherwise provided or permitted by this Agreement, no Voting Member acting individually, in his capacity as a Member or Manager of the Company, shall have any power or authority to sign for, bind or act on behalf of the Company in any way, to pledge the Company's credit, or to render the Company liable for any purpose.

4.10 **Voting Rights.** The Company may issue and differentiate classes of membership in the Company. These membership classes shall, pursuant to this Agreement and as further defined in Section 6.9 of this Agreement, consist of Class A voting membership units held by Members with the ability to vote on Company matters ("Class A" or "Voting"), and Class B non-voting membership units that are held by Members who cannot vote on Company matters and who shall not be responsible for the Capital Calls defined in Section 3.3(a) ("Class B" or "Non-Voting"). Any further establishment and issuance of different membership classes may be accomplished pursuant to an amendment of this Agreement. Any such amendment shall include provision(s) for any rights to priority distributions and change in the Percentage Interests, as defined below, of the initial members of the Company. No dilution of the Members' Percentage Interests may be instituted without the affirmative vote of a Super Majority of the Voting Members (as defined in Section 6.9) with the exception of the Manager(s) complying with the requirements of Section 3.2.2. (a), when and if triggered. The Company is authorized to issue up to 50,000,000 Class B membership units. Each 1,000,000 Class B membership units are equal to one percent (1%) membership interest in the Company.

Article 5
Allocations of Net Profits and Net Losses and Distribution

5.1 **Allocations of Net Loss and Quarterly Distributions**

A. Net Loss. Net loss for income tax purposes shall be allocated to Members in proportion to their Membership Interest. Loss allocations to a Member shall be made only to the extent that such loss allocations will not create a Capital Gain for that Member in the event of foreclosure of the Company's assets.

B. Any loss not allocated to a Member because of the 5.1.A. shall be allocated to the other Members to the extent where it does not create a Capital Gain to another Member.

C. Quarterly Distribution of Available Cash. At the end of each calendar quarter, the available cash of the Company, if any, must be distributed to the Members, pro rata according to their percentage interest. Available cash means cash beyond what is required as reasonable working capital, as determined by the Members. The Members shall have the power to postpone the quarterly distribution upon unanimous vote in writing.

D. No Member has the right to demand and receive any distribution from the Company in any form other than money. No Member may be compelled to accept from the Company a distribution of any asset in kind in lieu of a proportionate distribution of money being made to other Members except on the dissolution and winding up of the Company.

5.2 **Special allocations.**

A. **Minimum Gain Chargeback for Nonrecourse and Recourse Liabilities.** The Company shall allocate income, loss and gain to comply with the minimum gain chargeback requirement contained in Treasury Regulations Section 1.704-2(f) and 1.704-2(i)(5)). Nonrecourse Liability shall be allocated in accordance with Treasury Regulations Section 1.704-2(g)(2). Recourse Liability shall be allocated to Members in accordance with Treasury Regulations Section 1.704-2(i)(4).

B. **Nonrecourse Deductions.** Notwithstanding Section 5.2, any nonrecourse deductions (as defined in Treasury Regulations Section 1.704-2(b)(1)) for any fiscal year or other period shall be specially allocated to the Members in proportion to their Membership Interests.

C. **Member Nonrecourse Deductions.** Those items of Company loss, deduction or Code Section 705(a)(2)(B) expenditures which are attributable to Member Nonrecourse Debt shall be specially allocated to the Member who bears the economic risk of loss with respect to the Member Nonrecourse Debt according to Treasury Regulations Section 1.704-2(i).

D. **Qualified Income Offset.** Notwithstanding Section 5.2, if a Member unexpectedly receives any adjustments, allocations or distributions described in Treasury Regulations Section 1.704-1(b)(2)ii)(d)(4),(5) or (6), or any other event creates a deficit balance in such Member's Capital Account in excess of such Member's share of Company Minimum Gain, items of Company income and gain shall be specially allocated to such Member so that such excess deficit balance is eliminated as quickly as possible.

5.4 **Code Section 704(c) Allocations.** Notwithstanding any other provision in this Article VI, in accordance with Treasury Regulations Code Section 704(c), income, gain, loss and deduction with respect to any property contributed to the Company shall, solely for tax purposes, be allocated among the Members so as to take account of any variation between the adjusted basis of such property to the Company for federal income tax purposes and its fair market value on the date of contribution. This shall be solely for tax purposes and shall not affect a Member's Capital Account, share of profits, losses or other items of distributions.

Article 6
Transfer and Assignment of Interests

6.1 **Transfer and Assignment of Interests.** With the exception of transfers between family members, stated in 6.3, Members who wish to transfer, assign, convey or sell their Membership Interest shall comply with the following:

A. First make a written offer to sell such interest to the other Member(s) at a price determined in writing. At this point exiting member may not make this intention publicly known. If such other Members decline or fail to elect such interest within sixty (60) days, the exiting member may advertise its membership interest for sale as it sees fit.

B. If a member has a buyer of members interest, the other current member(s) have first right of refusal to purchase the exiting members interest for the agreed purchase price. If there are more than one current remaining members, remaining members may combine funds to purchase the exiting members interest. Exiting member must show that potential purchaser has full certified funds, or the ability to get full certified funds before the first right of refusal period starts. Current members have 60 days to buy exiting members interest if they so desire.

C. Pursuant to the applicable law, current members may unanimously approve the sale of exiting members' interests to grant full membership benefits and functionality to the new member. The current remaining members must unanimously approve the sale, or the purchaser or assignee will have no right to participate in the management of the business, affairs of the Company, or member voting rights. The purchaser or assignee shall only be entitled to receive the share of the profits or other compensation by way of income and the return of contributions to which that Member would otherwise be entitled. Exiting member must disclose to buyer or assignee if current members will not approve the sale

6.2 **Substitution of Members.** If unanimous written approval is received, the transferee shall:

(i) Execute an instrument satisfactory to the Members which accepts and adopts the terms and provisions of this Agreement.

(ii) Pay any reasonable expenses in connection with his or her admission as a new Member.

The admission of a new Member shall not release the Member who assigned the Membership Interest from any liability that Member may have to the Company.

6.3 **Family Transfers**. The Membership Interest of any Member may be transferred by inter vivos gift or by testamentary transfer to any spouse, parent, sibling, child or grandchild of the Member, or to a trust for the benefit of the Member or such spouse, parent, sibling, child or grandchild of the Member. If the transfer is to a revocable living trust, the transferring Member may also reacquire the Membership in whole or in part upon complying with Section 6.2.

6.4 **Transfers in violation of this Agreement and Transfers of Partial Membership Interest.** Transfers violating this Article 6 shall only have an economic interest in the Company, with no right to participate in the Company management or exercise any rights of a Member.

Notwithstanding the proceeding sentence, if, in the determination of the Remaining Members, a transfer violating Article 6 would cause the termination of the Company under the Code, in the sole discretion of the Managers, the transfer shall be null and void.

Article 7
Consequences of Death, Dissolution, Retirement or Bankruptcy of Member

7.1 **Dissolution Event.** Upon the occurrence of the death, withdrawal, resignation, expulsion, bankruptcy or dissolution of any Member ("Dissolution Event"), the Company shall dissolve unless the Remaining Members who hold a majority of Remaining Membership Interest agree within ninety (90) days to continue the business of the Company. The Company and/or the Remaining Members may purchase the Former Member's Membership Interest as provided in this Article.

7.2 **Purchase Price.** The purchase price for the Former Member's interest shall be the fair market value of the Former Member's Interest as determined by agreement of the former Member and the Purchasing Members. If the Former Member and the Purchasing Members cannot agree on the purchase price within 30 days after the Dissolution Event, the purchase price shall be determined by an independent appraiser. The Purchasing Members as a group, and the Former Member, shall each pay one-half of the cost of the appraisal. If the Dissolution Event results from a breach of this Agreement by the Former Member, the purchase price shall be reduced by an amount equal to the damages suffered by the Company or the Purchasing Members as a result of such breach.

7.3 **Notice of Intent to Purchase.** Within fifteen (15) days after a Dissolution Event, each Remaining Member shall notify the Members in writing of whether (s)he chooses to purchase a portion of the Former Member's Interest. Each Purchasing Member shall be entitled to purchase a portion of the Former Member's Interest in the same proportion as their Membership Interest compared with the percentage interest of all Purchasing Members. If the Remaining Members fail to purchase the entire interest of the Former Member, the company shall purchase any remaining share of the Former Member's Interest.

7.4 **Payment of Purchase Price**. The closing shall occur no later than 30 days following the determination of the purchase price. The Purchasing Members may pay all of the purchase in cash, or one fifth (1/5) at closing, with the remainder due in a negotiable promissory note, payable in four equal annual principal installments plus prevailing interest

7.5 **Closing of Purchase of Former Member's Interest.** At the closing for the sale of a Former Member's Interest, the Former Member shall provide a document conveying their interest and representing that the interest is free of encumbrances.

Article 8
Accounting, Records, Reporting by Members.

8.1 **Books and Records.** The Members shall maintain complete and accurate books of account of the Company's affairs at the Company's principal place of business or at another location agreeable by the Members. Such books shall be kept on such method of accounting as the Members shall select. The company's accounting period shall be the calendar year.

A. A current Members list showing their full name and last known business or residence, their capital contributions, Capital Account balance and Membership Interest;
B. A copy of the Articles of Incorporation and any and all amendments
C. Copies of the Company's federal, state, and local income tax or information returns for the six (6) most recent taxable years;
D. A copy of this Operating Agreement and any and all amendments;
E. The Company's books and records as they relate to the internal affairs or the company for at least the current and past four (4) fiscal years.

8.2 **Inspection of Books and Records.** Each Member has the right, on reasonable request for purposes reasonably related to the interest of the person as a Member or a Manager, to: (a) inspect and copy during normal business hours any of the Company's records described in Section 7.1; and (b) obtain from the Company promptly after their becoming available a copy of the Company's federal, state and local income tax or information returns for each Fiscal Year.

8.2 **Reports.** By March 30th of each year, the Company shall prepare information necessary for the Members to prepare their annual federal and state income tax returns.

8.3 **Bank Accounts.** The Members shall maintain Company funds in one or more separate bank accounts in the name of the Company and shall not commingle the funds with any other person or entity. Any Member, acting alone, may endorse and deposit into the Company's accounts any checks made payable to the Company. The Members shall authorize one or more of the Members to sign checks and drafts in the Company's name.

8.4 **Tax Matters for the Company**. Upon unanimous vote of the Members, the Members shall designate an "Tax Matters Partner" (as defined in Code section 6231) to represent the Company (at the Company's expense) in connection with all tax authorities. The Tax Matters Partner may spend Company funds for associated professional services and costs.

Article 9
Dissolution and Winding Up

9.1 **Conditions of Dissolution:** The company shall dissolve:
A. Automatically twenty-five (25) years after filing of the Articles of Incorporation, unless the Members unanimously vote to continue the company and file a Certificate of Continuation with the California Secretary of State;
B. If there is a judicial dissolution pursuant to Section 17351 of the Corporations Code;
C. If the Members unanimously vote to dissolve the Company;
D. If there is a Dissolution Event and the Remaining Members fail to agree to continue the business of the Company within ninety (90) days after the occurrence of such event or the Company or the Remaining Members fail to purchase the former Member's Interest as provided in Article 7; or
E. Upon the sale of substantially all of the assets of the Company.

9.2 **Winding Up.** Upon the dissolution, the Company's assets shall be disposed of and its affairs wound up. After determining that all the known debts and liabilities of the Company have been paid, the remaining assets shall be distributed to the Members according to their Capital Account balances, after taking into account income and loss allocations for the Company's final taxable year.

9.3 **Limitations on Payments Made In Dissolution.** Except as otherwise specifically provided in this Agreement, each Member shall only be entitled to look solely at the assets of the Company for the return of his or her positive Capital Account balance and shall have no recourse against any other Member except as provided in Article 10.

Article 10
Indemnification

10.1 **Indemnification.** The Company shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding by reason that (s)he was a Member, officer, employee or other agent of the Company to the fullest extent permitted by applicable law. The standard of the fiduciary duty each member is to act in the highest good faith to the members and the Company. A member may not seek to obtain an advantage in the Company affairs by misconduct, misrepresentation, concealment, threat or adverse pressure.

10.2 **Insurance.** The Company shall have the power to purchase and maintain insurance on behalf of any Person who is or was a Member or an agent of the Company against any liability asserted against such Person and incurred by such Person in any such capacity, or arising out of such Person's status as a Member or an agent of the Company, whether or not the Company would have the power to indemnify such Person against such liability under Section 10.1 or under applicable law.

Article 11
Investment Representations

Each Member hereby represents and warrants to, and agrees with, the Members, the other Members and the company as follows:

11.1 **Preexisting Relationship or Experience.** (S)he has a preexisting personal or business relationship with the Company or one or more of its Members, or by reason of his or her business or financial experience (s)he is capable of evaluating the risks and merits of an investment in the Company and of protecting his or her own interests in connection with this investment.

11.2 **No Advertising.** (S)he has not seen, received, been presented with or been solicited by a leaflet, public promotional meeting, article or any other form of advertising with respect to the sale of the Membership Interest.

11.3 **Investment Intent.** (S)he is acquiring the Membership Interest for investment purposes for his or her own account only and not with a view to or for. No other person will have any direct or indirect beneficial interest in or right to the Membership Interest.

Article 12
Miscellaneous

12.1 **Complete Agreement.** This Agreement and the Articles of Incorporation constitute the complete and exclusive statement of agreement among the Members and replace and supersede all prior written and oral agreements among the Members. To the extent that any provision of the Articles of Incorporation conflict with any provision of this agreement, the Articles of Incorporation shall control.

12.2 **Binding Effect.** Subject to the provisions of this Agreement relating to transferability, this Agreement will be binding upon and inure to the benefit of the Members and their respect successors and assigns.

12.3 **Jurisdiction.** Each Member hereby consents to the exclusive jurisdiction of the state and federal courts sitting in California in any action on a claim arising out of, under or in connection with this Agreement.

12.4 **Severability.** If any provision of this Agreement shall be held invalid, the remainder of this Agreement shall not be affected.

12.5 **Notices.** Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile if receipt is acknowledged by the addressee, one business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three business days after being mailed by first class mail, charges and postage prepaid, properly addressed to the party to receive such notice at the address set forth in the Company's records.

12.7 **Amendments.** All amendments to this Agreement will be in writing and signed by all the Members.

12.6 **Multiple Counterparts**. This agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute one or the same instrument.

12.7 **Mediation.** Mediation proceedings shall be conducted in accordance with the Commercial Mediation Rules of the American Arbitration Association (the "AAA") in effect on the date the notice of mediation was served, other than as specifically modified herein, and shall be non- binding on the parties thereto.

12.8 **Attorney Fees.** In the event that any dispute between the Company, the Members or among the Members should result in litigation or arbitration, the prevailing party in such a dispute shall be entitled to recover from the other party all reasonable fees, cost and expenses of enforcing any right of the prevailing party, including without limitation, reasonable attorneys' fees and expenses.

12.9 **Remedies Cumulative.** The remedies under this Agreement are cumulative and shall not exclude any other remedies to which any person may be lawfully entitled.

All of the Members of Catt Road, LLC, a California Limited Liability Corporation, have executed this agreement, effective as of the date written above.

CERTIFICATION OF MEMBERS

The undersigned hereby agree, acknowledge and certify to adopt this Operating Agreement. Signed this 5th day of March 2024.

Saad S. Pattah: Saad S. Pattah

Title: Owner / President

Date: March 5, 2024

Exhibit A

Membership Interest

Name	Membership Type	Membership Interest
Saad S. Pattah	Class A	100%

3.4 Catt Road, LLC Certificate of Good Standing

Secretary of State
Certificate of Status

I, SHIRLEY N. WEBER, PH.D., California Secretary of State, hereby certify:

Entity Name:	Catt Road, LLC
Entity No.:	202460417960
Registration Date:	01/09/2024
Entity Type:	Limited Liability Company - CA
Formed In:	CALIFORNIA
Status:	Active

The above referenced entity is active on the Secretary of State's records and is authorized to exercise all its powers, rights and privileges in California.

This certificate relates to the status of the entity on the Secretary of State's records as of the date of this certificate and does not reflect documents that are pending review or other events that may impact status.

No information is available from this office regarding the financial condition, status of licenses, if any, business activities or practices of the entity.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of April 16, 2024.

SHIRLEY N. WEBER, PH.D.
Secretary of State

Certificate No.: 200900011

To verify the issuance of this Certificate, use the Certificate No. above with the Secretary of State Certification Verification Search available at **biz**fileOnline.sos.ca.gov.

4. Property Owner Authorization

PROPERTY OWNER'S INFORMATION VERIFICATION AUTHORIZTION

To Whom it May Concern,

This letter is to serve as the property owner(s) authorization to allow the City of Wildomar to seek verification of the information contained within this application. As the property owner and applicant, I hereby authorize City of Wildomar staff or authorized agents to verify the information contained in the Cannabis Local License Proposal for Catt Road, LLC.

PROPERTY OWNER:

CCG Catt, LLC
Property Owners Printed Name

Property Owners Signature

5/28/24
Date

COMMERCIAL CANNABIS APPLICANT:

Saad S. Pattah, Owner
Applicant Printed Name

Saad S. Pattah

Applicant Signature

Date

5. Statement of Qualifications

5.1 Organizational Structure and Qualifying Experience

Catt Road, LLC is owned 100% by Saad S. Pattah. Being a 100% owner gives Mr. Pattah the power to sell equity to raise additional funds if necessary. Additionally, Mr. Pattah is the owner of Cake Enterprises, Inc., a company that owns seven (7) cannabis retail licenses throughout California. Mr. Pattah will be utilizing his compliance and operations team from Cake Enterprises to assist with the opening, hiring, and operations for the Catt Road, LLC location.

5.1.2 Saad S. Pattah – Owner Experience

Saad Pattah is a Owner and founder of Catt Road, LLC. He is a serial entrepreneur who has demonstrated success in the grocery, restaurant, and import and export industries.

Mr. Pattah began his professional career in his family's business, Biva Market in Oceanside. He started as a cashier and slowly grew his experience and in 2008 became the General Manager overseeing operations and management of the facility. Under his leadership and with his dedicated work ethic, he grew the business more than 300% by drastically improving efficiencies and reducing costs. His keen eye for detail and commitment to customer service was imperative to the Biva's success.

In 2011, Mr. Pattah purchased Smith NS Foods Inc which was a small company with a single location. Under Mr. Pattah's leadership, he developed a robust internally integrated distribution model which allowed the company to expand to multiple locations across Southern California exponentially increasing the market penetration and brand revenue.



Given his proven entrepreneurial success, in 2012, Mr. Pattah saw a major opportunity to enter the restaurant industry with the growing sushi market. He founded Sushi Ventures Inc DBA Tabu Sushi. Mr. Pattah opened the first keystone restaurant, Tabu Sushi and proved that his evaluation of the demographic and opportunity was accurate.

Given the success of the first restaurant, Mr. Pattah has continued to expand Sushi Ventures Inc across multiple locations in California. His industry intuition has been imperative to the success of the vertically integrated restaurant chain. Tabu Sushi continues to grow every year and expand into new markets across California.

In 2016, Mr. Pattah founded Sky & Lana Group Inc, which is a successful import and export business that is still currently operating. In this venture, Mr. Pattah uses his knowledge of international business and strategic business development to diversify the company portfolio to increase revenue. Mr. Pattah's ability to negotiate international business transactions and manage the logistical challenges, is why Sky & Lana Group has continued to outpace growth faster than the industry standards.

Additionally, Mr. Pattah has since opened seven (7) commercial cannabis retail locations throughout California. These cannabis retail locations known as "The Cake House" have been very successful financially while also supporting the needs of the local community and providing substantial tax revenue for the cities and counties they are located in.

Furthermore, Mr. Pattah opened Currently Veterans Wildomar South, LLC DBA The Cake House here in the City of Wildomar and has received nothing but positive feedback from the city and community. Customers appreciate this Wildomar location as a safe and secure place to purchase cannabis while appealing to all demographics.

5.2 Cannabis Licenses Currently Held

As shown above, Mr. Pattah possesses a wealth of cannabis business experience. As the principal owner, he brings the knowledge of commercial cannabis business operations and legal compliance so the city can rest assured that his team will create a sustainable and trustworthy cannabis operation within the city of Wildomar.

To further demonstrate the knowledge and experience Mr. Pattah's team possesses, the Catt Road, LLC has provided state licenses in which they are currently affiliated with as an owner for the City to review. Catt Road, LLC has local license approvals that are in various stages of development but those are not far enough along to earn a state license.

1. **Riverside County Dispensary and Delivery DBA The Cake House**

   License #: C10-0000769-LIC

2. **Currnt Veterans of Wildomar South, LLC DBA The Cake House**

   License #: C10-0000859-LIC

3. **Golden Hights, Inc DBA The Cake House**

   License #: C10-0001082-LIC

4. **Stony Point Wellness, LLC DBA The Cake House**

   License #: C10-0001322-LIC

5. **Community of Veterans of Rivco, LLC DBA The Cake House**

   License #: C10-0001422-LIC

6. **Humanity Encinitas 4, Inc. – DBA The Cake House**

   License #: C10-0001424-LIC

7. **Community Veterans of Rivco, LLC DBA The Cake House**

   License #: C10-0001437-LIC

5.3 Financial Resources

Catt Road, LLC currently has $1,233,237.42 in liquidated capital dedicated to this cannabis retail project in Wildomar. If more funds are required for the project, Catt Road, LLC and its affiliated development, financial, and managerial partners are committed to providing any and all funding required for completion of the development and post development operational expenses. Below is a bank statement from our affiliated business which will be contributing the capital.

TORREY PINES BANK
Torrey Pines Bank, a division of Western Alliance Bank. Member FDIC.
PO Box 26237 • Las Vegas, NV 89126-0237
Return Service Requested
00001971-0007087-0001-0002-TIMR8007750331223772

ALOUSH LLC
2132 BUENA CREEK RD
VISTA CA 92084-7703

Last statement: February 28, 2022
This statement: March 31, 2022
Total days in statement period: 31

XXXXXX4186
(0)

Direct inquiries to:
877-476-2265

Torrey Pines Bank
9280 Clairemont Mesa Blvd
San Diego CA 92123

THANK YOU FOR BANKING WITH US!

Business Checking

Account number	XXXXXX4186	Beginning balance	$1,303,445.40
Low balance	$1,233,247.42	Total additions	.00
Average balance	$1,270,636.28	Total subtractions	70,207.98
Avg collected balance	$1,270,636	Ending balance	$1,233,237.42

CHECKS

Number	Date	Amount	Number	Date	Amount
1039	03-07	3,000.00	1047 *	03-29	34.29
1040	03-02	3,000.00	1048	03-21	2,068.31
1041	03-03	5,641.13	1049	03-23	3,338.49
1042	03-08	3,000.00	1050	03-22	5,515.68
1043	03-09	2,195.23	1051	03-29	4,000.00
1044	03-10	563.63	1053 *	03-31	10,000.00
1045	03-29	4,000.00			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
03-01	' ACH Debit AMEX EPAYMENT ACH PMT 220301 W5520	9,987.27
03-08	' ACH Debit CITI CARD ONLINE PAYMENT 220308	2,875.00
03-29	' ACH Debit AMEX EPAYMENT ACH PMT 220329 W9844	3,200.00

00001971-0007087-0001-0002-TIMR8007750331223772/00001971-0000070B9

Date	Description	Subtractions
03-29	' ACH Debit AMEX EPAYMENT ACH PMT 220329 W7306	7,778.95
03-31	' Service Charge PAPER STMT FEE	10.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	1,303,445.40	03-08	1,275,942.00	03-23	1,262,260.66
03-01	1,293,458.13	03-09	1,273,746.77	03-29	1,243,247.42
03-02	1,290,458.13	03-10	1,273,183.14	03-31	1,233,237.42
03-03	1,284,817.00	03-21	1,271,114.83		
03-07	1,281,817.00	03-22	1,265,599.15		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00

00001071 0007099-0002-0002-TMFB0077503831253772(0000119)71)-1000007091

Thank you for banking with Torrey Pines Bank

6. Business & Operations Plan

6.1 Products and Services to Be Provided

Based on the experience of the company's President and CEO, Saad S. Pattah, Catt Road, LLC will sell popular cannabis products that evolve with changes in the market. This includes variations of the following Adult Use Cannabis products:

1. **Prepacked Flower -** Raw Cannabis Flower will be sold in a mix of different strains depending on client demand. The company will offer a wide variety of strains to ensure Adult-use Customers have access to a complete strain assortment.
2. **Pre-Rolls -** Ready-made raw cannabis flower conveniently pre-rolled for easy inhalation.
3. **Vaporizing Cartridges -** Cannabis vaporization is growing in popularity among people interested in consuming cannabis in an easy, discreet manner that's healthier than traditional smoking methods. The company will take into consideration the current industry concerns regarding black market cartridges to ensure that any cartridges sold by the company have been appropriately tested and only contain ingredients authorized by the FDA for inhalation.
4. **Edibles -** A cannabis edible is a THC-infused product that can be consumed by the client. The company plans to offer several different edible product lines to cater to the various, nutritional, financial and taste needs of clients. Careful dosing is important. Catt Road will provide customers direction on micro-dosing to ensure products are carefully administered.
5. **Tincture -** A cannabis tincture is a cannabis-based extract that is infused with alcohol.
6. **Ingestion Paraphernalia -** In accordance with 188 WMC § 5.76.120(D), Catt Road, LLC will sell or otherwise provide equipment, supplies, and paraphernalia used to consume cannabis and cannabis products.
7. **Cannabis Concentrates -** Cannabis that has undergone a process to concentrate one or more active cannabinoids and includes resin from granular trichomes. This may include topicals, concentrates or tinctures.

In compliance with 188 WMC § 5.76.120(F), Catt Road, LLC will not sell any expired products, cannabis, or cannabis products. Catt Road, LLC will not, under any circumstance alter, edit, or adjust in any manner an expiration date on any item or product once affixed by its manufacturer.

6.2 Adherence to Wildomar Municipal Code

In accordance with 188 WMC § 5.76.110(H), Catt Road, LLC will not sell, provide, store, or distribute any alcoholic beverages or tobacco products, or allow such products to be consumed on the licensed premises.

In accordance with 188 WMC § 5.76.110(L), Catt Road, LLC will not permit a physician to evaluate potential medicinal cannabis patients or to provide a physician's recommendation for medicinal cannabis within its licensed premises. Catt Road will not offer or provide any form of remuneration to a physician who provides physician's recommendations for medicinal cannabis.

In accordance with 188 WMC § 5.76.110(T), Catt Road, LLC will only execute cannabis businesses transactions with businesses that are licensed or permitted to do business in their respective jurisdictions. To ensure this, Catt Road, LLC will collect and validate licensing through the State's License Search tool[1].

Additionally, as permissible by 188 WMC § 5.76.120(H)(8), Catt Road, LLC will sell and offer for sale seeds and immature cannabis plants but will not sell or offer for sale live mature cannabis plants. Catt Road, LLC will provide light and water to immature cannabis plants being offered for sale but will not engage in any other cultivation activity. For the purposes of this provision, an immature cannabis plant is defined as a non-flowering cannabis plant that is shorter and narrower than 18 inches.

Pursuant to 188 WMC § 5.76.120(G), Catt Road, LLC will comply with the provisions of all relevant state and local laws regarding the storage, handling, and sale of food when engaging in any activities involving edible products.

6.3 Delivery Plan

Catt Road, LLC plans to offer delivery services of cannabis products to individuals from the Catt Road facility. All sales will be conducted within the retail space of the proposed facility. The Catt Road will not deliver cannabis or cannabis products to any location outside of California or to any location within California where the delivery of cannabis or cannabis products has been prohibited by the city or county.

Delivery Service Procedures

Catt Road, LLC will limit the hours of operation for delivery activities to the hours of 9:00 a.m. through 9:00 p.m. seven days a week or a reduced duration as stipulated through the discretionary permit.

OnFleet – Delivery Dispatch
Catt Road, LLC will utilize the high-end Onfleet software for driver and delivery dispatch. This will track deliveries to customers real time for full transparency and security.

The Onfleet platform is considered the best in the industry for final mile delivery services. The company was founded by a team of engineers from Stanford University and funded by some of Silicon Valley's top investors. Onfleet provides dispatchers with visibility to all deliveries in transit by tracking the GPS thru the phone of each driver. Using Onfleet and COVA, our transportation capabilities will boast the following features:

1. Ability to create shipping manifests which will contain the following:
    a. A unique Purchase Order number to track system receipts;
    b. Name, license number, and premises address for:
        i. The licensee who possesses the cannabis goods;
        ii. The licensee transporting the cannabis goods;
        iii. The licensee receiving the cannabis goods;
    c. Name and license number of any licensee involved in the activity or transaction who is not shipping, transporting, or receiving the cannabis goods;
    d. Date and time of activity;

e. Date and time of departure from first premises, and estimated time of departure for subsequent premises if cannabis goods are being shipped from multiple premises in one transport vehicle;
f. Estimated date and time of arrival at each receiving premises;
g. Driver license number for any person driving the transport vehicles;
h. Make, model, and license plate number of transport vehicles; and
i. Name and type of cannabis goods to be transported.

2. Ability to produce and store package and product tracking numbers.
    a. All cannabis products sold or transferred between cannabis facilities must have the tracking identification number that is assigned by the statewide monitoring system affixed, tagged, or labeled and recorded, and any other information required by the BCC, the act, and these rules.
3. Ability to digitally track and store information such as:
    a. Digital signature for delivery;
    b. Images of products picked-up and delivered; and
    c. Quantity and product type.
4. Ability to pull reports.
    a. Real-time inventory reports.
    b. Real-time location monitoring via GPS.
5. Digital route management.
    a. Creation of driver routes and sequence product delivery.
    b. Real-time driver notifications of any changes in a transportation route.
    c. Store route history.
    d. Store route notes.
    e. Log suspicious route activity.

Shipping Manifest

Catt Road, LLC will receive retail customer orders for delivery. These orders will be converted into outgoing shipments and assigned to drivers employed by the company. Pursuant to 16 CCR § 5049, all shipments of outgoing products will include a detailed shipping manifest. All transportation record keeping will be digitalized and be an output of the inventory tracking system with accurate inventory records. These will be notated as an outbound shipping manifest. Each shipping manifest will contain the following information:

1. Name, CUP number, and originating cannabis business address for:
    a. The licensee who possesses the cannabis goods;
    b. The licensee transporting the cannabis goods; and
    c. The licensee receiving the cannabis goods.
2. Name and address of the individual requesting delivery;
3. Date and time of activity;
4. Date and time of departure from first premises, and estimated time of departure for subsequent premises if cannabis goods are being shipped from multiple premises in one transport vehicle;
5. Estimated date and time of arrival at each receiving premises;
6. Driver license number for any person driving the transport vehicle;
7. Make, model, and license plate number of transport vehicle;
8. Name and type of cannabis goods to be transported; and

The shipping manifest will be completed and transmitted into the track and trace system viewable by the BCC.

A physical copy of the shipping manifest will be carried in the transport vehicle at all times while transporting cannabis goods. The shipping manifest will be provided to law enforcement and Department of Consumer Affairs agents upon request.

Receipt of Inbound Shipments

Pursuant to 16 CCR § 5049(b)(6)(A), Catt Road, LLC will require that all **incoming retail products** have a detailed shipping manifest ready on arrival. All inbound shipments will have a detailed shipping manifest that can be used for receipt into the company's inventory tracking system, COVA.

It is expected that the licensed Transport Agent will carry a detail transportation manifest containing:

1. A unique Purchase Order number to track system receipts;
2. Name, license number, and premises address for:
    a. The licensee who possesses the cannabis goods;
    b. The licensee transporting the cannabis goods; and
    c. The licensee receiving the cannabis goods;
3. Name and license number of any licensee involved in the activity or transaction who is not shipping, transporting, or receiving the cannabis goods;
4. Date and time of activity;
5. Date and time of departure from first premises, and estimated time of departure for subsequent premises if cannabis goods are being shipped from multiple premises in one transport vehicle;
6. Estimated date and time of arrival at each receiving premises;
7. Driver license number for any person driving the transport vehicle;
8. Make, model, and license plate number of transport vehicle; and
9. Name and type of cannabis goods to be transported.

Upon receipt of cannabis goods for transport, storage, or inventory, the company employee shall ensure that the cannabis goods received are as described in the shipping manifest and shall record acceptance and acknowledgment of the cannabis goods in the track and trace system.

If there are any discrepancies between the type or quantity specified in the shipping manifest, whether by type or quantity received by the licensee, the licensee shall record, and document the discrepancy in the track and trace system and in any relevant business record.

The shipping manifest will be completed by the distributor and transmitted in the track and trace system to the Bureau and receiving licensee.

Delivery Rules

Catt Road, LLC will adhere to the following rules regarding the vehicle used for delivery as aligned with both local and state laws regarding cannabis operations:

- Delivery employees who are carrying cannabis goods for delivery, will only travel in an enclosed motor vehicle where goods are locked in the trunk of the vehicle.
- While carrying cannabis goods for delivery, delivery employees shall ensure the cannabis goods are not visible to the public.
- Delivery employees will not leave cannabis goods in an unattended motor vehicle unless the motor vehicle is locked and equipped with an active vehicle alarm system.
- Pursuant to 16 CCR § 5417(d), a vehicle used for the delivery of cannabis goods shall be outfitted with a dedicated GPS device. A dedicated GPS device must be owned by the licensee and used for delivery only.

- The device shall be either permanently or temporarily affixed to the delivery vehicle and shall remain active and inside of the delivery vehicle at all times during delivery.
- Using Onfleet technology, Catt Road, LLC will be able to identify the geographic location of all delivery vehicles that are making deliveries for the retailer and shall provide that information to the BCC upon request.
- Prior to commencing delivery operations, and prior to the use of any new car in delivery operations, Catt Road, LLC will provide the County and State regulating agencies with the following information for all vehicles that will be used to deliver cannabis or cannabis products: proof of ownership or a valid lease; the year, make model, color, license plate number, and Vehicle Identification Number and proof of insurance. The permittee shall notify the County in writing of any changes to this information within 30 calendar days of a change.
- Any motor vehicle used by a retailer to deliver cannabis goods is subject to inspection by the BCC. Vehicles used to deliver cannabis goods may be stopped and inspected by the BCC at any licensed premises or during delivery.
- Pursuant to 16 CCR § 5418(a), while making deliveries, delivery employees will not carry cannabis goods valued in excess of $5,000 at any time. This value will be determined using the current retail price of all cannabis goods carried by the delivery employees.
- Employees shall not consume cannabis goods while delivering cannabis goods to customers.

Delivery to a Physical Address

Pursuant to 16 CCR § 5416, Catt Road, LLC will only deliver cannabis goods to a physical address in California. Delivery to parks, schools or any other public facilities will be prohibited.

1. Employees will not leave the State of California while possessing cannabis goods.
2. Catt Road, LLC will not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency. This prohibition applies to land held in trust by the United States for a tribe or an individual tribal member unless the delivery is authorized by and consistent with applicable tribal law.
3. Delivery personnel will follow the same protocol and policies of the retail facility in the verification of the recipient's age and necessary documentation for the receipt of cannabis or cannabis products.
    a. All delivery personnel will verify the age and all necessary documentation of each individual to ensure customers are not under the age of twenty-one (21) years. Acceptable forms of documentation will be:
        i. A document issued by a federal, state, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, physical description, and a photo of the person;
        ii. A valid identification card issued to a member of the Armed Forces that includes a date of birth and a photo of the person; or
        iii. A valid passport issued by the United States or by a foreign government.

    b. Those unable to produce acceptable forms of identification verifying they are of age top purchase will not be provided with cannabis products.

Delivery Payment Handling

Whenever possible, Catt Road, LLC will accept credit card payments through the company's website for cannabis deliveries. Credit card processing in the current landscape is always evolving and not always readily available. When Catt Road, LLC is required to accept cash from customers, the cash will be stored in small quantities inside the vehicle.

Catt Road, LLC will outfit all delivery vehicles with a secured storage container affixed in the passenger side of the vehicle on the floorboard, out of the public view. The storage container will contain a cash box inside the container affixed to the floorboard.

Upon receiving cash payments from a customer, the driver will use a digital code to open the storage container. Cash will be put inside of the cash box then the storage container will be returned to the locked position.

Upon arriving back to the retail facility, the driver will notify on-site security will be notified. The guard will watch the vehicle for suspicious activity. At that point in time, the storage container will be opened by the driver. The driver will remove the cash box from the storage container and carry it inside. Once it is inside the facility, it will go to the manager's office for reconciliation. After the cash has been counted, it will be moved to the vault for storage.

Number of Vehicles

At the onset of operations, Catt Road, LLC is budgeting for the purchase of 1 Tesla Model 3 vehicle to support its operation. As operations scale, additional vehicles will be purchased. As part of the company's due diligence, Catt Road, LLC is including the purchase of these vehicles in the start-up expenses identified in the Financial section of this plan.

Vehicle Records

Catt Road, LLC will maintain a database of all operational vehicles being used for the delivery of cannabis products. Within this database, Catt Road, LLC will create a file for each vehicle. This file will contain the following:

1. Copy of the Vehicle Inspection Report – signed and dated by the inspector;
2. Copy of the Vehicle Registration;
3. Photo image of the license plate;
4. Photo image of the vehicle;
5. Vehicle Make, Model, Year;
6. Copy of the Certificate of Insurance; and
7. Vehicle Maintenance Log

Vehicle Inspection Policy

In order to ensure that all vehicles remain in working order, Catt Road, LLC has created a Vehicle Inspection Checklist. All vehicles will be inspected when they are placed in service then the vehicle will undergo monthly inspections. The vehicle will be inspected by the Operations Manager or designee. Inspection reports will be scanned and saved into the vehicle's corresponding cloud file. Catt Road, LLC will use a professional mechanic for an Annual Certified Safety Inspection for each vehicle.

Preventative Maintenance

Catt Road, LLC will maintain a log for each vehicle that records preventative maintenance for each vehicle. This will include tracking of vehicle mileage and the following items.

- Oil Change / Filter / Lube;
- Standard PM Inspection;
- Tire Rotation;
- Diagnostic & Tune-Up;
- Service Brakes;
- Replace Belts;

- Tire Replacement;
- Battery Replacement; and
- Annual Certified Safety Inspection.

6.4 Size of Proposed Facility

Catt Road, LLC is proposing to construct a new retail building, totaling approximately 6,076 square feet, at 23825 Catt Road in Wildomar, CA. One unit, totaling 3,936 square feet, will be used for the proposed cannabis retail business. Other unit totaling 2,140 square feet, Will be used for either office lease space or retail space (coffee shop, Mexican food, etc.) which is to be determined, depending on tenant selection.

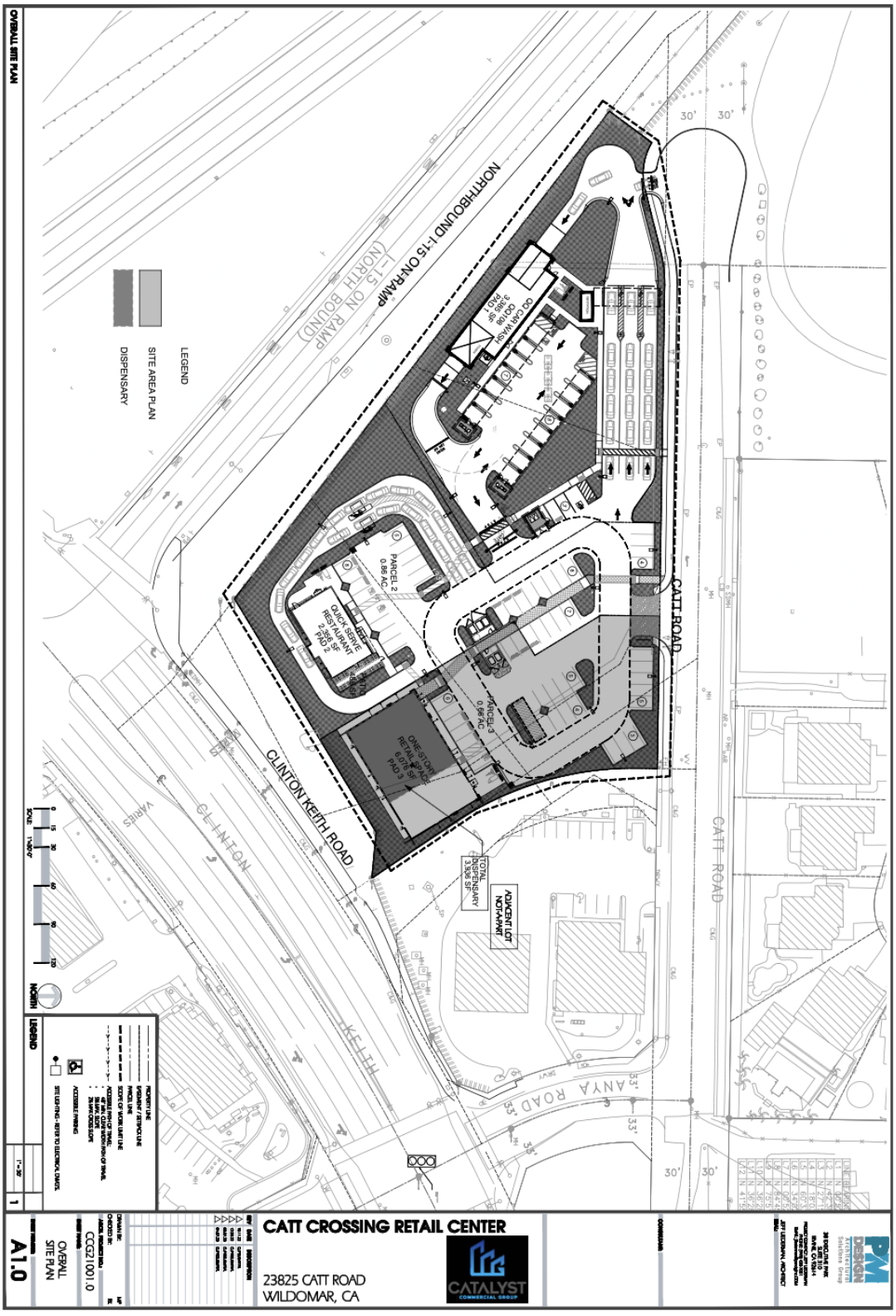
Catt Road, LLC will construct a new retail facility on the property to meet the operational business, legal, and safety requirements. For the purposes of continuity, the Site Plans, Floor Plans, Colored Interior Elevations, Security Overlay, and Fire Protection Plan with Ingress and Egress movements can be found in the CUP Architectural Package. This is being provided as a separate attachment.

In compliance with 188 WMC § 5.76.110(A & C), Catt Road, LLC aims to create and operate a facility that not only is in full compliance with state and local laws and regulations that govern cannabis businesses, but one that also fully complies with all applicable rules, regulations, and laws including, but not limited to, building and safety codes, and the Americans with Disabilities act.

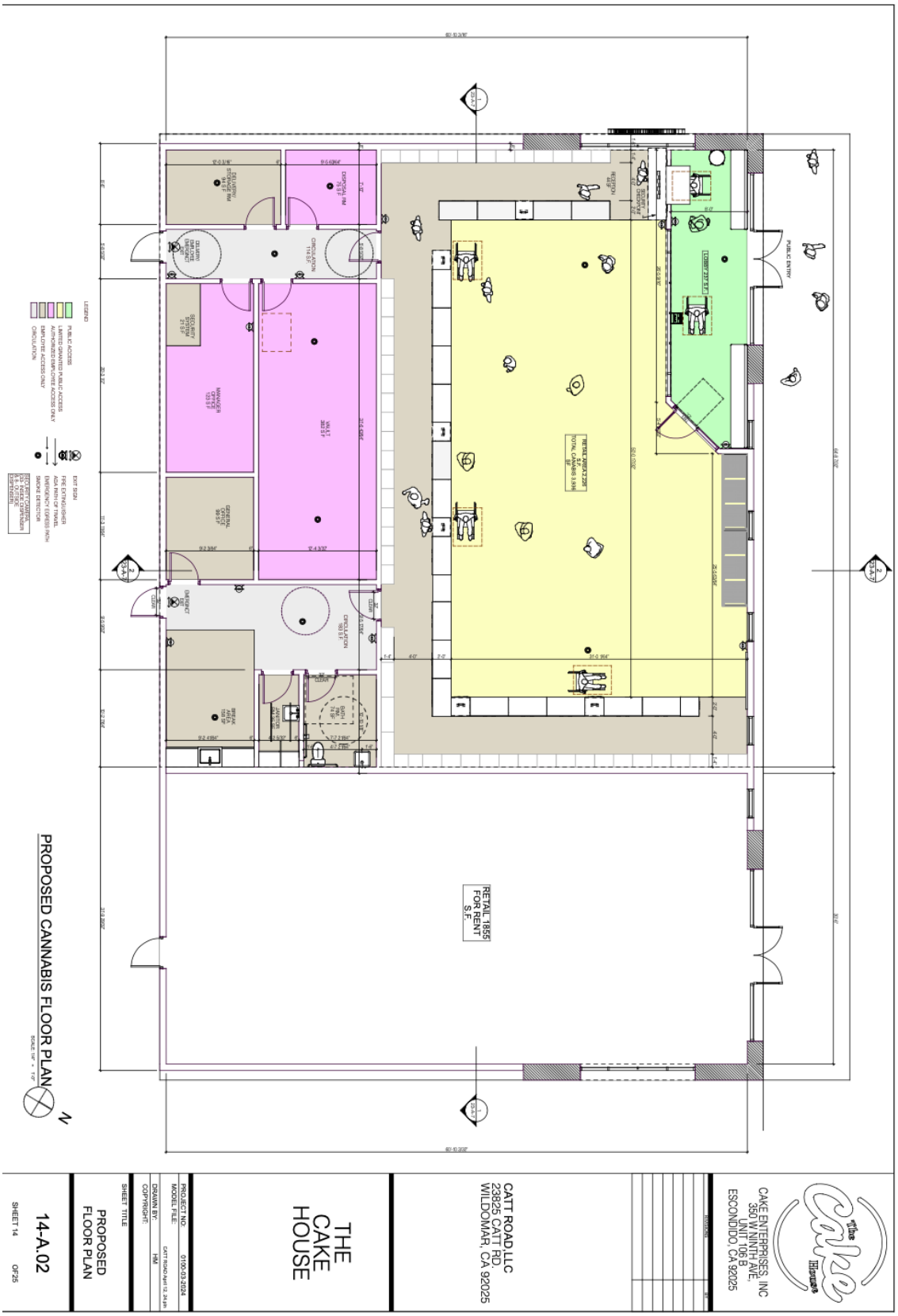
Further, Catt Road, LLC understands that subletting is strictly prohibited and asserts that in accordance with 188 WMC § 5.76.110(R), no portion of the premises will be sublet for any purpose.

Pursuant to 188 WMC § 5.76.120(B), Cannabis, cannabis products and cannabis paraphernalia will not be placed in a window display or otherwise placed in a manner primarily intended for individuals outside of the premises to view the products.

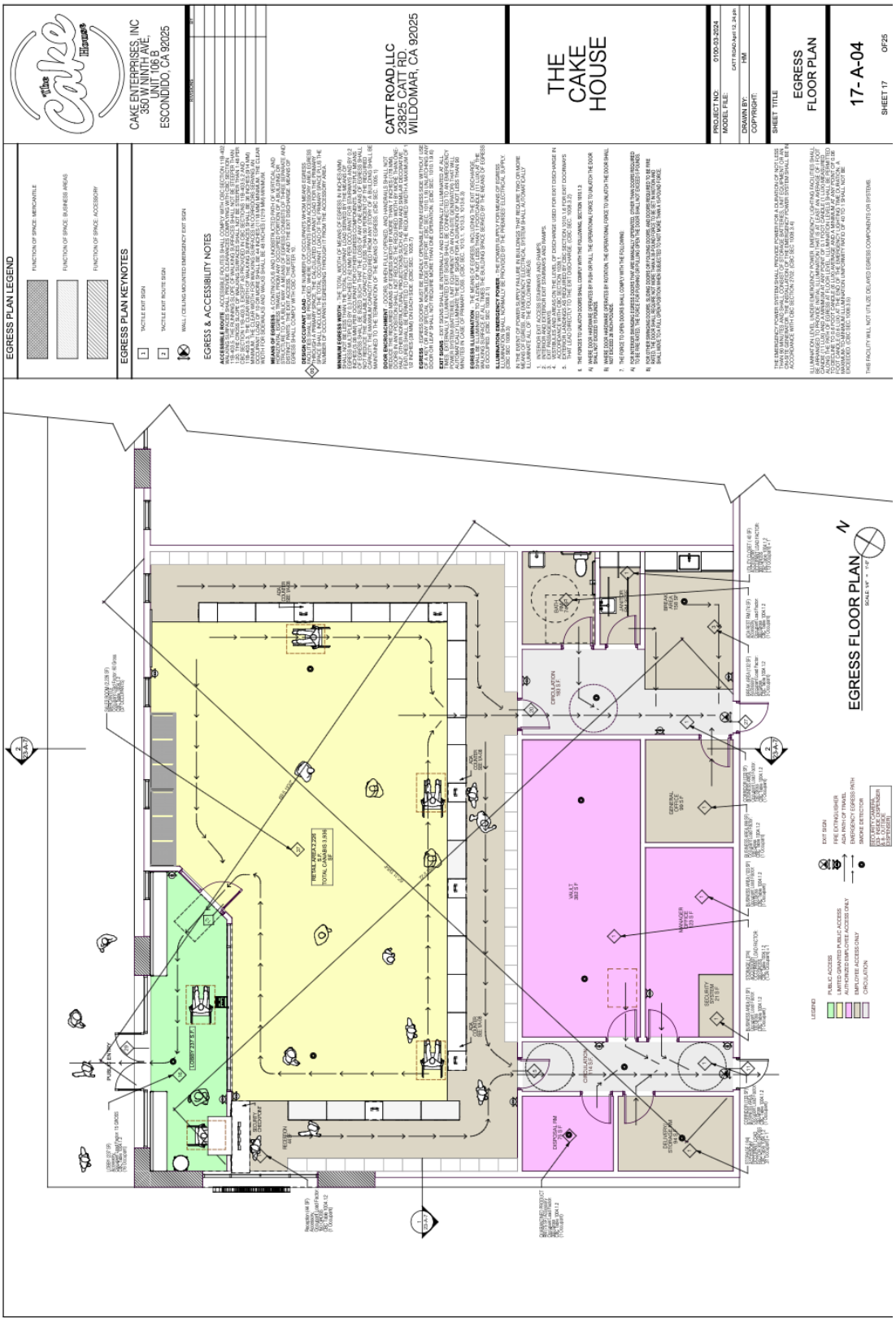
6.4.1 Site Plan



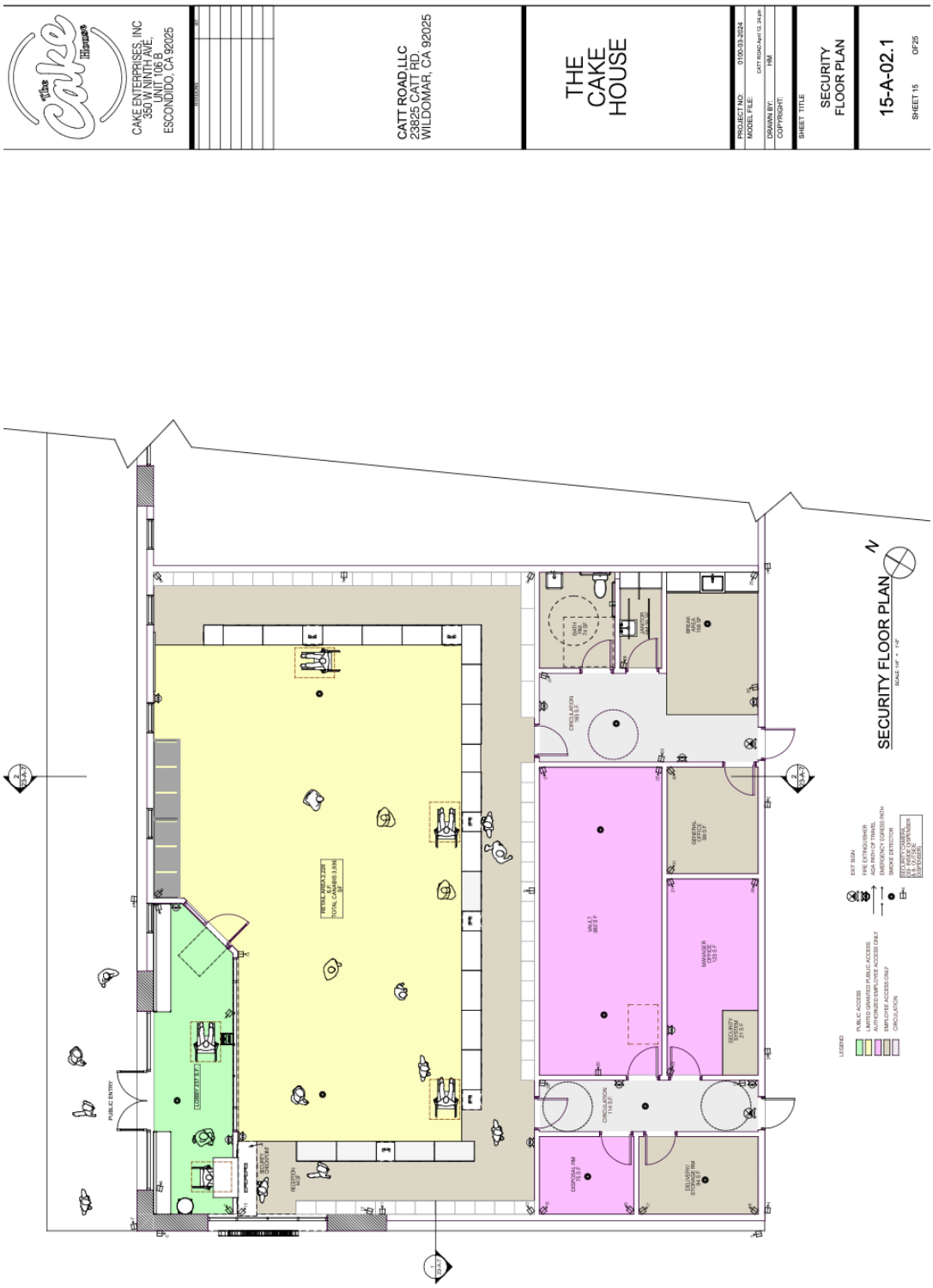
6.4.2 Floor Plan



6.4.3 Egress Plan



6.4.4 Security Floor Plan



6.5 Hours of Operation

In compliance with 188 WMC § 5.76.120(A), Catt Road, LLC will only be open to the public and engage in sales between the hours of 9:00 am and 9:00 pm seven (7) days a week

6.6 Number of Employees

Catt Road, LLC understands that the organizational structure is important in creating standard practices and operating procedures throughout its facilities. The organizational structure allows Catt Road, LLC to clearly define the role and responsibilities for each of its team members and staff to drive accountability and empowerment for each and every staff member. Below is an overview of the intended organizational structure, highlights of each role and its assigned responsibilities. In accordance with 188 WMC § 5.76.110(D), Catt Road, LLC will not allow an individual less than twenty-one years of age to work within the licensed premises or handle cannabis and/or cannabis products.

Upon the start of operations, Catt Road, LLC intends to hire 20 people consisting of:

Position/Title	Employee Count	Minimum Wage to be Earned
Retail Store Manager	1	$28.00
Shift Leader	3	$25.00
Retail Sales Associate	10	$18.00
Inventory Control Specialist	3	$18.00

6.6.1 Retail Store Manager

The Retail Store Manager will manage Catt Road, LLC retail store. As such, the Retail Store Manager will have a variety of responsibilities. To illustrate, the Retail Store Manager is responsible for hiring potential employees, collecting, and returning agent identification cards, and ensuring all agents complete all Program Training within 90 days of employment. Additionally, the Retail Store Manager will train all agents on inventory, sales, security, sales, and operation procedures. Each day, the Retail Store Manager will open and close the retail store, conduct beginning of day inventory audit, oversee sales and operations, and conduct end of day inventory audit. In addition, the Retail Store Manager is responsible for maintaining facility records, inspecting and accepting deliveries, disposing of cannabis waste, reconcile inventory discrepancies as needed, review surveillance equipment and footage, and well as maintain contain contact with the Department and the State/Local Police in the event of an emergency.

6.6.2 Shift Leader

The Shift Leader will work directly under the Retail Store Manager. The Shift Leader will assist the Retail Store Manager of the management of retail operations by overseeing and facilitating sales, supporting retail sales associates as needed, retrieving cannabis and cannabis products from restricted access areas, and ensuring that the appropriate number of customers have access to the retail area. In addition to overseeing sales, the Shift Leader will create employee retail sales associate work schedules and maintain the interior cleanliness of Catt Road, LLC's retail facility during business hours.

6.6.2 Retail Sales Associate

Each Retail Sales Associate will facilitate sales within Catt Road, LLC's store. During each sale, each Retail Sales Associate will engage and develop a relationship with the customer. Each Retail Sales Associate will get to know each customer to make adequate cannabis and cannabis product recommendations. During each sale, each Retail Sales Associate will educate each customer about the product the customer intends to purchase or the product the customer does in fact purchase. Subsequently, the Retail Sales Associate will create an inventory record for each sale conducted in Catt Road, LLC's store.

6.6.3 Inventory Control Specialist

The Inventory Control Specialist will review and monitor inventory levels. Each day, the Inventory Control Specialist will conduct beginning of day and end of day inventory data entries. The Inventory Control Specialist will use the data collected each day to monitor inventory levels for each cannabis and cannabis product in the store. The Inventory Control Specialist will purchase inventories of cannabis and cannabis products, with the approval of the Retail Store Manager, when inventory becomes too low. In addition to monitoring inventory day-to-day, the Inventory Control Specialist will research cannabis and cannabis product trends and will make purchasing adjustments, again, with the approval of the Retail Store Manager, to ensure Catt Road, LLC carries the highest demanded products. Furthermore, the Inventory Control Specialist will develop and maintain relationships with cultivation, craft grow, and infuser organizations.

6.7 Day to Day Operations

As mentioned above, the owners of Catt Road, LLC have extensive experience in operating legal cannabis businesses. This experience has provided the team well in crafting standard operating procedures that bring both industry best practices as well as facility compliancy with local and state rules and regulations. Catt Road, LLC intends to operate an Adult Use only retail dispensary. Below the team has included details on its day-to-day operational procedures.

6.7.1 Opening Procedures Checklist

The Inventory Control Agent and Shift Manager will execute the below Store Opening Checklist to ensure that all morning activities are complete. A record of this will be kept on file. Once employees have completed the store opening checklist and properly filed the form, they will open the lobby area to allow customers in for normal business.

Date	
Employee Initials	Task
	Disable Security Alarm System
	Inspect all areas of the retail facility to ensure nightly cleaning procedures were completed. Areas include bathrooms, storage areas, floors, and break rooms
	Turn on all lights, AV equipment and TV's
	Enable the proper video material on visitor monitors to begin their presentation cycle
	Inspect the store. Ensure everything is where it needs to be, all equipment is properly functioning and there is no evidence of damage, theft, or vandalism.
	Verify all closing procedures were completed
	Move anticipated needed inventory to daytime storage area
	Charge the Point of Sale stations
	Perform daily maintenance
	Print inventory Reconciliation Reports
	Conduct the Beginning of Day Inventory Manager to validate (Both Initial)
Employee Signature	_____

6.7.2 Customer Check-In Procedures

Age Verification

Pursuant to 188 WMC § 5.76.120(C), Current Cannabis will not allow any individual less than twenty-one years of age into the facility. Entrances into the facility will be locked at all times with entry strictly controlled. A "buzz-in" electronic/mechanical entry system will be utilized to limit access and entry to the retail area to separate it from the reception/lobby area.

Before a customer is introduced to Catt Road, LLC products, they must have their identification verified. A Catt Road, LLC customer will have their identification scanned multiple times prior to making a purchase. A Catt Road, LLC employee will scan each customer's identification using an ID scanner linked to the COVA – POS system. In using an automated system, Catt Road, LLC reduces human error to prevent underage sales. The system will capture date and time stamps for each customer entry. Pursuant to 16 CCR § 5402(a) only individuals at least 21 years of will be granted access to the retail area.

An employee of Catt Road, LLC will verify the age and all necessary documentation of each individual to ensure customers are not under the age of twenty-one (21) years. Customers will be asked to produce one of the following forms of acceptable identification pursuant to 16 CCR § 5402(b):

- A document issued by a federal, state, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, physical description, and a photo of the person;
- A valid identification card issued to a member of the Armed Forces that includes a date of birth and a photo of the person; or
- A valid passport issued by the United States or by a foreign government.
  Once a customer has been verified with the acceptable form of identification, they will be granted access to the sales floor and begin the product discovery and sales process.

Customer Experience Strategy

Beyond providing high quality products that are meaningful to a customer, Catt Road, LLC understands that providing a positive experience is the next most important thing to driving customer loyalty. The experiences a customer have when interacting with your business throughout the customer journey can impact the overall feeling a customer gets when they think about your company. Delivering a great product is only a portion of the overall customer journey.

For this reason, Catt Road, LLC has pooled together of course their previous experience and done some research to craft a customer experience strategy that would promote customer loyalty.

According to the Customer Experience Trends Report published by Acquia, 80% of customers say that they would be loyal to a brand that provided a more personalized experience.

With that information, Catt Road, LLC has built a customer experience strategy will employ traditional best practices of professional customer service with a primary focus on personalization.

To accomplish this, Catt Road, LLC will train employees to do things like, refer to repeat customers by their first name, create rapport with new clients, learning as much as they can about them, what they are looking for, their desired products and or effects they are looking to get from their products.

Catt Road, LLC will use, with the customers permission, the COVA inventory management system to create customer profiles and retain their purchase history. This information will be used for the sole purpose of better understanding customers and further personalizing future visits.

Further efforts will be made by Retail Sales Associated to gain feedback from customers on various products and their experiences. This feedback will be reviewed in team meetings and Catt Road, LLC will work to address any customer concerns.

Beyond this personalization effort, Catt Road, LLC believes there is a uniqueness within the cannabis industry relating to customer experience for customers new to cannabis. While these customers are still looking for a personalized experience, there is a huge educational component to delivering a quality experience for a newcomer. New customers typically want to know everything about cannabis, from the various products and their effects to the laws and regulations that surround the industry. For that reason, Catt Road, LLC has also created training regarding the educational aspect of the customer experience.

Customer Education

Customers are key to any business. Without customers, businesses cannot survive. In the cannabis industry ensuring that customers understand products, the various methods of consumption, potency and the potential effects is particularly important not only for sales but for safety. At Catt Road, LLC's facility, customer education will begin as soon as a customer encounters their first sales associate. Catt Road, LLC will develop a proprietary Employee Product Education Program that will give the employees the tools to speak to customers about cannabis strains, consumption methods, warnings, micro dosing, and health benefits.

Throughout the shop, retail sales associates will be present to answer questions and to educate customers on the individual benefits of the cannabis psychoactive and non-psychoactive products, how to interpret percentages of THC/CBD, and the different methods of consumption. The staff will undergo training from Cannabis Training University in order to communicate with customers the effective way of how to properly dose oneself from any method chosen.

Strains and Consumption Methods

Throughout the shop, an associate will be present to answer questions and to educate customers on the benefits of cannabis psychoactive and non-psychoactive products, the percentages of THC/CBD. This will extend to explaining the different strains available as well as the difference between the two major strains: Sativa and Indica.

Associates will also explain the different products and consumption methods which include: Smoking cannabis flower

- Vaporizing
- Ingesting edibles
- Topicals

The associate's explanation and assistance will help the customers determine which consumption method is best suited for their specific needs.

Customer Warning and Risks

Customers will also receive information on risks that can be associated with cannabis use. Additionally, the customer will be educated on the importance of keeping the cannabis and cannabis products out the reach of children.

Purchase Limits

Pursuant to 16 CCR § 5409(c), an associate will be responsible for ensuring that the customer does not exceed the daily purchase limits which are as follows:

- 28.5 grams of non-concentrated cannabis.
- 8 grams of concentrated cannabis as defined in Business and Professions Code section 26001, including concentrated cannabis contained in cannabis products.
- 6 immature cannabis plants.

The staff will undergo training from a cannabis education program through a company like Cannabis Training University in order to communicate with customers on effective ways on proper dosing methods.

6.7.3 Customer Product Handling Procedures

Pursuant to 188 WMC § 5.76.110(F) and 16 CCR § 5033, all inventory stored on the licensed premises shall be secured in limited access areas. Catt Road, LLC product storage plan is designed to meet and exceed these requirements and will consist of physical barriers to prevent theft and diversion, operational barriers that limits the minimum number of authorized individuals to gain access to any cannabis products, and environmental controls that prevent the deterioration of cannabis products.

Customer Interaction

Upon verification of the customers age and the customer entering the sales floor area, the customer will have access to view products that are locked in display cases. Customers will be greeted by a Retail Sales Associate who will ask the customer if they have any questions about the various products. All associates will be identified with their company issued uniformed, a branded polo shirt.

If the customer replies yes, the Retail Sales Associate will use his/her training to answer questions and educate the customer on the different product types, consumption methods, and strains. Customer will not be able to handle product in the discovery phase. Sample products will he handled by Retail Sales Associates only and cannabis products within the store will never be opened.

One a customer has decided on their purchase, the requested products will be “checked-into” staging areas by systemic notations in the Inventory Management System by the Retail Sales Associate. It is the commitment of Catt Road, LLC to maintain accurate Inventory Management records, therefore at any given moment in time, Catt Road, LLC will be able to provide a “real-time” report of the cannabis quantities in storage which can be provided to the Department upon request.

The Retail Sales Associate will retrieve desired products from the staging area (daytime storage area) and scan the products at the point of sale station under the surveillance. Employees who handle cannabis product in order to transfer that product to customers will be required to check in and take responsibility for the product they are handling systematically within in the Inventory Management System. Managers will monitor and approve the access that employees have to areas where cannabis is stored.

As the Retail Sales Associate scans each product being purchased, products will be placed in a bag. Upon completion of the transaction, the drawstring bag will be pulled tight and tied and handed to the customer. The customer will be escorted out of the sales area by the Retail Sales Associate and will pleasantly conclude the customer’s shopping experience.

Precautionary Actions

To further ensure customers do not have access to cannabis products, Catt Road, LLC will implement the use of physical barriers (walls and doors), electronic measures and employee procedures in order to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the commercial cannabis business.

All points of access to the business will be controlled with electronic access controls, keypads, key cards, and remote electronic lock (buzz- in) features. Individuals who are not engaging in an activity related to

the permitted operations of the commercial cannabis business will not be allowed to remain on the premises.

For ease to the Retail Associates and Security Staff, Catt Road, LLC will require each member of the team wear a company issued uniform. The uniforms will aid staff in visually differentiating between customers and staff members and help them identify quickly if customers are close to a restricted area for any reason. The uniforms will further aid law enforcement or management who may need to review video surveillance in quickly identifying staff members in their observations. Company uniforms will include the company logo and each team member will be provided attire prior to the start of work duties.

6.7.4 Receiving Incoming Inventory

Catt Road, LLC's product receiving process will follow strict policies and procedures in order to ensure full compliance with all track and trace regulations and to ensure the security of the assets and the safety of all personnel. Catt Road, LLC's suppliers will transport and transfer products to the facility as allowed by the City of Wildomar and the State of California. Shipments will be conducted through the use of a licensed, insured and state authorized transport company.

Product receiving will occur on a regular basis in order to ensure that a sufficient supply of product is on hand for sale and in smaller amounts to reduce risk during transfer. The movement of large amounts of high value product at one time can create an excessive risk of loss during transfer.

Shipments are scheduled at random times and hours in order to avoid predictability that can elevate the risk of theft. Product transport/transfer will be completed during the times of 6:00 am to 6:00 pm, or during daylight hours, to ensure maximum visibility and threat detection. When shipments are scheduled, this information will only be provided to individuals who occupy a "need to know" position in order to avoid risk of theft.

Transport vehicles will notify Catt Road, LLC security personnel 5-10 minutes in advance of their arrival. Catt Road, LLC security personnel will visually verify that there are no imminent threats and notify transport personnel it is safe to approach the shipping/receiving door of the business. Transport vehicles will park in a designated area that is within view of Catt Road, LLC's security cameras. Security personnel will then approach the transport vehicle in order to escort the movement of product into the interior of the building. Product will be immediately placed into the secure vault and the vault will be locked. The transport vehicle will not be left unlocked or unattended during the transfer in order to avoid theft at these times.

At the time of the shipment:

- Catt Road, LLC security personnel will inspect the credentials of the transport personnel prior to allowing entry into the building. Transportation team members and vehicle will be logged by Catt Road, LLC security personnel upon each arrival.
- Security personnel or manager will verify that the shipment paperwork, amounts, and manifest are in order prior to allowing transporters to leave the site.

In compliance with 5.76.170(A-D), Catt Road, LLCwill ensure all packaging and labeling of cannabis and cannabis products received from licensed cannabis businesses, meet the requirements of 188 WMC § 12 of MAUCRSA and any implementing regulations. Any products that do not meet the following requirements will be refused and returned to the originating vendor:

- Tamper-Evident, Child-Resistant Packaging Required. Prior to delivery or sale at a retailer to a purchaser, cannabis and cannabis products shall be labeled and placed in a resealable, tamper-evident, child-resistant package and shall include a unique identifier for the purposes of identifying and tracking cannabis and cannabis products.
- Cannot Be Attractive to Children. Cannabis packaging and labeling shall not be designed to appeal to children, including, but not limited to, cartoon characters or similar images.
- State-Mandated Warnings and Information. All cannabis and cannabis product labels and inserts shall include the state-mandated warnings and information contained in Business and Professions Code Section 26120(c).

6.7.5 Closing Procedures Checklist

The Inventory Control Agent and Shift Manager will execute the below Store Closing Checklist to ensure that all closing activities are complete. A record of this will be kept on file.

Date	
Employee Initials	Task
	Announce the store is closing (15 minutes prior to actual close time) Repeat the announcement every 5 minutes until the last customer is gone
	Walk the entire facility to ensure the facility is empty
	Secure all entry points of the facility
	Print inventory reconciliation reports
	Conduct End of Day Inventory Reconciliation Manager to validate (Both Initial)
	Return day-time inventory to night storage area
	Empty cash drawer and record the amount in the ledger. Manager to validate (Both Initial)
	Perform nightly cleaning procedures
	Restock printed marketing or educational material
	Turn off all AV systems, TV's, and lights. Secure all doors for each room
	Escort all employees out of the building
	Arm the Security Alarm System
	Exit Building ensuring the exit door is properly secured
Employee Signature _____	

6.8 Compliance with Local Ordinance and State Laws

Lance Rogers will serve as General Counsel for Catt Road, LLC. He is the Principal / Attorney at Law Offices of Lance Rogers in San Diego, California. As a part of his regulatory compliance practice, he currently represents many of the leading cannabis and hemp companies in California, including retailers, manufacturers, and agriculture ventures. As a litigator, he has handled a wide array of matters related to cannabis including criminal defense, regulatory violations, land use/zoning, complex business litigation and partnership, and dispute matters. With the experience of expertise of Lance, Catt Road, LLC is confident that they can maintain compliance with all local and state ordinances.

In compliance with 188 WMC § 5.76.200(B), the local licensing authority will be welcome to enter the facility from time to time unannounced for the purpose of making reasonable inspections to observe and enforce compliance with all local ordinances. Such inspections will allow the local licensing authority to observe the premises for purposes of determining whether Catt Road, LLC's facility is being operated or maintained in compliance with local code, state law, and other applicable laws and regulations. Catt Road, LLC will comply with any request made for demonstrating that the source and quantity of any cannabis or cannabis products found upon the licensed premises is in full compliance with any applicable local or state law or regulation.

Further, Catt Road, LLC understands that in accordance with 188 WMC § 5.76.200(C-D), the local licensing authority or delegate will have the right to inspect records of medicinal cannabis patients and primary caregivers that have made purchases of medicinal cannabis or medicinal cannabis products from a retailer for the sole purpose of determining whether any and all such individuals are qualified to make such purchases.

6.9 How Cannabis Will Be Tracked and Monitored to Prevent Diversion

In Compliance with 188 WMC § 5.76.120(E) and with 16 CCR § 5049(a), Catt Road, LLC will utilize an electronic point of sale system. The electronic point of sale system will be capable of producing an electronic or automatic paper record for all transactions associated with any product sold, rented, or otherwise provided to the customer.

Catt Road, LLC will use the COVA Cannabis Dispensary POS system to record and report on all aspects of cannabis tracking, inventory data, and gross sales. This will serve as a legally compliant seed to sale Point of Sale system. COVA is an authoritative leader in seed to sale best practices cannabis compliant point of sale systems, Cova's systems integrates into the states regulatory reporting and tracking system METRC. Cova is embraced here in California by other licensed cannabis seed to sale compliant retailers and in other jurisdictions such as Oklahoma and Canada.

COVA will prevent staff from breaking the rules or making operational missteps that violate local and state regulations. COVA includes an Age Verification Scanner in order to prevent underage sales and to verify information with ID barcode scanners. COVA also includes will have Purchase Limits Alerting where it automatically calculated product equivalencies to violate state regulations. If it is violated, it will alert the staff if limits have been exceeded. Finally, the COVA software makes it impossible to serve patrons after the allowed Hours of Operation. This will ensure that Catt Road, LLC complies to the authorized hours of operation.

COVA also is an inventory tracking system. The system will track and report all aspects of Catt Road, LLC's cannabis business including, but not limited to, such matters as inventory data, gross sales (by weight and by sale), and other information which may be deemed necessary by the City. Catt Road, LLC business shall ensure that such information is compatible with the City's record-keeping systems. In addition, the system will have the capability to produce historical transactional data for review.

In accordance with 188 WMC § 5.76.110(N), Catt Road, LLC will all scales and weighing mechanisms used to weigh non-waste products will be able to weigh to within 1/100th of a gram, will be maintained in good working order and available for annual inspection by either a Riverside County agricultural commissioner's office weights and measures official or a licensed scale company.

6.9.1 POS Equipment

Catt Road, LLC will be purchasing the below equipment to support retail operations:



6.9.2 Track-and-Trace

Standard operating procedures include detailed California Cannabis Track-and- Trace (CCTT) procedures as outlined by the State.

6.9.3 Track-and -Trace Account Manager

Pursuant to 16 CCR § 5048, Catt Road, LLC will designate one individual to own the management of the track and trace system. This individual may authorize other owners or employees as track and trace system users and shall ensure that all users are trained on the track and trace system prior to use. The Track and Trace Account Manager will adhere to the following rules:

1. The account manager shall attend and successfully complete all required track and trace system training, including any orientation and continuing education.
2. If the account manager did not complete the required track and trace system training prior to receiving their annual license, the account manager shall sign up for and complete state mandated training, as prescribed by the Bureau, within 10 business days of license issuance.
3. The account manager and each user shall be assigned a unique log-on, consisting of a username and password. The account manager or each user accessing the track and trace system shall only do so under his or her assigned log-on and shall not use or access a log-on of any other

individual. No account manager or user shall share or transfer his or her log-on, username, or password, to be used by any other individual for any reason.

4. The account manager shall maintain a complete, accurate, and up-to-date list of all track and trace system users, consisting of their full names and usernames.
5. A licensee shall monitor all compliance notifications from the track and trace system, and timely resolve the issues detailed in the compliance notification.
6. The track and trace account manager will be responsible for training Shift managers, Retail Sales Associates, and Inventory Control Agents.

6.9.4 Mandated Bi-Weekly Inventories

Pursuant to 16 CCR § 5051(a), at intervals not exceeding 14 days, the Inventory Control Agent will conduct and document an audit of the inventory that is accounted for according to generally accepted accounting principles. Any unexplained shrinkage will be documented and trigger a review of electronic security and surveillance data.

When Catt Road, LLCC determines where the shrinkage occurred, appropriate corrective measures will be implemented. Law enforcement authorities will be notified immediately if the Inventory Control Agent ascertains that there has indeed been loss, theft, improper diversion, or any other criminal activity.

6.9.5 Opening and Closing Inventories

Employees will regularly conduct an inventory of all products.

1. A comprehensive inventory of all cannabis will be done twice daily:

   a. Before the retailer opens; and
   b. After close of daily operations.

2. All cannabis and items containing cannabis are counted, weighed, or both.
3. Inventory results will be submitted to the Inventory Control Agent for reconciliation with the inventory data generated the previous evening or in the operations of the day after being closed out.
4. Discrepancies will trigger an inventory audit by the Inventory Control Agent and, if confirmed, a review of electronic security and surveillance data.
5. Law enforcement authorities will be notified immediately if the Inventory Control Agent ascertains that there has indeed been loss, theft, improper diversion, or any other criminal activity.

6.9.6 Notification of Theft, Loss, and Criminal Activity

Pursuant to 16 CCR § 5051(b), a licensee shall notify the Bureau and local law enforcement within 24 hours of discovery of any of the following situations:

1. The licensee discovers a significant inventory discrepancy.

a. A significant discrepancy in inventory means a difference in actual inventory compared to records pertaining to inventory of at least $5,000 or 2 percent of the average monthly sales of the licensee, whichever is less.

2. The licensee discovers theft, loss, or any other criminal activity pertaining to the operations of the licensee.
3. The licensee discovers theft, loss, or any other criminal activity by an agent or employee of the licensee pertaining to the operations of the licensee.
4. The licensee discovers loss or unauthorized alteration of records related to cannabis goods, clients, or the licensee's employees or agents.
5. The licensee discovers any other breach of security.

In the case that one of the activities above is discovered by the licensee, the licensee will follow the below procedure.

1. Notify local law enforcement.
2. Record the date and time of the loss.
3. Record a description of the incident and where applicable the items that were taken or lost.

In accordance with 188 WMC § 5.76.110(S), Catt Road, LLCwill keep and maintain all records specified in 188 WMC § 16 of the MAUCRSA and will make the same available for inspection and examination of the local licensing authority or its duly authorized representatives during standard business hours of the licensed facility or at any other reasonable time. As specified by 16 CCR § 5037(a), Catt Road, LLCwill exercise due diligence in preserving and maintaining all following records related to its commercial cannabis activity for at least seven years:

- Financial records including, but not limited to, bank statements, sales invoices, receipts, tax records, and all records required by the California Department of Tax and Fee Administration (formerly Board of Equalization) under title 18, California Code of Regulations, sections 1698 and 4901.
- Personnel records, including each employee's full name, social security or individual tax payer identification number, date employment begins, and date of termination of employment if applicable. (Training records including, but not limited to, the content of the training provided and the names of the employees that received the training.
- Contracts with other licensees regarding commercial cannabis activity.
  Permits, licenses, and other local authorizations to conduct the licensee's commercial cannabis activity. Security records, except for surveillance recordings required pursuant to section 5044 of this division.
- Records relating to the composting or destruction of cannabis goods.
- Documentation for data or information entered into the track and trace system.
- All other documents prepared or executed by an owner or his employees or assignees in connection with the licensed commercial cannabis business.

6.10 Operations Schedule

As Catt Road, LLC has already done much of the planning for this project, inclusive of securing property and engaging local contractors, identifying vendors for desired equipment, and understanding requirements, there is no doubt for this team that they can quickly turn their plan to reality. Catt Road, LLC will pool their combined knowledge and business experience to turn their plan into action so that upon being granted a license, they can quickly execute on the goals of the proposed project. Catt Road, LLC has crafted an estimated timeline to illustrate their expected timeline for establishing their operation.

Time	Planned Activity
Pre-Licensure	• Local License and CUP & Development Agreement Application • Begin State Application Process • Develop site and facility specific engineered design and floor plans • Develop a comprehensive general contractor scope of work with a preliminary contract to begin work • Continue to work on brands and brand message • Obtain relevant domain names and begin website development • Socialize the engineered floor plans with city officials, including the police chief and fire chief, to gain early local approval on the facility design
Month 1	• License Awarded • Engage the contractor with the appropriate financial deposits • Provide the Department with any and all paperwork required to begin the State Approval process • Begin facility construction
Month 2	• Initial construction continues • Finalize specific equipment required to outfit the facility, including but not limited lighting, display cases, secure storage vaults, video surveillance, burglary and alarm systems, access control systems, etc.
Month 3	• Prepare vendor purchase orders (Currnt Cannabis will prepare the purchase orders so that when a license is awarded, the orders can be filled quickly. It is the hope that this was save weeks, if not months in the planning process) • Construction continues, walls, insulation and exterior finishes conclude inclusive of window and door installation • Electrical and plumbing rough in begins

Month 4	• Install HVAC
	• Inspection point on electrical and plumbing systems
	• Begin establishing interior walls, drywall installation
	• Begin company system set up including accounting
	  ○ COVA for inventory control and Syntopa for Plant Monitoring
	  ○ Adaptive HR for human resource management
	  ○ Set-up appropriate employee benefits including a Healthcare and Retirement
	• Hold a recruiting event to begin fielding local talent to fill roles in administration, cultivation assistants, book-keeping, etc.

Month 5	• Install Security System, Access Control, Burglary, and Alarm Systems • Begin employee onboarding and training • Employees begin working full-time to prepare the facility • Director of Operations prepares the initial set of standard operating procedures for training
Month 6	• Conduct complete facility sanitation • Receive delivery of starting inventory • Grand Opening

While this timeline may seem aggressive, as noted above, Catt Road, LLC has already received quotes and has full plans for site development. Catt Road, LLC, as well as the contractor who has proposed the design is confident that the facility can be up, and operational based on the above timeline.

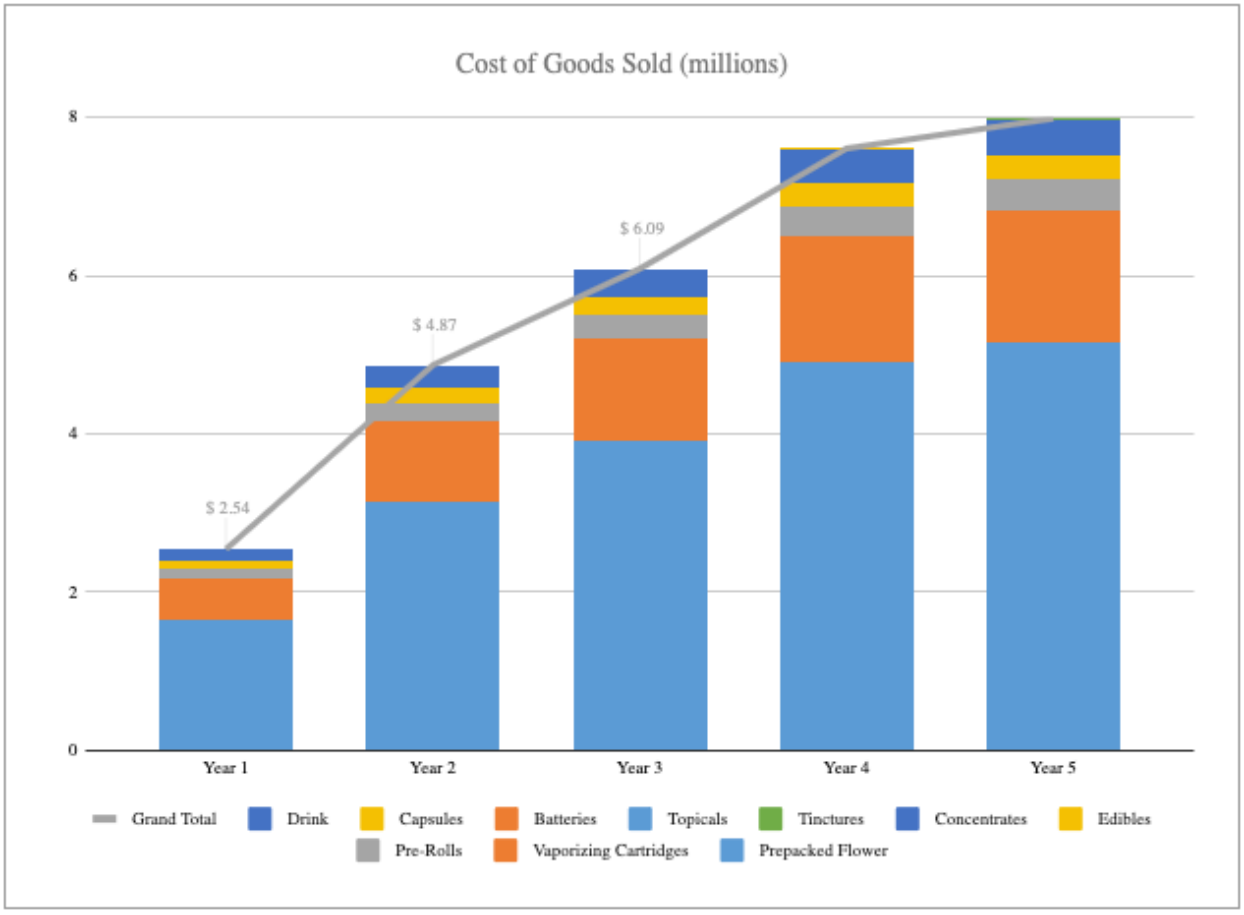
6.11 Start Up Costs

Catt Road, LLC intends to develop, from the ground up, a brand-new industry leading facility. The facility will be modern, inviting and rely on the latest technology that will minimize environmental impact. It will be built with safety and compliance at the core to ensure the safety of its patrons as well as the community. Catt Road, LLC anticipates that the start-up cost for the facility buildout and outfitting will be $2,046,102. This amount includes capital, one-time expenses estimated to cost $1,535,500 for the facility buildout, landscape improvements, the installation of a robust point of sale system, and implementation of a comprehensive security plan (please refer to section 8). An Additional $510,602 is expected for local and state licensing fees as well as a 3-month operating budget to cover expenses related to payroll, utilities, and securing starting inventory. Below, Catt Road, LLC has provided a breakdown of anticipated startup expenses related to the establishment of its facility and operation.

Start-up		**Estimated Cost**
CAPEX		
Facility Development	$	1,400,000
Landscaping	$	50,000
Land Planner & Architect	$	45,000
Security Equipment	$	35,000
POS Equipment	$	5,500
CAPEX Total	**$**	**1,535,500**
OPEX		
Initial Inventory Purchase	$	91,390
Lease Rate	$	24,651
State Renewal Fee	$	5,625
Wildomar Renewal Fee	$	142,616
General Liability Insurance	$	1,800
Marketing Expenses	$	12,185
Bookkeeping Fees	$	3,300
Legal Fees	$	3,000
IT Services	$	600
Security	$	29,383
POS & Register Costs	$	1,347
Meals & Entertainment	$	600
Internet and Phone	$	1,050
Gas, Electric, Trash	$	2,400
Salary	$	158,880
Payroll Taxes and Benefits- Indirect	$	31,776
OPEX Total	**$**	**510,602**
Grand Total	**$**	**2,046,102**

6.12 Anticipated Revenues

As Catt Road, LLC develops its relationship with the local community, it is expected to see continuous revenue growth. Catt Road, LLC anticipates a steady growth in sales among the residents of Wildomar and the surrounding regions. Following industry purchase trends, Catt Road, LLC assumes that an average customer will make a purchase of $125 on cannabis and cannabis products from Catt Road, LLC's store each visit. On average, each customer will visit 2 times per month. Starting in Year 1, Catt Road, LLC expects to generate $2.43M. By year 5, Catt Road, LLC expects to generate $5.57M, respectively.



6.13 10-Year Proforma

Sales

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Wholesale Flower Sales	$4,151,851.85	$6,016,666.67	$6,216,049.38	$5,981,481.48	$5,512,345.68	$5,567,469.14	$5,623,143.83	$5,679,375.27	$5,736,169.02	$ 5,793,530.71
Manufacturing Revenue	$ 421,336.57	$ 452,458.02	$ 478,791.56	$ 454,851.98	$ 430,912.40	$ 435,221.52	$ 439,573.74	$ 443,969.48	$ 448,409.17	$ 452,893.26
Distribution Revenue	$ 390,000.00	$1,228,500.00	$1,664,000.00	$1,680,640.00	$1,680,640.00	$1,697,446.40	$1,714,420.86	$1,731,565.07	$1,748,880.72	$ 1,766,369.53
Retail Sales	$ 4,234,687	$ 8,114,531	$ 10,143,164	$ 12,678,955	$ 13,312,903	$ 13,446,032	$ 13,580,492	$ 13,716,297	$ 13,853,460	$ 13,991,995
Prepacked Flower	$ 2,730,876	$ 5,232,920	$ 6,541,150	$ 8,176,437	$ 8,585,259	$ 8,671,112	$ 8,757,823	$ 8,845,401	$ 8,933,855	$ 9,023,194
Vaporizing Cartridges	$ 888,512	$ 1,702,572	$ 2,128,215	$ 2,660,269	$ 2,793,282	$ 2,821,215	$ 2,849,427	$ 2,877,922	$ 2,906,701	$ 2,935,768
Pre-Rolls	$ 203,795	$ 390,513	$ 488,141	$ 610,177	$ 640,685	$ 647,092	$ 653,563	$ 660,099	$ 666,700	$ 673,367
Edibles	$ 169,160	$ 324,145	$ 405,182	$ 506,477	$ 531,801	$ 537,119	$ 542,490	$ 547,915	$ 553,394	$ 558,928
Concentrates	$ 236,446	$ 453,079	$ 566,348	$ 707,936	$ 743,332	$ 750,766	$ 758,273	$ 765,856	$ 773,515	$ 781,250
Tinctures	$ 2,457	$ 4,708	$ 5,885	$ 7,356	$ 7,724	$ 7,801	$ 7,879	$ 7,958	$ 8,038	$ 8,118
Topicals	$ 565	$ 1,082	$ 1,352	$ 1,690	$ 1,775	$ 1,792	$ 1,810	$ 1,829	$ 1,847	$ 1,865
Batteries	$ 471	$ 903	$ 1,129	$ 1,411	$ 1,482	$ 1,497	$ 1,512	$ 1,527	$ 1,542	$ 1,558
Capsules	$ 2,324	$ 4,454	$ 5,567	$ 6,959	$ 7,307	$ 7,380	$ 7,454	$ 7,528	$ 7,603	$ 7,679
Drink	$ 81	$ 156	$ 195	$ 243	$ 255	$ 258	$ 260	$ 263	$ 266	$ 268
Total Revenue	**$ 9,197,876**	**$ 15,812,156**	**$ 18,502,005**	**$ 20,795,929**	**$ 20,936,801**	**$ 21,146,169**	**$ 21,357,631**	**$ 21,571,207**	**$ 21,786,919**	**$ 22,004,788**
Cost of Goods Sold										
Prepacked Flower	$ 1,638,526	$ 3,139,752	$ 3,924,690	$ 4,905,862	$ 5,151,155	$ 5,202,667	$ 5,254,694	$ 5,307,241	$ 5,360,313	$ 5,413,916
Vaporizing Cartridges	$ 533,107	$ 1,021,543	$ 1,276,929	$ 1,596,161	$ 1,675,969	$ 1,692,729	$ 1,709,656	$ 1,726,753	$ 1,744,021	$ 1,761,461
Pre-Rolls	$ 122,277	$ 234,308	$ 292,885	$ 366,106	$ 384,411	$ 388,255	$ 392,138	$ 396,059	$ 400,020	$ 404,020
Edibles	$ 101,496	$ 194,487	$ 243,109	$ 303,886	$ 319,081	$ 322,271	$ 325,494	$ 328,749	$ 332,036	$ 335,357
Concentrates	$ 141,867	$ 271,847	$ 339,809	$ 424,761	$ 445,999	$ 450,459	$ 454,964	$ 459,514	$ 464,109	$ 468,750
Tinctures	$ 1,474	$ 2,825	$ 3,531	$ 4,414	$ 4,635	$ 4,681	$ 4,728	$ 4,775	$ 4,823	$ 4,871
Topicals	$ 339	$ 649	$ 811	$ 1,014	$ 1,065	$ 1,075	$ 1,086	$ 1,097	$ 1,108	$ 1,119
Batteries	$ 283	$ 542	$ 677	$ 847	$ 889	$ 898	$ 907	$ 916	$ 925	$ 935
Capsules	$ 1,395	$ 2,672	$ 3,340	$ 4,175	$ 4,384	$ 4,428	$ 4,472	$ 4,517	$ 4,562	$ 4,608
Drink	$ 49	$ 93	$ 117	$ 146	$ 153	$ 155	$ 156	$ 158	$ 159	$ 161
TOTAL COGS	**$ 2,540,812**	**$ 4,868,719**	**$ 6,085,899**	**$ 7,607,373**	**$ 7,987,742**	**$ 8,067,619**	**$ 8,148,295**	**$ 8,229,778**	**$ 8,312,076**	**$ 8,395,197**
GROSS PROFIT	**$ 6,657,063**	**$ 10,943,437**	**$ 12,416,107**	**$ 13,188,556**	**$ 12,949,059**	**$ 13,078,550**	**$ 13,209,335**	**$ 13,341,429**	**$ 13,474,843**	**$ 13,609,591**

OPERATING EXPENSE	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Facility Lease	$ 159,000	$ 198,750	$ 238,500	$ 243,270	$ 248,135	$ 253,098	$ 258,160	$ 263,323	$ 268,590	$ 273,962
State Renewal Fee	$ 80,000	$ 100,000	$ 100,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000
National City Permit Renewal Fee	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
General Liability Insurance	$ 7,200	$ 7,488	$ 7,788	$ 8,099	$ 8,423	$ 8,760	$ 9,110	$ 9,475	$ 9,854	$ 10,248
Marketing Expenses	$ 275,936	$ 474,365	$ 555,060	$ 623,878	$ 628,104	$ 634,385	$ 640,729	$ 647,136	$ 653,608	$ 660,144
Bookkeeping Fees	$ 13,200	$ 13,860	$ 14,553	$ 15,281	$ 16,045	$ 16,847	$ 17,689	$ 18,574	$ 19,502	$ 20,478
Legal Fees	$ 12,000	$ 12,480	$ 12,979	$ 13,498	$ 14,038	$ 14,600	$ 15,184	$ 15,791	$ 16,423	$ 17,080
Security	$ 117,530	$ 123,407	$ 129,577	$ 136,056	$ 142,858	$ 150,001	$ 157,501	$ 165,377	$ 173,645	$ 182,328
Equioment Costs	$ 20,000	$ 20,800	$ 21,632	$ 22,497	$ 23,397	$ 24,333	$ 25,306	$ 26,319	$ 27,371	$ 28,466
Meals & Entertainment	$ 2,400	$ 2,496	$ 2,596	$ 2,700	$ 2,808	$ 2,920	$ 3,037	$ 3,158	$ 3,285	$ 3,416
Internet and Phone	$ 4,200	$ 4,368	$ 4,543	$ 4,724	$ 4,913	$ 5,110	$ 5,314	$ 5,527	$ 5,748	$ 5,978
Gas, Electric, Trash	$ 72,729	$ 75,639	$ 78,664	$ 81,811	$ 85,083	$ 88,487	$ 92,026	$ 95,707	$ 99,535	$ 103,517
Salary	$ 1,382,400	$ 2,119,680	$ 2,304,000	$ 2,488,320	$ 2,672,640	$ 2,672,640	$ 2,672,640	$ 2,672,640	$ 2,672,640	$ 2,672,640
Payroll Taxes and Benefits- Indirect	$ 276,480	$ 423,936	$ 460,800	$ 497,664	$ 534,528	$ 534,528	$ 534,528	$ 534,528	$ 534,528	$ 534,528
National City Employee Background Screeening	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000	$ 7,000
Community Benefits (10% of Gross)	$ 665,706	$ 1,094,344	$ 1,241,611	$ 1,318,856	$ 1,294,906	$ 1,307,855	$ 1,320,934	$ 1,334,143	$ 1,347,484	$ 1,360,959
Total Operating Expenses	**$ 3,105,782**	**$ 4,688,612**	**$ 5,189,302**	**$ 5,593,653**	**$ 5,812,879**	**$ 5,850,564**	**$ 5,889,159**	**$ 5,928,697**	**$ 5,969,213**	**$ 6,010,742**
OPERATING INCOME (LOSS)	**$ 3,551,281**	**$ 6,254,826**	**$ 7,226,805**	**$ 7,594,902**	**$ 7,136,180**	**$ 7,227,986**	**$ 7,320,177**	**$ 7,412,731**	**$ 7,505,630**	**$ 7,598,850**
TAXABLE INCOME (LOSS)	**$ 3,551,281**	**$ 6,254,826**	**$ 7,226,805**	**$ 7,594,902**	**$ 7,136,180**	**$ 7,227,986**	**$ 7,320,177**	**$ 7,412,731**	**$ 7,505,630**	**$ 7,598,850**
California Business Tax (8.84%)	$ 313,933	$ 552,927	$ 638,850	$ 671,389	$ 630,838	$ 638,954	$ 647,104	$ 655,285	$ 663,498	$ 671,738
Less: Federal Tax (21%)	$ 745,769	$ 1,313,513	$ 1,517,629	$ 1,594,929	$ 1,498,598	$ 1,517,877	$ 1,537,237	$ 1,556,674	$ 1,576,182	$ 1,595,758
NET INCOME (LOSS)	**$ 2,491,579**	**$ 4,388,386**	**$ 5,070,326**	**$ 5,328,583**	**$ 5,006,744**	**$ 5,071,155**	**$ 5,135,836**	**$ 5,200,772**	**$ 5,265,950**	**$ 5,331,353**

6.13.1 Anticipated Federal, State, and Local Tax

In accordance with 188 WMC § 5.76.110(B), Catt Road, LLC will ensure payment of all applicable taxes pursuant to federal, state, and local law, including but not limited to state and local sales and use taxes and state excise taxes.

6.13.2 Excise Tax Payment – State of California

Pursuant to the Revenue and Taxation Code § 34011, Catt Road, LLC will collect and pay the Excise Tax under the following conditions:

1. Catt Road, LLC will charge and collect the excise tax of 15% from each patron.
2. Catt Road, LLC will provide each patron a receipt that includes the statement: “The cannabis excise taxes are included in the total amount of this invoice."
3. Catt Road, LLC will track the Excise Tax using the COVA POS System.
4. The Excise Tax will be paid to the License Distributor where the product was originally procured.

Estimate of Excise Tax Collected

Catt Road, LLC has estimated that approximately 15% of GROSS receipts (with the exception of batteries) will be collected and paid to the CDTFA.

Excise Tax Collected (15%)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Prepacked Flower	$ 409,631	$ 784,938	$ 981,172	$ 1,226,466	$ 1,287,789	$ 1,300,667	$ 1,313,673	$ 1,326,810	$ 1,340,078	$ 1,353,479
Vaporizing Cartridges	$ 133,277	$ 255,386	$ 319,232	$ 399,040	$ 418,992	$ 423,182	$ 427,414	$ 431,688	$ 436,005	$ 440,365
Pre-Rolls	$ 30,569	$ 58,577	$ 73,221	$ 91,526	$ 96,103	$ 97,064	$ 98,034	$ 99,015	$ 100,005	$ 101,005
Edibles	$ 25,374	$ 48,622	$ 60,777	$ 75,972	$ 79,770	$ 80,568	$ 81,374	$ 82,187	$ 83,009	$ 83,839
Concentrates	$ 35,467	$ 67,962	$ 84,952	$ 106,190	$ 111,500	$ 112,615	$ 113,741	$ 114,878	$ 116,027	$ 117,187
Tinctures	$ 369	$ 706	$ 883	$ 1,103	$ 1,159	$ 1,170	$ 1,182	$ 1,194	$ 1,206	$ 1,218
Topicals	$ 85	$ 162	$ 203	$ 254	$ 266	$ 269	$ 272	$ 274	$ 277	$ 280
Batteries	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capsules	$ 349	$ 668	$ 835	$ 1,044	$ 1,096	$ 1,107	$ 1,118	$ 1,129	$ 1,141	$ 1,152
Drink	$ 12	$ 23	$ 29	$ 36	$ 38	$ 39	$ 39	$ 39	$ 40	$ 40
Total Excise Tax	**$ 635,132**	**$ 1,217,044**	**$ 1,521,305**	**$ 1,901,632**	**$ 1,996,713**	**$ 2,016,680**	**$ 2,036,847**	**$ 2,057,216**	**$ 2,077,788**	**$ 2,098,566**

6.13.3 Sales and Use Tax Payment

Pursuant to 16 CCR § 5002(c)(24), Catt Road, LLC will have a valid seller’s permit issued by the California Department of Tax and Fee Administration. Catt Road, LLC will collect and pay the sales tax under the following conditions:

1. Catt Road, LLC will obtain a Seller’s Permit from the California Department of Tax and Fee Administration (CDTFA).
2. Catt Road, LLC will charge and collect the Sales Tax from each patron.
3. Catt Road, LLC will electronically file a sale and use tax return and pay the tax directly to the CDTFA.

https://www.cdtfa.ca.gov/formspubs/cdtfa95.pdf

Total Sales and Use Tax Collected (8.75%)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Prepacked Flower	$ 238,952	$ 457,880	$ 572,351	$ 715,438	$ 751,210	$ 758,722	$ 766,309	$ 773,973	$ 781,712	$ 789,529
Vaporizing Cartridges	$ 77,745	$ 148,975	$ 186,219	$ 232,774	$ 244,412	$ 246,856	$ 249,325	$ 251,818	$ 254,336	$ 256,880
Pre-Rolls	$ 17,832	$ 34,170	$ 42,712	$ 53,390	$ 56,060	$ 56,621	$ 57,187	$ 57,759	$ 58,336	$ 58,920
Edibles	$ 14,801	$ 28,363	$ 35,453	$ 44,317	$ 46,533	$ 46,998	$ 47,468	$ 47,943	$ 48,422	$ 48,906
Concentrates	$ 20,689	$ 39,644	$ 49,555	$ 61,944	$ 65,042	$ 65,692	$ 66,349	$ 67,012	$ 67,683	$ 68,359
Tinctures	$ 215	$ 412	$ 515	$ 644	$ 676	$ 683	$ 689	$ 696	$ 703	$ 710
Topicals	$ 49	$ 95	$ 118	$ 148	$ 155	$ 157	$ 158	$ 160	$ 162	$ 163
Batteries	$ 41	$ 79	$ 99	$ 123	$ 130	$ 131	$ 132	$ 134	$ 135	$ 136
Capsules	$ 203	$ 390	$ 487	$ 609	$ 639	$ 646	$ 652	$ 659	$ 665	$ 672
Drink	$ 7	$ 14	$ 17	$ 21	$ 22	$ 23	$ 23	$ 23	$ 23	$ 23
Total Excise Tax	**$ 370,535**	**$ 710,021**	**$ 887,527**	**$ 1,109,409**	**$ 1,164,879**	**$ 1,176,528**	**$ 1,188,293**	**$ 1,200,176**	**$ 1,212,178**	**$ 1,224,300**

6.14 COMMUNITY RELATIONS DESIGNEE

Catt Road, LLC has planned its operation is a way to minimize impact to the surrounding community. Should operations drive disruption, Catt Road, LLC will welcome the feedback so that, as a company, they can work to address the issues viewed as a nuisance. As such, Catt Road, LLC will provide means to collect feedback from neighbors through a couple of different means.

First, Catt Road, LLC will distribute company contact information throughout the community as an outlet for people to provide feedback on any concerns related to noise, light, odor, or traffic. Pursuant to 188 WMC § 5.76.110(M), Catt Road, LLC will provide the city with the name, phone number, facsimile number, and email address of an on-site community relations representative or staff member or other representative whom the city can contact regarding operating concerns associated with the cannabis business.

6.14.1 Catt Road, LLC Relations Designee

- Name: Alex Dos Santos
- Phone Number: 480-329-9439
- Email: alex@cakehousecannabis.com

6.14.2 Changes to Designee

Catt Road, LLC will report any change in their community relations designee to the city within ten calendar days of any such change. This information will further be distributed to neighboring businesses as well. Catt Road, LLC sees this as means to get to know the neighbors and establish transparent, healthy working relationships.

6.14.3 Accepting Complaints

Catt Road, LLC will post a complaint form on their website. This will be utilized for collecting complaints both from the community and customers. This form will generate an email directly to the Director of Operations, who will review them daily. The Director of Operations will hold weekly meetings with the Catt Road, LLC team to review and discuss the complaints. Once the complaint is addressed, protocols and process documents will be revised and/or store adjustments will be made. Below is an example of the complaint form Catt Road, LLC will make available via the company's website.

All complaints will be recorded and kept on file and will be provided to the City of Wildomar officials upon request. Catt Road, LLC, is again, dedicated to supporting the community and will take any and all reasonable actions to minimize disruption to neighboring members of the community.

6.14.4 Nuisance Prevention

Overall, the Catt Road, LLC team has put in much effort to design a facility that aesthetically integrates into the community, explored ways to give back to the neighborhood through volunteerism and financial contributions, manage day to day activities in a way that is not disruptive to others, and manage all possible odors that may seem offensive to others.

Catt Road, LLC will ensure that the proposed location is professionally landscaped and remains free of debris. Any sign of graffiti, litter, or destruction will be addressed immediately to prevent the facility from becoming an eye sore to the community. Consumption of alcohol or cannabis in any form will be strictly prohibited on the premises. Policies will be in place that strictly prohibits loitering in or around the facility and parking lots will be regularly monitored. These efforts will work to prevent any and all noise related problems associated with people gathering on the premises.

Finally, our management team will ensure that the traffic in and out of the facility is respectful of the neighboring members of the community. Ample on-site parking will serve to alleviate any pressures on community traffic or pedestrians.

7. Fire Protection Plan

7.1 Plan Summary

Catt Road, LLC is proposing the brand-new construction of an adult use retail dispensary on Bundy Canyon Rd. in Wildomar, California. New construction provides a specific advantage in terms of implementing an efficient and effective fire protection plan. The facility will be constructed from the ground up using fire rated material in accordance with the requirements of the City of Wildomar Fire Code. Catt Road, LLC intends to have several different fire prevention and suppression systems in place to address any and all possible fire, hazardous material, and inhalation issues/threats that exist in the facility.

Catt Road, LLC will work directly with the building code officials, inspectors and the City of Wildomar Fire Marshall to ensure that the building construction is compliant will all codes and regulations and provide ample protection for the facility and ultimately the employees, patrons, and community.

Beyond the development of a safe facility, Catt Road, LLC has created operational procedures will be incorporated into day to day activities that will work to prevent a fire from occurring. This will include routine inspections, proper system maintenance, and maintaining compliance with building, electrical, plumbing and fire codes set forth by state and local regulating bodies. The building will feature sprinkler systems, strategically placed fire extinguishers, and emergency access Knox boxes that will aid is the quick suppression of a fire in the event that it occurs.

Catt Road, LLC will also be installing a fire alarm system that will be monitored 24 hours a day 7 days a week by a professional monitoring company. Catt Road, LLC will utilize the latest technologies offered to further provide environmental controls effective for responding to emergency situations such as a fire. For example, Catt Road, LLC will be enables to remotely shut down HVAC systems using an app in the event of a fire. This ability help minimize fire spread.

Catt Road, LLC is committed to establishing a safe and compliance facility and is confident that this fire plan will prove the thought and due diligence of the team. Catt Road, LLC looks forward to engaging with the City and County Officials to ensure the implementation of this plan meets and/or exceeds the City's expectations.

7.2 Faculty Fire Prevention, Suppression, HVAC, and Alarm Systems

7.2.1 Fire Prevention System

Catt Road, LLC views fire prevention as an essential element to be incorporated into day-to-day operations. By incorporating fire prevention activities into basic operations, Catt Road, LLC can address the risk of a fire before the fires even ignites. Catt Road, LLC understands that one of the most effective tools for fire prevention is regular inspections. Regular property inspections will be conducted to identify vulnerable areas throughout the facility and once identified, to fix them. These vulnerable areas can be things like overloaded electrical outlets, improperly maintained systems, and improperly stored materials. Should any of these problems be identified, Catt Road, LLC will take the appropriate actions to remove the threat and to ensure it does not get to be that way again. As part of the inspection, Catt Road, LLC will monitor the following things as means to prevent the risk of fire:

1. Accumulation of trash and debris: Approved waste containers that are appropriately sized, shall be provided and stored in an approved location.
2. Combustible Storage: Storage of combustible materials in buildings will be maintained in an orderly manner and be separated from heating or ignition sourced by distance or shielding so that ignition cannot occur.
3. Ignition Sources and Open flames: Ignition sources and open flames will be separated from flammable and combustible materials.
4. Maintenance of Exiting:

    a. The minimum exit access widths shall be maintained always.
    b. The Minimum aisle widths shall be maintained always.
    c. Enhanced building security shall not interfere with exiting measures and will by no means impede egress for the facility's occupants or firefighters in the event of an emergency.
    d. Electronic access control, if installed, shall not interfere with the exiting components.
    e. All locking hardware on doors (interior or exterior) shall meet the minimum requirements for exiting.
    f. All doors and door hardware shall be identified on the specifications and plans.
    g. All exit doors, passageways and exit corridors will remain free of any obstruction and maintained as required by the City of Wildomar Fire Code.
    h. Any security device or system that emits any medium that could obscure a means of egress in any building, structure or premise will be prohibited and be maintained in accordance with the City of Wildomar Fire Code. Specifically, any / all electronic controlled access, enhanced security or other similar equipment shall be submitted to the City of Wildomar for review and approval.
    i. Emergency Lighting with battery backup will be provided in all exit passageways and exit corridors. j. Exit signs shall be installed above all exits and maintained as required by code.

5. Fire Department Access
    a. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, a KNOX key box or key switch will be installed in an approved location. The key box or key switch will be of an approved type and will contain keys to gain necessary access as required by the fire code official per the City of Wildomar Fire Code.
    b. All required exterior doors will remain operable for emergency access by firefighters. Eliminating the function of any exterior doors will require prior approval that cannot be granted in every circumstance, and where allowed, the door must be marked with a sign stating, "THIS DOOR BLOCKED".
    c. Rooms containing fire protection equipment (fire alarm panels, fire sprinkler valves, etc.), controls for air-conditioning equipment, utility equipment for gas or electrical service and rooms containing hazardous materials will be provided with identifying signage to aid firefighters.
6. Fire Extinguisher Maintenance.

a. Portable fire extinguishers shall be installed in M and S occupancy groups per the City of Wildomar Fire Code. The size and distribution of portable fire extinguishers shall also be in accordance with the City of Wildomar Fire Code and at the discretion of the City of Wildomar Fire Marshal. Catt Road, LLC will strategically locate all extinguishers per code.

7. Electrical Hazards/Extension Cords
    a. Electrical panels and service equipment will be clearly identified with a clear space of not less than 30 inches in width, 36 inches in depth and 78 inches in height. Storage will not be permitted within the above dimensions.
    b. Catt Road, LLC understands that the City of Wildomar Fire Code prohibits the use of extension cords or power strips as permanent wiring to equipment, lighting, fans, etc. When Electrical extension cords are used, they will U.L. approved, free of damage and used in accordance with the City of Wildomar Fire Code.
8. Hazardous Materials (General)
    a. Hazardous materials or hazardous waste will not be stored or handled at this facility apart from housecleaning products, which will be stored in a safe location. Catt Road, LLC understands that Cannabis Waste is regulated and must be handled in accordance with all applicable laws and regulations. All Cannabis Waste will be stored according to law, in a locked receptacle in a limited access area, and will only be disposed of by a licensed waste management company. Catt Road, LLC will be utilizing GAIACA for waste management.

7.2.2 Fire Suppression System

Sprinkler System

Exceeding the requirements of the International Fire Code, the Catt Road, LLC's facility will be protected with a new automatic sprinkler system. One (1) 4" diameter fire riser will be located within a dedicated riser room is provided for the building. The riser room will provide direct exterior access.

The new sprinkler system will provide coverage in accordance with NFPA 13 - Standard for the installation of Sprinkler Systems. Sprinklers will provide the following densities:

Use	Sprinkler Density
Office/Reception	Light Hazard 0.1 gpm/ft^2 over most hydraulically remote 1500 ft^2
Retail/Storage	Ordinary Hazard, Group 2 0.2gpm/ft^2 over the hydraulically remote 1500 ft^2

The new riser rooms are of 1-hour fire-resistance rated construction and provide direct exterior access in accordance with CFC Section 916.3. The riser rooms will be maintained and provided with necessary

HVAC equipment to maintain the temperature of the room between 40 degrees - 100 degrees Fahrenheit. Permanent lighting with backup power will be provided, if not already provided.

The new sprinkler system will be modified as necessary to provide the minimum design criteria noted above and maintained to ensure proper function.

Signage that will identify the riser rooms will be maintained on the exterior door of the room. And on the exterior doors leading to the area being discussed.

Knox Key Access

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, a key box will be installed by Catt Road, LLC in an approved location. The key box will be of an approved type and will contain keys to gain necessary access as required by the fire code official per the City of Wildomar Fire Code.

All required exterior doors will remain operable for emergency access by firefighters. Eliminating the function of any exterior doors will require prior approval that cannot be granted in every circumstance, and where allowed, the door must be marked with a sign stating, “THIS DOOR BLOCKED”.

Rooms containing fire protection equipment (fire alarm panels, fire sprinkler valves, etc.), controls for air- conditioning equipment, utility equipment for gas or electrical service, and rooms containing hazardous materials will require identifying signage to aid firefighters.

New Knox Boxes will be provided outside of the riser rooms and the main entry and will be maintained with keys to allow Fire Department Access.

Facility Fire Extinguishers

Catt Road, LLC employees assigned firefighting duties will be trained by a qualified person(s) to know the locations and proper use of portable fire extinguishers or other manual fire-fighting equipment and the protective clothing or equipment required for its safe and proper use. Portable Fire extinguishers will have a rating of not less than 2- A or 2-A10 BC will be provided within 75 feet travel distance to all portions of the building on each floor (see diagram), also for any electrical room portable fire extinguishers with a rating not less than 10BC will be provided. All installation of Fire Extinguishers will comply with CBC Section 906. All Fire Extinguishers will have proper signage as to location, they will be place on hangers at a height of no greater than 5 feet and no lower than 3 1⁄2 feet and will be located in areas that will be free of storage and access will be continually maintained.

7.2.3 HVAC System

Catt Road, LLC will have a complete HVAC air purification system which is typically used in high-grade hospitals and surgical facilities, to ensure that the odor of cannabis will not emanate beyond the walls of the building. The system will use a two-phase filtration and odor neutralization system consisting of carbon filters, known as “scrubbers”. This will be followed by a 100% organic zone-infused air system for eliminating cannabis odors effectively. Carbon filters use activated carbon to chemically absorb smells and other impurities from the air that is pushed or pulled through the filter. The system is designed to actually pull the odor out of the air and then neutralize any odor that passes through filters. HVAC systems will be cleaned by an outside contractor bi-annually.

7.2.4 Alarm System

Catt Road, LLC will have installed a new manual fire alarm system that activates the occupant notification system in accordance with CBC 907.4 and 907.2.5. The system is capable of voice evacuation system using speaker strobes. In addition, an automatic smoke/carbon monoxide detection system will also be installed to ensure the safety of the occupants of the building. A dedicated space (approved by Fire Department) will be used to install a Matrix and Graphic annunciator in order to make it simpler for Firefighters to detect the area of the fire in the shortest possible time. The Fire/Alarm System Monitoring will be contracted to:

ADT Alarm Monitoring Services, (951) 824-7205 1120 Palmyrita Ave, Riverside, CA 92507.

With the ADT Mobile App, notifications are immediately sent to authorized users as well as authorities in the event of a fire. The mobile app further allows any authorized user to remotely shut off the HVAC system from the app to help minimize fire spread.

7.2.5 Emergency Protocols

Accident and Reporting Procedures

Upon receipt of information regarding a fire or other emergency, the Chief Operation Officer and/or his designated employee will verbally report said emergency to the occupants of the building and direct the occupants to the designated assembly area. Subject building is not equipped with a “private mode alarm system”.

In the event an emergency requiring a “defend in place” response occurs, all window and door openings will be secured, and the buildings HVAC system will be deactivated. The occupants of the building will be directed to stay inside until said emergency has been mitigated and an all clear has been declared by the police and fire departments.

Upon receipt of a report of fire or other emergency that requires the building to be evacuated, the Chief Operation Officer and/or his designated employee will verbally announce the emergency to the occupants and begin a safe and timely evacuation of the building, the Chief Operation Officer and/or his designated employee will ensure that the building has been completely evacuated, including those individuals who need evacuation assistance, and direct occupants to the designated assembly area.

Once all are assembled, the Chief Operation Officer and/or his designated employee will perform an accountability check of all occupants.

Written and Physical Mechanisms in Place to Deal with Fire

A copy of a written "Fire Emergency Procedures" document will be maintained on the premises in both the retail area and managers office. Catt Road, LLC will ensure that the document is clearly identified as "Fire Emergency Procedures" and kept in an accessible location at all times.

The "Fire Emergency Procedures" document shall include the following Step by Step Process language:

1. In the event of a fire emergency, the Chief Operation Officer or his/her designated employee(s) shall call 9-1-1 to report the fire incident.
2. The Chief Operation Officer or his/her designated employee(s) shall direct the occupants of the building to the nearest exit and to the predesignated assembly location which will be in the parking lot north of the building.
3. If safe to do so, the Chief Operation Officer will utilize the onsite portable fire extinguishers to suppress the fire. If the fire cannot be suppressed or contained, the Chief Operation Officer and Catt Road, LLC employees shall vacate the premises and alert the surrounding businesses of the fire.
4. Upon arrival to the predesignated assembly location, the Chief Operation Officer shall account for all occupants of the Catt Road, LLC facility and render first aid, as necessary.
5. Upon termination of the incident, the operations manager shall interface with the local fire department to determine how the fire started and what precautionary measures should be taken to prevent future fires.

Emergency Plans and Evacuation Drills

The reporting of emergencies, coordination with emergency response forces, emergency plans, and procedures for managing or responding to emergencies will comply with the provisions of the City of Wildomar Fire Code.

Emergency evacuation drills complying with provisions of this section will be conducted by Catt Road, LLC at least annually for facilities that have been identified as a Group F occupancy as defined in the City of Wildomar Fire Code or when required by the fire code official. Drills shall be designed as described in the City of Wildomar Fire Code.

Evacuation Routes

In the event of a building evacuation, the Chief Operation Officer will direct the occupants of the building to the closest exit and assemble in the designated safety zones. Once the evacuated occupants are assembled in the designated assembly area, the Chief Operation Officer, or his designated employees, will confirm that all building occupants are accounted for.

All Exit Doors (except the main entry door- which will be staffed by security personnel) will be alarmed so that no unauthorized entrance or exiting of the building can take place. Access controlled doors will have exiting hardware designed so that they will automatically unlock when an Alarm is activated so

that occupants may exit from the building during an emergency incident. Additionally. All exit passages will meet all American with Disabilities Act (ADA) requirements and will have automatic door openers.

Exit signs will be in full compliance with CBC 1012. Exit signs will be connected to an emergency power system that will provide an illumination of not less than 90 minutes in case of primary power loss. The emergency power system shall consist of storage batteries.

The primary Safety Zone will be located at the furthest point of the parking lot adjacent to the Occupancy. Catt Road, LLC will clearly mark the location with a noticeable sign that reads “Evacuation Assembly Area”.

If the occupancy is required to be evacuated for any reasons the On-Duty Manager will be responsible to provide direction to the Safety Zone during the evacuation. The evacuation location will be posted at the Exit Doors and the Managers will document who was in the facility at the time of the evacuation and will utilize a specially developed recording card similar to a Triage Tag which all First Responders (Fire/EMS/Police) are familiar in reading and using.

Emergency Evacuation Procedures

In the event of an emergency threatening the safety of employees and visitors at Catt Road, LLC, a building evacuation may be necessary. All Catt Road, LLC staff should plan and discuss the following evacuation procedures:

Employee Responsibilities

Anyone that observes an emergency condition or situation should call 911. All regular staff will direct any temporary employees, contractors, truck drivers, or other visitors to the proper exits and routes to the meeting places.

- When evacuation of the building is required, employees should take the proper evacuation routes, which are the shortest routes to the outside of the building.
- Enact safety procedures unique to each area of the building.
- Plan for two escape routes, since one exit might be blocked by fire, or other obstructions. Proceed around the **perimeters** of the main building complex to the designated “Assembly Area”.

Chief Operation Officer Responsibilities

- The Chief Operation Officer will do a sweep of the building prior to exiting the building to ensure that all personnel have safely evacuated.
- The Chief Operation Officer will confirm all perimeter doors are closed and locked, precluding unauthorized and unsafe entry by others.
- The Chief Operation Officer will confirm that any occupant with a disability is safely assisted or removed from the building and taken to the Assembly Area.

Assembly Areas

Primary Assembly Area: The employee north parking lot (or other designated area) for all evacuees. (see Site/Facility Plan)

Secondary Assembly Area: In the event the Primary Assembly Area is compromised, evacuees will be directed to assemble at a safe location and distance west of the building at the entrance to the property.

Upon arriving to the Assembly Area, immediately report to the Chief Operation Officer who will:

- Cross check the "Emergency Evacuation Accountability Sheet" as well as the "Visitor Sign in Sheet" noting if all building occupants are accounted for.
- Write in the names of any visitors, temporary associates, or new employees that are not on the list.
- Provide first aid assistance to anyone who was injured during the evacuation.
- Monitor the incident and communicate with both the evacuees and emergency response personnel and await further direction before allowing the evacuees to leave the premises or reenter the premises.

Emergency Drills will be performed twice yearly. A designated person will time the evacuation and email each department head to see how they feel the drill went. Catt Road, LLC will maintain a log of each emergency drill performed by completing the below "Emergency Evacuation Drill" form (see below). These forms in their entirety will be made available to the City of Wildomar Fire Department upon request.

Currnt Cannabis

EMERGENCY EVACUATION DRILL FORM

Drill conducted by: First Name _____ Last Name _____

Contact Information: Phone: _____ Email: _____

Date and time: Month _____ Day _____ Year _____ Time _____

Notification method: Verbal _____ Phone _____ Other _____

Number of Employees participating # ____

Number of occupants evacuated # ____

Special conditions simulated (Describe)

_____

_____

Problems encountered (if any)

_____

_____

Weather conditions when occupants were evacuated

_____

_____

Time required to accomplish complete evacuation. Hours _____ Minutes _____

Supervisor _____

Supervisor's Signature _____

7.3 Occupancy Classification

Based on the Use and Occupancy Classifications Listed in Chapter 3 of the International Building Code (IBC), and International Fire Code (IFC), the Catt Road, LLC facility will seek Mercantile Group M Use and Occupancy.

The Catt Road, LLC project will be an adult-use retail cannabis facility within a single-story commercial building. The project will consist of the development of a new facility located at

23825 Catt Road, Wildomar, CA 92025

Catt Road, LLC intends to build a 3,936 square foot facility using the latest of technologies and state of the art materials offering 3,936 square feet of retail space. The remaining space will be utilized for storage, secure delivery, and other administrative purposes required for the retail operation. Complete building plans for the facility will be submitted to the Wildomar Building and Safety Department and will be required to meet all CBC (California Building Code) regulations. Every aspect of the building has been extensively studied so that it will be in compliance with the required guidelines and Catt Road, LLC plan is to adhere to the most restrictive requirements to ensure the safety of the public. General plans for the facility can be viewed below.

7.4 Hazard Communication

As Catt Road, LLC is a retail sales cannabis facility, hazardous gases will not be used or stored. Therefore, gas monitoring equipment will not be required or installed at this location. Other than the required fire and life safety construction requirements required by code at the time of construction (i.e. fire rated walls, fire rated corridors, doors, and door assemblies) there are no special “safety features” in place.

Chemicals stored at Catt Road, LLC will be limited to small quantities (below reportable quantities) of basic household cleaning supplies which may include:

- Bleach Wipes.
- Disinfectants.
- Dish Soap.
- Scouring Powder.
- Window Cleaner.
- Detergents.
- Bug spray.
- Hand Soap.

The above products will be stored in an approved cabinet in the either the restroom or break area.

Catt Road, LLC follow the guidelines provided in IFC Section 407 and ensure the appropriate paperwork made accessible to the fire code official for all hazardous or potentially hazardous materials on stored on the premises. Additionally, IFC Sections: 5001.3 - 5001.6.3 will be consulted. Catt Road, LLC will ensure responders are provided the information of the hazardous chemicals that is on the property. Should Catt Road, LLC have any hazardous materials on the premises, the following policies will be strictly enforced:

- Material Safety Data Sheets (MSDS) must be on property and made easily accessible.
- Containers and/or packages related to hazardous materials must be properly labeled and warning signage must be properly displayed and easily visible.
- All persons must be trained on what to do in the event of an emergency involving hazardous material on the property.

7.4.1 Written and Physical mechanisms in place to deal with Hazardous Materials/Inhalation Procedures

A copy of a written “Hazardous Materials/Inhalation Procedures” document will be maintained on premises in both the retail area and managers office. Said document shall be clearly identified as “Hazardous Materials/Inhalation Procedures” and kept in an accessible location at all times.

The “Hazardous Materials/Inhalation Procedures” document shall include the following Step by Step Process language:

1. In the event of a Hazardous Materials/Inhalation incident, (i.e. significant spillage of cleaning products, hazardous gas produced resulting from mixing of incompatible cleaning products) the Chief Operation Officer or his/her designated employee(s) shall call 9-1-1 to report the incident.
2. The Chief Operation Officer or his/her designated employee(s) shall direct the occupants of the building to the nearest exit and to the predesignated assembly location which is in the parking lot north of the building.
3. If safe to do so, the Chief Operation Officer will utilize the onsite hazmat absorbent pad or mat to absorb and control the spill. If the spill cannot be contained, the Chief Operation Officer and Catt Road, LLC employees shall vacate the premises and alert the surrounding businesses of the chemical incident.
4. Upon arrival to the predesignated assembly location, the Chief Operation Officer shall account for all occupants of the Catt Road, LLC facility and render first aid, as necessary.
5. If an employee has come inContact with a hazardous material (i.e. splashed in eyes, on skin or clothing) the Chief Operation Officer or his/her designated employee shall have the victim remove the contaminated clothing and flush the affected area with water.

Upon termination of the incident, the operations manager shall interface with the local fire department to determine how the incident occurred and what precautionary measures should be taken to prevent future hazardous

8. Safety and Security Plan

8.1 Security Summary

Catt Road, LLC takes its responsibility of security and safety seriously and as an experienced operator will ensure its security plan is superior to industry best practices and is effective at providing the ultimate level of safety for its employees, and the community of Wildomar. Catt Road, LLC has designed a security system that brings the best security practices from high-risk industries that creates a comprehensive plan that not only addresses each core aspect of its operation, but also are compliant with all local, county, and state government-mandated security requirements. Catt Road, LLC will regularly monitor its security plan to ensure effectiveness and revise as needed. All revisions will be coordinated in parallel with reviews with local law enforcement officials, and an independent third-party review with a licensed private security company.

Catt Road, LLC will implement strict security protocols that address all risks associated with unauthorized entry, theft, employee safety, and community safety. These measures, detailed below, will describe the installation, and use of an effective, industry leading video surveillance system, alarm system, and access control system. This Security Plan has been provided by Safe and Sound Security, one of California's Premiere custom security Systems.

About Safe And Sound Security

At Safe And Sound, we pride ourselves on being California's premier providers of custom security systems. More than 10,000 homeowners and businesses trust to help protect them from break-ins, theft, fire, vandalism, over the past decade. And while we specialize in security system installation, we know our business is really about people first – a priority that sets us apart from the crowd. We're committed to providing the highest-quality, custom security solutions and the best in customer service in the industry.

Our Approach

As California's leading providers of modern security solutions, our approach emphasizes creating a custom-made system tailored to every customer and project's individual needs, for a white-glove, Michelin Star-like experience.

We occupy a space in the market that doesn't get a lot of competition. As a medium-sized security company, we're able to adapt to an ever-changing technology environment that smaller mom-and-pop and larger national security companies can't stay on top of. We invest in continued training and education, so our employees can stay on the cutting edge of the security field, and we're brand-agnostic, so we can offer a customized system for each customer's needs - no matter how large or small the project.

Your Custom Security Plan

Safe and Sound Security will be installing a 26 camera system to cover the perimeter and interior of the space. The cameras in orange on the map below indicate a high mega pixel to comply with regulations regarding point of sales. Cameras in blue are basic turrets, and cameras in red indicate the cameras that will be used for video verification. All wires will be ran back to the security room. The CMVR will be installed in the security room with 90 days of onsite storage and 7 days of cloud back up.

Camera Quote

Description	Price	Quantity	Total
4 MP EXIR CMOS Network Turret Camera 2.8MM 2.8mm 4MP Turret (Discontinued) DS-2CD2342WD-I	$225.00	4.00	$900.00
2 MP Outdoor IR Network Turret Camera The Hikvision DS-2CD2323G0-I Outdoor IR Turret Camera provides high definition network output. It supports H.265+ video compression technology, which assures savings in bandwidth and storage. Minimum Illumination: Color: 0.028 Lux @ (f/2.0, AGC on) Up to 1920 x 1080 Resolution 2.8 mm and 4 mm Fixed Lens Options H.265+/H.265/H.264+/H.264 Main Stream: 30 fps (1920 × 1080, 1280 × 960, 1280 × 720) EXIR 2.0 Range Up to 100 ft (30 m) 12 VDC ± 25% (PoE 802.3af), maximum 7.5 W	$144.29	22.00	$3,174.38
12U Wall-Mountable & Lockable Server Rack Arrow Wire WALLMOUNT DUAL SWING 24X22X24 10/32 PLEX DOOR W/SIDES,TOP BOTTOM 12RU BLK	$860.00	1.00	$860.00
Video Verification Video Verification Monthly Service	$50.00	4.00	$200.00
Turret Back Box Turret Back Box	$30.00	8.00	$240.00
Cat5e Cat5e	$101.76	7.00	$712.32
RAID CMVR w/ 50TB Hard drive Eagle Eye CMVR 820, 2U rackmount device with 50TB ~ 30 days storage for 180 SD cameras, 4 days on premise buffering	$10,873.91	1.00	$10,873.91
Eagle Eye Switch (24 Port Managed POE+, with 2xGig Uplink) Eagle Eye Switch (24 Port Managed POE+, with 2xGig Uplink)	$823.50	2.00	$1,647.00
Camera Installation Labor Labor for Camera job	$8,300.00	1.00	$8,300.00
Engineering Engineering	$248.00	1.00	$248.00
Eagle Eye VMS HD5 7 Days Cloud Recording Monthly 7 day 5MP Cloud Recording	$55.00	4.00	$220.00
Eagle Eye VMS HD2 7 Days Cloud Recording Monthly 7 day 1080p Cloud Recording	$15.00	22.00	$330.00
Safe and Sound Security Camera Extended Warranty (Monthly) Warranty Coverage extending beyond standard labor warranty	$103.08	1.00	$103.08
		Camera Sub Total	$27,808.69

Burglar Alarm Quote

Description	Price	Quantity	Total
IQ Panel 2+ (Qolsys & Interlogix) PowerG IQ Panel 2+ (Qolsys & Interlogix)	$525.00	1.00	$525.00
IQ 2 Auxiliary Keypad (Qolsys) IQ2 Auxiliary keypad	$199.43	1.00	$199.43
PowerG 915Mhz Wireless Dual Tech Motion Detector (DSC) Motion Detector, Wireless	$85.00	12.00	$1,020.00
PowerG 915Mhz Wireless Panic Key (DSC) Panic Button, Wireless	$45.00	5.00	$225.00
PowerG 915Mhz Wireless Glass Break Detector (DSC) Glass Break, Wireless	$85.00	2.00	$170.00
PowerG 915Mhz Wireless Door/Window Contact (DSC) Door/Window Contact, Wireless	$32.00	6.00	$192.00
PowerG Wireless Door/Window Contact with Auxiliary PowerG Wireless Door/Window Contact with Auxiliary	$28.91	1.00	$28.91
amseco Hardwired Commercial Overhead Door Contact Overhead Door Contact	$27.00	1.00	$27.00
Brinks Alarm Monitoring with Alarm.com Interactive Monthly Monitoring Package for Interactive Control	$59.99	1.00	$59.99
Alarm Labor Alarm Labor	$992.00	1.00	$992.00

Burglar Alarm Quote

Description	Price	Quantity	Total
Safe and Sound Security Burg Extended Warranty (Monthly) Warranty Coverage extending beyond standard labor warranty	$47.99	1.00	$47.99
		Burglar Alarm Sub Total	$3,487.32

Access Control Quote

Description	Price	Quantity	Total
ACS6000 Brivo On Air Control Panel Brivo Onair ACS6000 Two (2) Reader Ethernet Control Panel	$1,588.73	1.00	$1,588.73
2 reader expansion board Two Reader Expansion Board [Does not support OSDP readers or wet outputs]	$443.30	3.00	$1,329.90
HID Prox Card ProxCard Clamshell Cards (50 ct) DKS HID Prox Card ProxCard Clamshell Cards (50 ct)	$356.00	1.00	$356.00
ACS6000 Expansion Chassis Brivo ACS6000 Expansion Chassis (Accommodates two (2) expansion boards) - compatible with all Brivo ACS5000 and ACS6000 series panels	$590.00	1.00	$590.00
Brivo Onair Tier 1 Reader Monthly Data Plan Brivo Monthly Cloud Subscription Tier 1 (reader 1 and 2)	$40.00	7.00	$280.00
18/ 2 STR JKT CL2P 1M BX BGE (Access Control) 18/2 Plenum access control wire	$203.98	2.00	$407.96
18/ 4 STR JKT CL2P 1M BX BGE (Access Control) Cable Length: 1000 ft Connector on First End: Bare Wire Connector on Second End: Bare Wire Device Supported: Burglar Alarm, Intercom, Phone, Speaker Color: Natural	$363.02	2.00	$726.04
18/ 6 STR OAS CL2P 1M RL BGE (Access Control) Cable Length: 1000 ft Connector on First End: Bare Wire Connector on Second End: Bare Wire Shielding: Yes Device Supported: Burglar Alarm, Intercom, Phone, Speaker	$325.98	2.00	$651.96
Recessed Magnetic Contact w/ terminal connection Door/window contact, recessed, terminal connection	$2.75	7.00	$19.25
3 CONDUCTOR LINE CORD Power cord for AL600ULACM	$8.52	1.00	$8.52
Combo Tri Tech and keypad Reader (Single Gang) Brivo single gang bi-technology reader with keypad. Supports 125 kHz Proximity and 13.56MHz Smartcard credentials. Also Brivo Onair Pass (BCP) BLE enabled.	$510.00	7.00	$3,570.00
Access Power Controller w/ Power Supply/Charger Enclosure Access Power Controller w/ Power Supply/Charger, 8 Fused Relay Outputs, 12/24VDC @ 8A, FA, 115VAC, BC400 Enclosure	$450.00	1.00	$450.00
Engineering Engineering	$248.00	1.00	$248.00
Access Control Labor Access Control Labor	$5,750.00	1.00	$5,750.00
Safe and Sound Security AC Extended Warranty (Monthly) Warranty Coverage extending beyond standard labor warranty	$47.99	1.00	$47.99
		Access Control Sub Total	$16,022.35

Sub Total	$47,318.36
Tax	$2,685.49
Grand Total	$50,003.85

8.2 Video Surveillance System

Surveillance cameras will cover the entire perimeter of the Catt Road, LLC facility, a minimum of 20 feet from all entrances and exits, point of sale areas, internal and external areas where diversion of cannabis could potentially occur, and all limited-access areas.

Catt Road, LLC asserts that it will comply with the security requirements outlined in 188 WMC § 5.76.110(Q)(1) and ensure that the facility is well equipped with a video surveillance system that meets all of the following requirements:

1. Security cameras and digital storage of recordings will be maintained in good condition and used in an on- going manner, twenty-four hours per day, seven days per week.
2. The security system will maintain at least 90 days of digitally recorded video for each security camera in the licensed premises. Security footage will be stored in an MPEG4, MJPEG, H.264, or another format approved by the local licensing authority in writing.
3. Security cameras will provide adequate and sufficient coverage for the facility, which will include, but need to be limited to, all limited access areas, all areas of ingress and egress, point of sale, the public areas, storage areas, and any other areas as required by this 188 WMC § and the MAUCRSA.
4. The video surveillance system will be equipped with a failure notification system that provides prompt notification to the manager of record of Catt Road, LLC premises of any surveillance interruption or complete failure of the surveillance system that lasts longer than fifteen minutes.
5. The video surveillance system will have sufficient battery backup to support a minimum of fifteen minutes of recording in the event of a power outage.

The security camera system will have the ability to be monitored on a computer by any Catt Road, LLC employee in the position of Security Manager, CEO, COO, Operations Manager, and Security Agent. Security Agents will utilize live video surveillance when the business is operational to randomly document license plates, physical entry threats, and other potential threats.

Digital security recordings will be backed up and securely stored in Security Room for 365 calendar days. Please see security overlay for location.

Access to this room will only be granted to Catt Road, LLC's Security Manager, CEO, COO, Operations Manager, and Security Agents. Pursuant to 16 CCR § 5044, if a request is made for Catt Road, LLC to provide a copy of specific surveillance recordings, Catt Road, LLC will provide a copy of the recordings to the Riverside Sheriff's Department, Wildomar Council Officials who govern the cannabis program, The California Bureau of Cannabis Control, and any additional relevant government authorities in any form of law enforcement requests, whether it be digital or physical media, within the timeframe the authority requests.

8.2.1 Vendor

Catt Road, LLC will be contracting Safe and Sound Security for surveillance camera equipment. Safe and Sound Security is a security installer that stays on the cutting edge of technology. As the largest growing commercial security company in California, they have the experience and the expertise to help Catt

Road, LLC create the most effective security plan specific to the unique needs of both the industry and the goals of the company. Catt Road, LLC will also utilize Safe and Sound Security for the installation of exterior lighting as required by the WMC ordinance. The licensed contractor license number of Safe and Sound Security is:

The Alarm Company Operator (ACO) number of Safe and Sound Security is: 6672.

- Chown, Patrick Anthony
- 2300 Clayton Road, #1230
- Concord, CA, 94520-2100
- Contra Costa County

8.2.2 Locations/Angles of all Cameras

Security cameras and digital security recordings will be placed as highlighted in the Security Overlay. Please see section 8.8 below.

8.2.3 Power Failure

Pursuant to 16 CCR § 5043, if there is any connection interruption, power failure, or other circumstance that forces Catt Road's security camera system to cease recording for any amount of time, Catt Road, LLC's Cannabis's security manager and security agents will automatically be notified via an online notification.

8.3 Alarm System

The entire Catt Road, LLC facility will be a limited access area. Visitors and employees will enter the main Check- in/Lobby area.

Catt Road, LLC's approach towards securing points of entry and exit has begun with an independent site assessment that lays out a plan of physical access securing entry and exit points, see the Security Overlay in section 8.8.

8.3.1 Equipment

With the executive team of Catt Road, LLC bringing years of experience successfully securing high value cannabis operations, Catt Road, LLC understands the extremely pertinent need for a state-of-the-art intrusion detection system to safeguard stored legal cannabis, large amounts of money, and countless additional valuable assets within the Catt Road, LLC facility.

Catt Road, LLC will have an audible interior and exterior security alarm system installed on all perimeter entry points and perimeter windows, operated, and monitored by a security company licensed by the Department of Consumer Affairs, Bureau of Security and Investigative Services in compliance with 188 WMC § 5.76.110(Q)(2).

Catt Road, LLC will have intrusion detection sensors installed on entrance, exit, and window within the Catt Road, LLC dispensary to detect unauthorized entry. In addition, off-site state compliant 24-hour digital video recorded surveillance, armed security agents, a metal detector, metal detector wands, panic alarms, access control points, and ballistic proof walls will secure every entrance and exit of the Catt Road, LLC dispensary.

8.3.2 Vendor

Pursuant to 16 CCR § 5047, as a California Department of Consumer Affairs Bureau of Security and Investigative Services licensed alarm operator, Safe and Sound Security will be installing, maintaining, monitoring, and responding to any alerts generated by Catt Road, LLC's alarm and panic button system. Abiding by the definition of an alarm system pursuant to Bus. & Prof. Code § 7590.1(n), the alarm system will signal the presence of a hazard requiring urgent attention to which the police may respond. To ensure there will be comprehensive alarm coverage in the event of an emergency, the locations alarms will be placed are highlighted in the Security Overlay provided in section 8.8.

8.3.3 Records

Upon request from the Bureau of Cannabis Control, the Riverside Sheriff's Department, or any additional relevant government authority, Catt Road, LLC will provide any records related to the alarm system's operations, maintenance, and activity with 24 hours of the request.

8.4 Access Control

Catt Road, LLC will install access control systems at the point of entry for all restricted areas as means to prevent theft and diversion of cannabis products. Catt Road, LLC will again utilize the professionals of Safe and Sound Security for the installation of the access control system. The system installed will provide the following to the Catt Road, LLC team:

1. Continuous monitoring and tracking of entries and exits. No one gains access without proper authorization. An alert will sound when unauthorized access is attempted.
2. Extensive audit trail. This detailed information shows who was where, at what times, allowing you to better manage employee access.
3. Remote access if desired. Authorized personnel can make system changes and review audit trails from wherever they are.

To prevent unauthorized entry into limited-access areas, Catt Road, LLC will implement the following measures:

1. Posting signage at each entrance and exit of limited-access areas stating: "DO NOT ENTER - Limited-access area. Access limited to licensed personnel and authorized escorted visitors."
2. Positioning security cameras to ensure comprehensive coverage of all entrances and exits of limited-access areas.
3. Training Catt Road, LLC security agents to not allow any individuals into limited-access areas with the exception of specifically authorized Catt Road, LLC employees, and visitors.
4. Catt Road, LLC will install sensors at each entry and exit of each limited-access area.

8.4.1 Employee Badges

Pursuant to 16 CCR § 5043 Catt Road, LLC will provide all employees with security badges that must be worn at all times while engaging in Commercial Cannabis Activity. The employee badge for the: Co-Presidents, COO, CEO, Security Manager, Operations Manager, and Inventory Control Agents will include the following:

1. The Catt Road, LLC "doing business as" and license number
2. The employee's first name
3. The employee number uniquely assigned to the employee for identification purposes
4. A color photograph of the employee that is at least 1 inch in width and 1.5 inches in height
5. Lamination

The nameplate for Security Agents will be:

1. A nameplate that is at least 4 inches in width and 2 inches in height, with the first and last names of the security agent, and the word "SECURITY" at least three fourths inches high
2. Located at the chest level of the security agent

All employee badges will be linked into Catt Road, LLC's access control system and only employees that require access to limited and/or restricted areas will be granted so. Access control granted to each employee systematically and will only be modified as needed by the General Manager

8.4.2 Electronic Verification System

Ensuring due diligence is done on the identity, especially age, of Catt Road, LLC customers not only ensures the integrity of Catt Road, LLC's operations, but the safety of the community of Wildomar. With the proliferation of falsified identification, companies selling age-restricted items cannot adequately verify identification by merely visually inspecting a customer's identification.

Vendor

Catt Road, LLC will utilize Cova Cannabis Dispensary Point of Sale Software to facilitate all electronic identification verification, point of sale transactions, and data. Catt Road, LLC has selected COVA for their diligent and effective approach in regard to cyber security best practices, including: SSL encryption for all data utilized for each transaction both for all processing data and the backup thereof, and highly regarded third party cyber security certifications such as PCI-DSS Level 1.

Equipment

The specific equipment utilized to run the Cova Cannabis identification scan software will be a Socket Mobile CHS 7Ci 1D Imager Barcode Scanner.

Identification and Recordkeeping

To establish and operate a secure, successful legal cannabis business, heavy vetting must not only be conducted on potential employees and stakeholders, but to any potential vendor and individual who will access limited-access areas of the facility. Additionally, Catt Road, LLC will capture the following information and ensure it is digitally recorded.

Identification will be digitally verified through the Cova identity verification system which will then record name, date of entering, company, reason for entering the limited-access area, and times they entered and exited. These records will be securely backed up for a minimum of 365 calendar days.

8.5 Signage

In accordance with 188 WMC § 5.76.110(I), On-site signage for Catt Road, LLC's business that is viewable from the exterior of the facility will comply with all local signage laws applicable to the licensed premises, including Chapters 17.251 and 17.254 of the WMC code. Signage will not be designed to appeal to children, or contain any false or misleading statements, or make any misrepresentations. Catt Road, LLC will not advertise in a manner intended to encourage persons under twenty-one years of age to consume cannabis or cannabis products. Additionally, Catt Road, LLC will not make any claims that a product is safe because it is tested. All advertisements, including off-site advertising signs, will comply with 188 WMC § 15 of MAUCRSA.

A sign will be posted in a conspicuous place near each point of public access which will be not less than twelve inches wide and twelve inches long, composed of letters not less than one inch in height, stating **"All Activities Monitored by Video Camera."**

In accordance with 16 CCR § 5042, all limited access areas will be clearly identified by the posting of a sign which shall be not less than twelve inches wide and twelve inches long, composed of letters not less than one-half inch in height, which will state, **"Limited Access Area—Authorized Personnel Only."**

Additionally, in compliance with 188 WMC § 5.76.110(G), Smoking, vaporizing, ingesting, or otherwise consuming cannabis and cannabis products at Catt Road, LLC's premises will be strictly prohibited. This policy will be enforced anywhere on the premises including the actual building, as well as any accessory structures, common areas and parking areas. A sign will be posted at each entrance of the premises that clearly and legibly states, **"Smoking, vaporizing, ingesting, or otherwise consuming cannabis or cannabis products on these premises or in their vicinity is prohibited and a violation of the Wildomar Municipal Code."**

In compliance with 188 WMC § 5.76.110(K), Catt Road, LLC will display a copy of its local license in a conspicuous place at or near the entrance to the facility.

Finally, and pursuant to 16 CCR § 5031, Catt Road, LLC will post a 14"x10" sign near the entrance that states **"Persons under twenty-one years of age are not permitted on these premises".**

8.6 Lighting

In compliance with 188 WMC § 5.76.110(Q)(4), Catt Road, LLC will ensure all facility entrance(s) and all window areas will be illuminated during evening hours. Catt Road, LLC will comply with the city's lighting standards regarding fixture type, wattage, illumination levels, and shielding. In compliance of 188 WMC § 8.64.140 of the WMC, Catt Road, LLC will ensure that the minimum source efficacy to be used for light fixtures used in public right-of-way illumination will be 60 lumens per watt.

Catt Road, LLC will utilize the expertise of Safe and Sound Security for the installation of superior lighting that meet the above criteria. Safe and Sound Security will be installing 2500K LED lights to the exterior of the facility. LED lights, and specifically those at a temperature of 2500K, have a drastically lower amount of glare compared to a CFL or Incandescent light which maximizes the effectiveness of the facilities surveillance system.

To ensure there is a compromise between providing sufficient light to customers, employees while ensuring all exterior portions of the building and the property are visible to Catt Road, LLC's security monitoring system, lighting will be placed as highlighted in Security Overlay provided in section 8.8.

8.7 COMMERCIAL GRADE LOCKS

In compliance with 188 WMC § 5.76.110(Q)(5), Catt Road, LLC will ensure all points of ingress and egress to the premises are reinforced with commercial-grade, nonresidential door locks and window locks.

Pursuant to 16 CCR § 5043, Catt Road, LLC will be utilizing locks on all entrances and exits that are not solely controlled electrical components. Therefore, a power failure will not open a vulnerability pertaining to accessing the Catt Road, LLC dispensary.

8.8 NOTIFICATION OF LOCAL LICENSING AUTHORITY AND LAW ENFORCEMENT

Pursuant to 188 WMC § 5.76.110(Q)(6), Catt Road, LLC will notify the local licensing authority and the appropriate law enforcement authorities within twenty-four hours after discovering any of the following:

- Significant discrepancies identified during inventory; Pursuant to 16 CCR § 5034, a significant discrepancy is defined as three percent (3%) or greater difference between the actual inventory compared to records pertaining to the inventory of average monthly sales.
- Diversion, theft, loss, or any criminal activity involving the retailer or any employee or agent of the retailer;
- The loss or unauthorized alteration of records related to cannabis, cannabis patients, primary caregivers, or retailer employees or agents; or
- Any other breach of security.

Pursuant to 16 CCR § 5036, the Security Manager will contact the Riverside Sheriff's Department, and will complete a Notification and Request Form (BCC-LIC-027) to notify the Bureau of Cannabis Control, within 24 hours of discovering the discrepancy.


PUBLIC ENTRY
LOBBY 237 S.F.
SECURITY CHECKPOINT
RECEPTION 48 SF
RETAIL AREA 2,226 S.F.
TOTAL CANNABIS 3,936 SF
DISPOSAL RM 75.5 S.F.
CIRCULATION 114 S.F.
VAULT 382 S.F.
CIRCULATION 183 S.F.
BATH RM. 74 SF
JANITOR 24.5 SF
DELIVERY/ STORAGE RM 94 S.F.
MANAGER OFFICE 123 S.F.
SECURITY SYSTEM 21 S.F.
GENERAL OFFICE 99 S.F.
BREAK AREA 158 SF
LEGEND
PUBLIC ACCESS
LIMITED GRANTED PUBLIC ACCESS
AUTHORIZED EMPLOYEE ACCESS ONLY
EMPLOYEE ACCESS ONLY
CIRCULATION
EXIT SIGN
FIRE EXTINGUISHER
ADA PATH OF TRAVEL
EMERGENCY EGRESS PATH
SMOKE DETECTOR
SECURITY CAMERA (33- INSIDE DISPENSER & 6- OUTSIDE DISPENSER)
SECURITY FLOOR PLAN
N

8.9.1 Operational Security

In addition to systematic security, Catt Road, LLC will create operational roles that ensure safety is integrated into day-to-day activities. Members of all four employee groups (CEO, Security Manager, Operations Managers, Retail Sales Associates, Inventory Control Agents), and additionally a minimum of two Security Agents, will be present for all operating hours.

8.9.1.2 Roles and Responsibilities

The Chief Executive Officer (CEO) of Catt Road, LLC will hold the following responsibilities pertaining to security:

1. Facilitating Catt Road, LLC Security Policy training.
2. Responding to emergencies, including, but not limited to, violence, emergencies as defined by the Emergency Action and Fire Prevention Plan, weapons in the facility, and breach of limited-access areas.
3. Responding to incidents pertaining to the Catt Road, LLC Physical Altercation, Weapon Incident, Employee Firearm, Contraband, and Counterfeit Money policies.
4. Possessing the knowledge of how to operate CCTV camera footage and recover specific CCTV recordings.
5. Preventing the hiring of persons under the age of 21 in accordance with 188 WMC § 5.76.110(D).

The Security Manager of Catt Road, LLC will ensure smooth operation of all security equipment and security agents, as well as be the designated security representative between Catt Road, LLC and law enforcement.

The four Operations Managers will hold the following responsibilities pertaining to security:

1. Responding to emergencies, including, but not limited to, violence, emergencies as defined by the Emergency Action and Fire Prevention Plan, weapons in the facility, and breach of limited-access areas.
2. Responding to incidents pertaining to the Catt Road, LLC Physical Altercation, Weapon Incident, Employee Firearm, Contraband, and Counterfeit Money policies.
3. Possessing the knowledge of how to operate CCTV camera footage and recover specific CCTV recordings.

Dispatch will hold the following responsibilities pertaining to security:

1. Responding to emergencies, including, but not limited to, violence, emergencies as defined by the Emergency Action and Fire Prevention Plan, weapons in the facility, and breach of limited-access areas.
2. Responding to incidents pertaining to the Catt Road, LLC Physical Altercation, Weapon Incident, Employee Firearm, Contraband, and Counterfeit Money policies.
3. Preventing, identifying, and reporting illegal public consumption and distribution of cannabis products.
4. Preventing persons under the age of 21 from entering and purchasing cannabis goods.

Inventory Control Agents will hold the following responsibilities pertaining to security:

1. Responding to emergencies, including, but not limited to, violence, emergencies as defined by the Emergency Action and Fire Prevention Plan, weapons in the facility, and breach of limited-access areas.
2. Responding to incidents pertaining to the Catt Road, LLC Physical Altercation, Weapon Incident, Employee Firearm, Contraband, and Counterfeit Money policies.
3. Identifying and reporting inventory discrepancies.

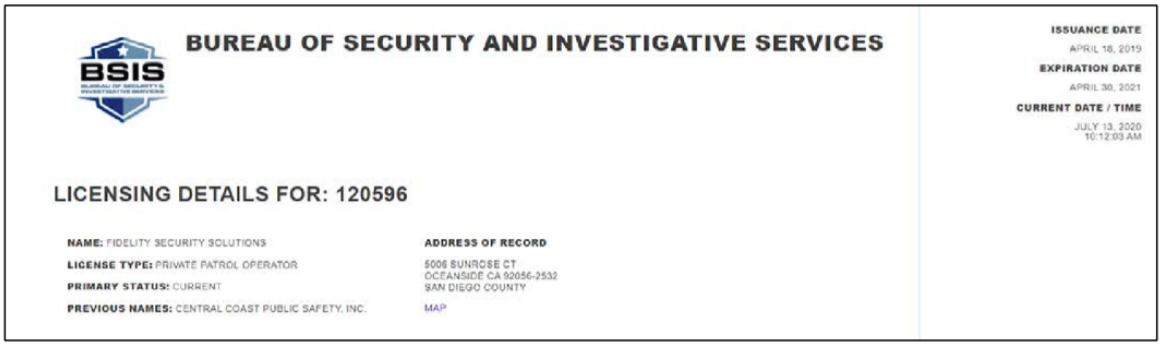
Security Agents will hold the following responsibilities pertaining to security:

1. Responding to emergencies, including, but not limited to, violence, emergencies as defined by the Emergency Action and Fire Prevention Plan, weapons in the facility, and breach of limited-access areas.
2. Responding to incidents pertaining to the Catt Road, LLC Security Exclusion, Physical Restraint, Physical Altercation, Weapon Incident, Employee Firearm, Contraband, and Counterfeit Money policies.
3. Possessing the knowledge of how to operate CCTV camera footage and recover specific CCTV recordings.
4. Maintaining security around the exterior of the Catt Road, LLC dispensary and the perimeter of the premises.
5. Monitoring the consistent operation of Catt Road, LLC security equipment, including, but not limited to, metal detectors, hand wands, motion detectors, CCTV cameras, panic alarms, sensors, and safes
6. Escorting individuals off of the property of Catt Road, LLC if they are on the property for a prolonged period of time, and not directly engaged in the commercial operations of Catt Road, LLC.

8.9.1.3 Security Guard Requirements

Pursuant to 16 CCR § 5045, as a licensed security guard by the Bureau of Security and Investigative Services, Fidelity Security Solutions will be contracted to provide armed security at the Catt Road, LLC dispensary, complying with Chapters 11.4 and 11.5 of Division 3 of the Business and Professions Code.

- **Private Patrol Operator (PPO) License – #120596**
- **Motor Carrier Permit (MCP) – #CA528670**
- **USDOT (Federal Transport) – #3142025**


BUREAU OF SECURITY AND INVESTIGATIVE SERVICES

ISSUANCE DATE
APRIL 18, 2019
EXPIRATION DATE
APRIL 30, 2021
CURRENT DATE / TIME
JULY 13, 2020
10:12:03 AM

LICENSING DETAILS FOR: 120596

NAME: FIDELITY SECURITY SOLUTIONS
LICENSE TYPE: PRIVATE PATROL OPERATOR
PRIMARY STATUS: CURRENT
PREVIOUS NAMES: CENTRAL COAST PUBLIC SAFETY, INC.

ADDRESS OF RECORD
5006 SUNROSE CT
OCEANSIDE CA 92056-2532
SAN DIEGO COUNTY
MAP

8.9.1.4 Security Guards and Agents

Every individual who enters the property of Catt Road, LLC will be assessed as a potential threat, through on-site and off-site security cameras monitored by Catt Road, LLC's security agents. Pursuant to 16 CCR § 5044, these camera recordings will be recorded and digitally backed up for a minimum of 365 days. The interior and exterior of the building, and the perimeter of Catt Road, LLC premises will be patrolled by 1 armed Private Security Company guard to prevent loitering, and potential crime including but not limited to unlawful distribution, and consumption of cannabis in a public area. Security guards will be present during all normal business hours as well as 1 hour before and after normal business hours. This additional time will be provided additional security for employees who report in early or stay late to perform opening and closing procedures. Security guards will always escort employees entering or exiting the premises during non-daylight hours.

8.9.1.5 Customer Safety

Customer safety is extremely important to the Catt Road, LLC team. Catt Road, LLC will create a safe environment for its patrons through employing an elaborate security plan as defined above and also creating a clean and safe environment.

In accordance with 188 WMC § 5.76.110(P), Catt Road, LLC will ensure that its facility is maintained in a sanitary manner and all activities are conducted in a sanitary manner. Catt Road, LLC will ensure the following conditions exist within the facility:

1. Adequate and sufficient access to bathrooms and hand-washing facilities with running water at a suitable temperature.
2. Hand-washing stations located where good sanitary practices require workers to wash or sanitize their hands and provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices.
3. All workers that engage in the dispensing of edible cannabis products comply with the provisions of all relevant state and local laws regarding the preparation, distribution, and sale of food.

To maximize safety for the patrons, Catt Road, LLC will follow strict protocols of admittance, minimize the number of customers in the store at one time, and ensure that customers do not linger anywhere on the premises after business is concluded. These strictly enforced policies will minimize risks to customers as well as employees and the surrounding community.

8.9.1.6 Business Safety

To ensure the safety and success of the business, operational procedures have been developed to maintain complete control and transparency on inventory and sales transactions.

8.9.2 Inventory Recordkeeping and Auditing

Pursuant to 16 CCR § 5423 and 16 CCR § 5424, for each inventory shipment, the following points will be digitally recorded and securely backed up for a minimum of 365 days:

1. The time the delivery has been scheduled
2. The time the delivery is scheduled for
3. The time the delivery occurs
4. A description of each cannabis product received
5. An exact quantity of each item received
6. Any expiration dates provided on cannabis products
7. The name, license number, and contact information of the licensed distributor or licensed microbusiness who has transported the inventory to Catt Road, LLC
8. The name and identification of any employees of the licensed distributor or licensed microbusiness who are at the Catt Road, LLC facility at the time of inventory delivery
9. The total price of each incoming inventory item
10. The name of each employee recording the aforementioned information.

The collection of these data points will provide a comprehensive review on each respective distributor's expected delivery times, methods, and personnel, to make the process of receiving inventory as seamless as possible. These records will be audited nightly by Catt Road, LLC Operations Managers and monthly by Catt Road, LLC's COO.

8.9.3 Limited Cash Operation

All cash inventory and storage shall be monitored by 24-hour security cameras. Cash payments will be directly deposited into a drop slot safe, limiting the amount of cash circulating at the dispensary. The money will be removed from the safe and counted daily in the walk-in safe room.

Access to the dispensary will be limited to employees during all safe transfers. Two employees are required to be present during this time.
The cash will then proceed to the appropriate bank in a locked container each day. Access to the container will require both an electronic keypad password and a passcode.

Catt Road, LLC has selected Dunbar to transport cash from the facility location to the bank. Pick-ups will occur on Monday, Wednesday, and Friday. Cash will be securely stored in the vault until the Dunbar driver arrives.

8.9.4 Employee Safety and Policy

Physical or Verbal Harassment

Catt Road, LLC has a zero-tolerance policy towards all workplace harassment, violence, threats, and disorderly behavior, whether it is verbal or physical. This includes verbal or physical altercations on the property of Catt Road, LLC, in addition to any location where Catt Road, LLC is conducting business including but not limited to: partner business locations, trade shows, and company event venues.

Employees and security agents are obligated to expeditiously report all threats, harassment, violence, and disorderly behavior to the Catt Road, LLC Security Manager, who will contact relevant law enforcement agencies if it is required. For an employee or member of security agents to report a physical altercation, the altercation must be witnessed in person or through security monitoring equipment including but not limited to Catt Road, LLC security cameras.

Weapons/Firearms

Weapons of any type are prohibited on company property without authorization from the Security Manager. The Security Manager of Catt Road, LLC is the sole individual authorized to determine which employees and security agents are authorized to possess a firearm while on Catt Road, LLC property. This will only be authorized if it is determined that allowing the individual possessing a firearm on company premises is necessary to secure the safety and security of the: Catt Road, LLC property, employees, customers, and the Wildomar Community.

If an employee or contracted security agents has not been authorized by the Security Manager to carry a firearm, the individual may not at any time possess any firearm while on company property, in addition to any location where Catt Road, LLC is conducting business including but not limited to: partner business locations, trade shows, and company event venues. Violation of this rule will result in immediate termination.

For any individual who is not a contracted security agent or who has not obtained authorization from the Catt Road, LLC Security Manager, weapons strictly prohibited from the Catt Road, LLC facility including, but not limited to:

1. Any device designed or commonly used to inflict injury or that could be interpreted as a weapon
2. Any firearm of any nature
3. A gun that discharges pellets, BBs
4. A device that discharges high amounts of electricity, commonly known as a stun gun
5. Any explosive, including firearm ammunition
6. Any knife
7. Any smoke or gas bomb
8. Any longbow, crossbow, recurve bow, or compound bow and arrows

An individual who is found possessing any of the aforementioned object(s) will immediately be restrained, identified, and reported to the Riverside Sheriff's Department, or additional applicable law enforcement by security agents.

Police Notification

The reasons Catt Road, LLC will contact the Riverside Sheriff's Department include but are not limited to:

1. Any incident as defined by the Weapon Incident Policy
2. Any crimes, as defined by the California Penal Code, committed on the property of 14 Bundy Canyon Road
3. Inventory discrepancies found, as pursuant to 16 CCR § 5034 and 16 CCR § 5036

If and when any of these issues arise, Catt Road, LLC's Security Manager will call the Riverside Sheriff's Department's number at (800) 950-2444

Emergency Contact Information

- Emergency - 911
- Riverside County Sheriff - 24-hour non-emergency Dispatch: 800-950-2444 or 951-776-1099
- California Highway Patrol - (800) 835-5247

8.9.5 Earthquake Emergency Protocol

In the event of an earthquake, Catt Road, LLC employees are instructed to:

If you are indoors:
a. Remain indoors and obtain shelter under a table or door frame that has a strong foundation.
b. Stay away from windows, ceiling fixtures, items that may become unstable.
c. If it is safe to do so, evacuate the building and relocate to the pre-arranged Assembly Area in the parking lot.

If you are outdoors:
a. Stay away from buildings, electrical infrastructure or equipment, and flammable infrastructure or equipment.
b. Relocate to the pre-arranged Assembly Area located in the parking lot.

8.9.6 Robbery Emergency Protocol

In the event of an armed intruder attempting to rob the Catt Road, LLC dispensary, Catt Road, LLC employees (not including contracted security agents) are instructed to do the following during the incident:

1. Assume any firearms the offender possesses are loaded.
2. Comply with instructions given by the offender, and answer all questions asked.
3. Do not attempt to disarm the offender.
4. Make mental notes on the appearance, clothing, and any items the offender touches when in the cannabis facility.
5. If you determine it is safe and viable to do so, initiate the panic alarm.

Immediately after the incident, Catt Road, LLC employees are instructed to do the following:

1. Halt all business operations and ensure limited-access areas are secure.
2. Notify the Riverside County Sheriff's Department.
3. Notify the Catt Road, LLC Safety Coordinator, Security Manager, and all senior staff.
4. Attend to the needs of any: staff, employees, customers, and visitors that were affected by the incident.

8.9.7 Safety Coordinator Responsibilities

The safety coordinator is responsible for the planning, evaluation, and execution of the EAFPP and should perform the following duties:

1. Review and update the EAFPP annually or as needed.
2. Conduct annual facility evacuation drills. Know the location of all fire extinguishers; pull alarms, and first aid kits. Ensure evacuation routes are posted and walkways remain clear at all times.
3. When an emergency alarm has been sounded, systematically check all areas to assure everyone has been evacuated.
4. If needed, post assistants along the evacuation route to guide people to the Assembly Area.
5. Assist mobility impaired persons to evacuate safely.
6. Keep people calm and informed.
7. Report to the Co-Presidents, Security Manager, or the on-scene Incident Commander.
8. If ordered by on-scene Incident Commander, move all people to the Assembly Area and inform people when it is safe to re-enter buildings. After a major earthquake, a person may not re-enter buildings until cleared by a qualified building inspector.
9. After the emergency incident has concluded, the Safety Coordinator will distribute and collect After Action Report Forms completed by employees and determine potential improvements for the EAFPP.

8.9.8 Emergency Roll Call Sheet

The Safety Coordinator is responsible for maintaining a current list of personnel at the facility on this form, retrieving this form during an emergency, and tracking where people are during an emergency.

Name	Phone Number	Status or Location

8.9.9 Emergency Contact Information

- Emergency - 911
- Riverside County Sheriff - 24-hour non-emergency Dispatch: 800-950-2444 or 951-776-1099
- California Highway Patrol - (800) 835-5247

After Action Report Form

The Safety Coordinator is responsible for distributing these forms after an incident has concluded, to all employees who were on Catt Road, LLC property at the time of the incident. After employees complete these forms, the Safety Coordinator will collect them, analyze the responses, and determine potential improvements to be made to the EAFPP.

8.10 Policy: Physical Altercation

Catt Road, LLC has a zero-tolerance policy towards all workplace harassment, violence, threats, and disorderly behavior, whether its verbal or physical. This includes physical or verbal altercations on the property of 23825 Catt Road, in addition to any location where Catt Road, LLC is conducting business including but not limited to: partner business locations, trade shows, and company event venues.

Employees and security agents are obligated to expeditiously report all threats, harassment, violence, and disorderly behavior to the Catt Road, LLC Security Manager or his designee, who will contact relevant law enforcement agencies if it is required. For an employee or member of security agents to report a physical altercation, the altercation must be witnessed in person or through security monitoring equipment including but not limited to Catt Road, LLC security cameras.

Emergency Contact Information

- Emergency - 911
- Riverside County Sheriff - 24-hour non-emergency Dispatch: 800-950-2444 or 951-776-1099
- California Highway Patrol - (800) 835-5247

8.11 Policy: Security Exclusion

Pursuant to 16 CCR § 5031, Catt Road, LLC will not allow any individual who is under 21 years of age to: become an employee of Catt Road, LLC, or enter the dispensary. This will be enforced by obligating customers to digitally verify their identify as they enter the Catt Road, LLC dispensary.

8.12 Policy: Weapon Incident

1. For any individual who is not a contracted security agent or who has not obtained authorization from the Catt Road, LLC Security Manager, weapons strictly prohibited from the Catt Road, LLC include but are not limited to:

1. Any device designed or commonly used to inflict injury or that could be interpreted as a weapon
2. Any firearm of any nature
3. A gun that discharges pellets, BBs
4. A device that discharges high amounts of electricity, commonly known as a stun gun
5. Any explosive, including firearm ammunition
6. Any knife
7. Any smoke or gas bomb
8. Any longbow, crossbow, recurve bow, or compound bow and arrows

An individual who is found possessing any of the aforementioned object(s) will immediately be restrained, identified, and reported to the Riverside County Sherriff's Department, or additional applicable law enforcement by security agents.

8.13 Policy: Employee Firearm Policy

Weapons of any type are prohibited on company property without authorization from the Security Manager. The Security Manager of Catt Road, LLC is the sole individual authorized to determine which employees and security agents are authorized to possess a firearm while on Catt Road, LLC property. This will only be authorized if it is determined that allowing the individual possessing a firearm on company premises is necessary to secure the safety and security of the: Catt Road, LLC property, employees, customers, and the Wildomar Community.

If an employee or contracted security agents has not been authorized by the Security Manager to carry a firearm, the individual may not at any time possess any firearm while on company property, in addition to any location where Catt Road, LLC is conducting business including but not limited to: partner business locations, trade shows, and company event venues. Violation of this rule will result in immediate termination.

8.14 Policy Physical Restraint

Catt Road, LLC defines physical restraint as physically controlling one or more persons to safely inhibit their ability to commit harm to themselves or others while on the Catt Road, LLC property.

Physical restraining any individual in the Catt Road, LLC, whether it is a Catt Road, LLC employee, customer, security agents, or business partner, will only be utilized as a last recourse. First, if there is an individual spotted within the perimeter of 14 Bundy Road who is attempting to harm themselves or others, contracted security agents will first attempt to verbally diffuse the situation. If the individual(s) fail to stop endangering themselves and surrounding individuals on the property, they will be restrained by security agents. If the individual is not violating of California or federal law, they will be escorted off of the Catt Road, LLC property. If they are in violation of California or federal law, they will remain restrained until law enforcement is notified, and arrives at the Catt Road, LLC property.

8.15 Policy: Contraband

Catt Road, LLC defines contraband as any of the following:

1. Alcoholic beverages, defined as pursuant to Bus. & Prof. Code § 23004
2. Any Dangerous Drug defined as pursuant to Bus. & Prof. Code § 4022
3. Unlicensed cannabis products
4. Paraphernalia related to illegal drugs or dangerous drugs

If any contracted security agents or Catt Road, LLC employee suspects that an individual(s) within the perimeter of the facility possesses contraband, security agents will confront the individual, and if it is found they are in possession of Catt Road, LLC defined contraband, they will be escorted off of the property.

8.16 Policy: Counterfeit Money

As per the United States Treasury's recommendations, if Catt Road, LLC employees have reason to suspect money they have received is counterfeit, they will: write down the time in which they received the counterfeit money, which will then be provided to the shift manager present at the time, who will obtain CCTV camera footage of the suspect's appearance and if possible, their vehicle's license plate number. The bill(s) suspected of being counterfeit will be secured in a plastic bag until they are received by law enforcement. After these steps have been completed, the manager on staff at the time will contact the Riverside County Sheriff's Department provide the agencies with the currency, and copies of any intelligence gathered such as digital recordings, descriptions, or any additional information gathered on the suspect.

8.17 Policy: Training for Employees

A security policy is the foundation of maintaining secure operational management within any aspect of the legal cannabis industry. Therefore, Catt Road, LLC will utilize a security and contingency training program for all employee, manager, and stakeholder training processes. A security policy is only as effective as the managers and vendors who are teaching and implementing said policy. With Zach Lazarus providing valuable expertise from developing successful security policies within the California cannabis industry, and AEGIS Security & Investigations Inc.'s years of providing effective security protocols and services, Catt Road, LLC will bring best security practices from both the cannabis and other high-risk industries, as well as the skills and personnel to adapt and effectively respond to future security threats. Security will be maintained by ensuring the policies that are implemented within Catt Road, LLC are taught in a practical, logical manner. This will be accomplished by creating separate security clearances for the Security Manager, Retail Manager, and Security Agent. Security Agents. These sectors of employees will have differing exposure to limited-access areas.

All employee training will be conducted in-house and in-person, directed by the Security Manager and Safety Coordinator, immediately upon an applicant accepting a job offer from Catt Road, LLC. Regardless of position and stature, all employees will adhere to the policies set forth in this security policy. A complete understanding of existing and potential risks is essential for all Catt Road, LLC employees to become better stewards towards the

community of Wildomar. The Security Manager, CEO, and COO will have an appropriate clearance level to access and operate Catt Road, LLC CCTV cameras, access all limited-access areas, and document inventory, they will be trained on these procedures and relevant equipment.

8.18 Record Keeping

Pursuant to 16 CCR § 5037, Catt Road, LLC will keep the following records related to security policy training for a minimum of seven years:

1. The names of employees who have received policy training, when they received said training, the and the name of the supervisor who provided the training.

9.1 Neighborhood Compatibility Plan

Catt Road, LLC seeks to be an asset and a beneficial resource for the surrounding community. Catt Road, LLC intends to accomplish this through operating a safe and compliant retail facility that can be trusted by the community to provide safe – high quality products in the least disruptive manner possible.

Catt Road, LLC intends to create a business that aligns with the values and goals of the City and the City Culture. Catt Road, LLC believes that through commitment to implementing industry best practices within its operation and the desire to develop a state-of-the-art facility that lends to the common goals of environmental and community safety, the city can rest assured that Catt Road, LLC will diligently work to be a great fit for Wildomar. Catt Road, LLC will diligently look for ways to improve operationally and give back to the community at every opportunity. Catt Road, LLC will incentivize community members who do not use cannabis products by donating a percentage of sales to local non-profits in order to support youth recreation, arts, culture, disabled veterans, substance abuse programs, and environmental sustainability programs. In turn, community members who do not use cannabis will see the addition of Catt Road, LLC as a positive impact for the City of Wildomar.

COMMUNITY RELATIONS LIAISON

In accordance with 188 WMC § 5.76.110(M) and OCC § 11-446(a), Catt Road, LLC has hired a professional mapping service to identify all businesses and residents within 600 ft. of the facility. As part of the company efforts to proactively address issues in the community, Catt Road, LLC will provide these businesses with the name, phone number, facsimile number, and email address of the on-site community relations representative. This will allow the nearby property owners to contact Catt Road, LLC directly regarding potential issues that arise as a result of our business or patrons. Additionally, this individual will be the primary contact that the city can contact regarding operating concerns associated with the Catt Road, LLC business operations. Catt Road, LLC will report any change in their community relations designee to the city within ten calendar days.

COMMUNITY RELATIONS DESIGNEE – Alex Dos Santos

Catt Road, LLC as designated Alex Dos Santos to serve as the company's Director of Public Relations.

Catt Road, LLC community liaison, Alex Dos Santos, will attend any and all meetings with the City Manager and/or other interested parties as deemed appropriate by the City Manager. Additionally, he will arrange and facilitate a neighborhood outreach meeting to collect feedback and concerns expressed by community members. Further public hearings will be held where Alex will provide details to the community on how any concerns will be addressed by the company.

Here, agenda topics will be to discuss costs, benefits, and other community issues arising as a result of implementation Commercial Cannabis businesses in the City. Catt Road, LLC will maintain the community liaison position and meet with the City Manager as often as deemed necessary. In addition to meeting with the City Manager the Community Relations Liaison will also do the following:

- Meet with the Police Chief regarding any security related measures or operation issues.

- Build, develop, and retain strong relationships with Catt Road, LLC business neighbors and clients.
- Public Relations; creating, managing, and promoting Catt Road, LLC within the Wildomar community.
- Formulate strategic marketing initiatives to increase brand recognition and equity within region.
- Identify, develop, and execute communication strategies.
- Present educational materials for internal staff and any public audiences.
- Resolve sensitive inquiries and/or complaints from internal staff, neighbors, and other persons within the community.
- Establish and maintain cooperative relationships with representatives of the community, participants, and public advocacy groups.
- Logging of marketing activities in CRM database.
- Attend relevant meetings and events within region as needed and/or required.
- Identify potential areas for growth.
- Act as Catt Road, LLC liaison to internal and external organizations.

PROACTIVE RESPONSE TO COMPLAINTS

Catt Road, LLC has planned its operation is a way to minimize impact to the surrounding community. Should operation drive disruption, the Catt Road, LLC will welcome the feedback so that, as a company, they are able to work to address the issues viewed as a nuisance. As such, Catt Road, LLC will provide means to collect feedback from both customers and neighbors through a couple of different means.

First, as mentioned Catt Road, LLC will distribute a designated company contact information throughout the community as an outlet for people to provide feedback on any concerns related to noise, light, odor, or traffic. Catt Road, LLC's Director of Community Relations will provide her name, telephone number, and email address to both local city officials and all businesses and residents within 600 ft. of the facility, whom they can contact should any problems result from the operation of the business. Catt Road, LLC also sees this as an opportunity to get to know the neighbors and let the community know we care for their overall wellbeing.

Secondly, Catt Road, LLC will post a complaint form on our website. This will be utilized for collecting complaints both from the community and customers. This form will generate an email directly to the Director of Public Relations, who will review them daily. The Director of Public Relations will share all operational concerns with the Director of Operations as well as hold weekly meetings with the Catt Road, LLC team to review and discuss the complaints. Once the complaint is addressed, protocols and process documents will be revised and/or store adjustments will be made. All complaints will be recorded and kept on file and will be provided to the City of Wildomar officials upon request. Catt Road, LLC, is again, dedicated to supporting the community and will take any and all reasonable actions to minimize disruption to neighboring members of the community.

Below is an example of the complaint form we will make via the company website:

Customer Complaint Form

Name	
First Name	Last Name
Contact Information	
Phone Number	Email
Complaint Type	
Product/Experience	Community Impact
Complaint Details	
Date Issue Occurred	
Preferred Resolution	
Would you like someone to contact you?	
Yes	No

9.2 NUISANCE PREVENTION – PROTECTION FOR NEIGHBORS AND THE COMMUNITY

FACILITY DESIGN AND APPEARANCE

Overall, the Catt Road, LLC team has put in much effort to design a facility that aesthetically integrates into the community, explored ways we can give back to the neighborhood through volunteerism and financial contributions, manage day to day activities in a way that is not disruptive to others, and manage all possible odors that may seem offensive to others.

Catt Road, LLC will ensure that the proposed location is professionally landscaped and remains free of debris. Any sign of graffiti, litter, or destruction will be addressed immediately to prevent the facility from becoming an eye sore to the community. Pursuant to 188 WMC § 5.76.120(B), Cannabis, cannabis products and cannabis paraphernalia will not be placed in a window display or otherwise placed in a manner primarily intended for individuals outside of the premises to view the products.

SIGNAGE AND ADVERTISING

In accordance with 188 WMC § 5.76.110(I), On-site signage for Catt Road, LLC's business that is viewable from the exterior of the facility will comply with all local signage laws applicable to the licensed premises, including Chapters 17.251 and 17.254 of the WMC code. Signage will not be designed to appeal to children, or contain any false or misleading statements, or make any misrepresentations. Catt Road, LLC will not advertise in a manner intended to encourage persons under twenty-one years of age to consume cannabis or cannabis products. Additionally, Catt Road, LLC will not make any claims that a product is safe because it is tested. All advertisements, including off-site advertising signs, will comply with 188 WMC § 15 of MAUCRSA.

FACILITY LIGHTING

In compliance with 188 WMC § 5.76.110(Q)(4), Catt Road, LLC will ensure all facility entrance(s) and all window areas will be illuminated during evening hours. Catt Road, LLC will comply with the city's lighting standards regarding fixture type, wattage, illumination levels, and shielding. In compliance of 188 WMC § 8.64.140 of the WMC, Catt Road, LLC will ensure that t

While Catt Road, LLC will require outdoor lighting to ensure the effectiveness of the security equipment, the team will be mindful of the surrounding neighbors, and, by all means possible, try to maintain minimal impact of nighttime lighting that may be disruptive.

ODOR MITIGATION

The Catt Road, LLC facility will also be equipped with state-of-the-art equipment to mitigate any odors that may seem offensive to others. In compliance with 188 WMC § 17.315.080(A)(1), Catt Road, LLC will install a sufficient odor absorbing ventilation and exhaust system so that any odors generated inside the facility that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways,

hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public.

In order to control nuisances such as odors, humidity and mold, Catt Road, LLC will have the following professionally installed:

- An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; and
- An air system that creates negative air pressure between the facility's' interior and exterior so that the odors generated inside are not detectable outside.

By utilizing an efficient HVAC system that utilizes pre-filters, HEPA filters and Carbon Filters, Catt Road, LLC is confident that no odors will be detectable outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public.

ON SITE CONDUCT

Finally, our management team will ensure that the traffic in and out of the facility is respectful of the neighboring members of the community. Policies will be in place that strictly prohibits loitering in or around the facility and parking lots will be regularly monitored. Additionally, in compliance with 188 WMC § 5.76.110(G), Smoking, vaporizing, ingesting, or otherwise consuming cannabis and cannabis products at Catt Road, LLC's premises will be strictly prohibited. This policy will be enforced anywhere on the premises including the actual building, as well as any accessory structures, common areas and parking areas. A sign will be posted at each entrance of the premises that clearly and legibly states, **"Smoking, vaporizing, ingesting, or otherwise consuming cannabis or cannabis products on these premises or in their vicinity is prohibited and a violation of the Wildomar Municipal Code."**

These efforts will work to prevent any and all noise related problems associated with people gathering on the premises. Ample on-site parking will serve to alleviate any pressures on community traffic or pedestrians.

10. Parking Analysis Plan

PARKING CALCULATIONS

PARKING REQ'D
AS CONFIRMED BY PLANNING DEPT., PARKING WILL BE CALCULATED AS RETAIL SHOPPING CENTER AT RATE OF 6 PARKING SPACES PER 1,000 SF.

PARCEL 1 - CAR WASH
BLDG AREA - 915 SF (NOT INCLUDING TUNNEL)

915 SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BLDG AREA - 2,356 SF
2,356 SF (6/1000) = 14.13 STALLS (*NO PARKING REQ'D FOR PATIO)

PARCEL 3 - RETAIL SPACE
BLDG AREA - 6,076 SF
6,076 SF (6/1000) = 36.46 STALLS

TOTAL PARKING REQUIRED FOR CENTER = **58** STALLS

PARKING PROVIDED
WHOLE SITE = **73** PARKING STALLS PROVIDED.

BREAKDOWN OF PARKING:
STANDARD PARKING STALLS = 39
ACCESSIBLE PARKING STALLS = 4 (MEETS MINIMUM PER CBC 2022 AND CITY CODE 17.188.050) (INCL. 3 ACCESSIBLE VAN STALLS AS REQ'D)
VACUUM STALLS = 15 (INCL. 1 ACCESSIBLE VAN STALL AS REQ'D)
EV CAPABLE STALL = 13
CAR WASH - EMPLOYEE PARKING (BASED ON MAX 4 EMPLOYEES) = 2

TOTAL PARKING PROVIDED= **73**

LOADING ZONE REQ'D (PER ZONING CODE 17.188.040)

LOADING ZONE PROVIDED:
10' X 35' LOADING ZONE = 1

BICYCLE PARKING REQ'D (MINIMUM PER CAL GREEN CODE 2022 AND CITY CODE 17.188.060)

BICYCLE PARKING

1 SPACE PER 25 EMPLOYEES, MINIMUM 2 SPACES REQUIRED. (NOTE EACH BUILDING WILL HAVE UNDER 25 EMPLOYEES AT ANY ONE TIME)

1 SPACE PER 33 PATRONS, MINIMUM 2 SPACES REQUIRED.

91 (TOTAL VEHICLE PARKING) / 33 = 2.75

TOTAL REQUIRED BICYCLE PARKING = 10

BICYCLE PARKING PROVIDED

PARCEL 1 - CAR WASH
BICYCLE RACK FOR 2 BIKES.

915SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BICYCLE RACK FOR 2 BIKES.

PARCEL 3 - RETAIL SPACE
BICYCLE RACK FOR 2 BIKES.

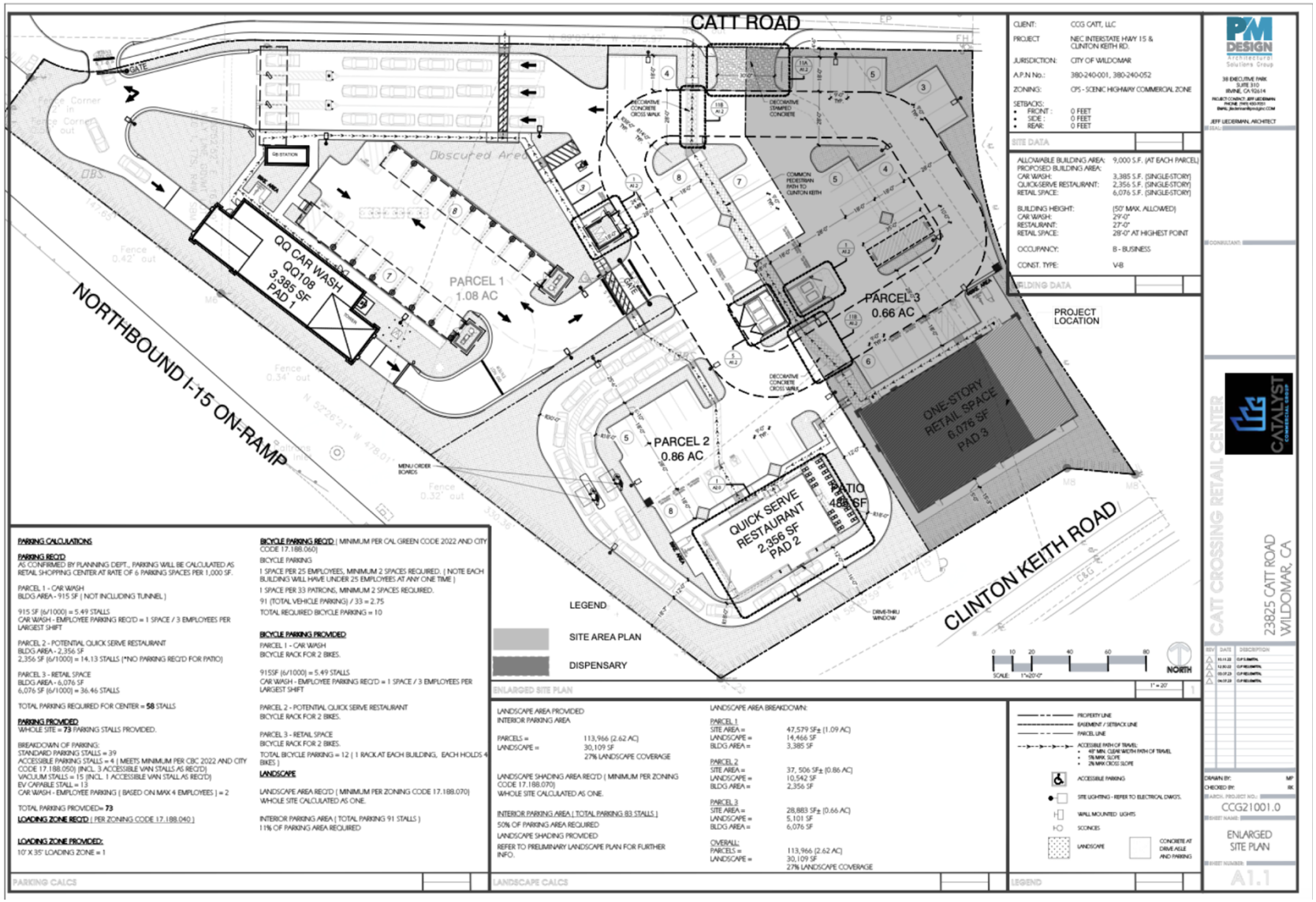
TOTAL BICYCLE PARKING = 12 (1 RACK AT EACH BUILDING, EACH HOLDS 4 BIKES)

LANDSCAPE

LANDSCAPE AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 91 STALLS)
11% OF PARKING AREA REQUIRED

PARKING CALCS



PARKING CALCULATIONS

PARKING REQ'D
AS CONFIRMED BY PLANNING DEPT., PARKING WILL BE CALCULATED AS RETAIL SHOPPING CENTER AT RATE OF 6 PARKING SPACES PER 1,000 SF.

PARCEL 1 - CAR WASH
BLDG AREA - 915 SF (NOT INCLUDING TUNNEL)

915 SF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BLDG AREA - 2,356 SF
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EV CAPABLE STALL = 13
CAR WASH - EMPLOYEE PARKING (BASED ON MAX 4 EMPLOYEES) = 2

TOTAL PARKING PROVIDED= **73**

LOADING ZONE REQ'D (PER ZONING CODE 17.188.040)

LOADING ZONE PROVIDED:
10' X 35' LOADING ZONE = 1

BICYCLE PARKING REQ'D (MINIMUM PER CAL GREEN CODE 2022 AND CITY CODE 17.188.060)
BICYCLE PARKING
1 SPACE PER 25 EMPLOYEES, MINIMUM 2 SPACES REQUIRED. (NOTE EACH BUILDING WILL HAVE UNDER 25 EMPLOYEES AT ANY ONE TIME)
1 SPACE PER 33 PATRONS, MINIMUM 2 SPACES REQUIRED.
91 (TOTAL VEHICLE PARKING) / 33 = 2.75
TOTAL REQUIRED BICYCLE PARKING = 10

BICYCLE PARKING PROVIDED
PARCEL 1 - CAR WASH
BICYCLE RACK FOR 2 BIKES.

91SSF (6/1000) = 5.49 STALLS
CAR WASH - EMPLOYEE PARKING REQ'D = 1 SPACE / 3 EMPLOYEES PER LARGEST SHIFT

PARCEL 2 - POTENTIAL QUICK SERVE RESTAURANT
BICYCLE RACK FOR 2 BIKES.

PARCEL 3 - RETAIL SPACE
BICYCLE RACK FOR 2 BIKES.

TOTAL BICYCLE PARKING = 12 (1 RACK AT EACH BUILDING, EACH HOLDS 4 BIKES)

LANDSCAPE

LANDSCAPE AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 83 STALLS)
50% OF PARKING AREA REQUIRED
LANDSCAPE SHADING PROVIDED
REFER TO PRELIMINARY LANDSCAPE PLAN FOR FURTHER INFO.

PARKING CALCS

LANDSCAPE AREA PROVIDED
INTERIOR PARKING AREA

PARCELS = 113,966 (2.62 AC)
LANDSCAPE = 30,109 SF
27% LANDSCAPE COVERAGE

LANDSCAPE SHADING AREA REQ'D (MINIMUM PER ZONING CODE 17.188.070)
WHOLE SITE CALCULATED AS ONE.

INTERIOR PARKING AREA (TOTAL PARKING 91 STALLS)
11% OF PARKING AREA REQUIRED

LANDSCAPE AREA BREAKDOWN:

PARCEL 1
SITE AREA = 47,579 SF± (1.09 AC)
LANDSCAPE = 14,466 SF
BLDG AREA = 3,385 SF

PARCEL 2
SITE AREA = 37, 506 SF± (0.86 AC)
LANDSCAPE = 10,542 SF
BLDG AREA = 2,356 SF

PARCEL 3
SITE AREA = 28,883 SF± (0.66 AC)
LANDSCAPE = 5,101 SF
BLDG AREA = 6,076 SF

OVERALL:
PARCELS = 113,966 (2.62 AC)
LANDSCAPE = 30,109 SF
27% LANDSCAPE COVERAGE

LANDSCAPE CALCS

PROPERTY LINE
EASEMENT / SETBACK LINE
PARCEL LINE
ACCESSIBLE PATH OF TRAVEL:
- 48" MIN. CLEAR WIDTH PATH OF TRAVEL
- 5% MAX. SLOPE
- 2% MAX CROSS SLOPE

ACCESSIBLE PARKING
SITE LIGHTING - REFER TO ELECTRICAL DWGS.
WALL MOUNTED LIGHTS
SCONCES
LANDSCAPE
CONCRETE AT DRIVE AISLE AND PARKING

LEGEND

CLIENT:	CCG CATT, LLC
PROJECT	NEC INTERSTATE HWY 15 & CLINTON KEITH RD.
JURISDICTION:	CITY OF WILDOMAR
A.P.N No.:	380-240-001, 380-240-052
ZONING:	CPS - SCENIC HIGHWAY COMMERCIAL ZONE
SETBACKS:	
• FRONT :	0 FEET
• SIDE :	0 FEET
• REAR:	0 FEET

SITE DATA

ALLOWABLE BUILDING AREA:	9,000 S.F. (AT EACH PARCEL)
PROPOSED BUILDING AREA:	
CAR WASH:	3,385 S.F. (SINGLE-STORY)
QUICK-SERVE RESTAURANT:	2,356 S.F. (SINGLE-STORY)
RETAIL SPACE:	6,076 S.F. (SINGLE-STORY)
BUILDING HEIGHT:	(50' MAX. ALLOWED)
CAR WASH:	29'-0"
RESTAURANT:	27'-0"
RETAIL SPACE:	28'-0" AT HIGHEST POINT
OCCUPANCY:	B - BUSINESS
CONST. TYPE:	V-B

BUILDING DATA

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 450-0501
EMAIL: jliederman@pmdgla.com

JEFF LIEDERMAN, ARCHITECT

CONSULTANTS

CATALYST COMMERCIAL REAL ESTATE

CATT CROSSING RETAIL CENTER
23825 CATT ROAD
WILDOMAR, CA

REV	DATE	DESCRIPTION
1	03.11.22	CLIP'S SMITH
2	12.30.22	CLIP'S RELIMINTRY
3	03.07.23	CLIP'S RELIMINTRY
4	04.07.23	CLIP'S RELIMINTRY

DRAWN BY: MP
CHECKED BY: RK
MARCH, PROJECT NO.: CCG21001.0
SHEET NAME: ENLARGED SITE PLAN
SHEET NUMBER: A1.1

10.1 Factors to Mitigate Parking Impacts to Neighbors

Catt Road, LLC certainly wants to ensure that by adding a commercial cannabis retail facility to the Catt Road Crossings Retail Center that measures are in place to eliminate parking impacts to existing businesses in the retail center. In fact, in the experience of the CEO, neighboring businesses will actually benefit from the additional traffic created by adding a Cannabis Retail Facility to a shopping plaza. This is because new customers come to the plaza that may not have visited it previously. A customer may stop to by cannabis will then eat at one of the restaurants in the plaza, or shop at the market. It is a win-win for both businesses.

In order to mitigate the impact of parking on the neighbors in Catt Road Crossings Retail Center, Catt Road, LLC will do the following:

1. Ask customers to shop briefly during busy times during the day.
2. Ensure that there is ample staffing to quickly process customers during key times of the day. This includes lunch time and in the evening.
3. Provide information regarding the surrounding businesses to encourage shoppers at Catt Road, LLC to patronize the other businesses.
4. Post bus routes and encourage shoppers to utilize the Riverside Transit Agency (routes 8 and 23).
5. Encourage customers to ride their bikes to the store and offer on-site bicycle racks.

11. Waste Disposal Plan

Catt Road, LLC has reviewed the Wildomar Municipal Code to understand the rules and requirements for handling waste generated from its facility. Catt Road, LLC asserts that all waste will be handled in accordance to 188 WMC § 5.76.110(O), Section 5054 (Destruction of Cannabis Goods Prior to Disposal) of Title 16, Division 42 of the California Code of Regulations, as well as other state and federal laws. Cannabis waste will be stored in a locked storage area dedicated strictly to cannabis waste.

11.1 Chemical, Dangerous, and Hazardous Waste

Catt Road, LLC understands that disposal of chemical, dangerous, or hazardous waste will be conducted in a manner consistent with federal, state, and local laws, regulations, rules or other requirements. Catt Road, LLC does not intend to generate hazardous or dangerous waste and chemicals used or stored on site will be limited to those required for proper sanitation.

Catt Road, LLC will ensure that all liquid waste generated by its facility and operations are disposed of in compliance with the Public Resources Code and any other applicable state and local laws, including laws regulating “organic waste” as defined in Public Resources Code section 42649.8(c). Catt Road, LLC will dispose of nonhazardous liquids with ph levels between 6 and 10 by mixing the liquid with copious amounts of water and poured down the sewer drain. Catt Road, LLC will treat anything without the following criteria as hazardous waste and will dispose of as such.

- They dissolve in water or are water-based.
- They are not a toxic waste.
- They are not a hazardous (chemical) waste
- They are not flammable.
- They are not corrosive.
- They are not reactive.

Catt Road, LLC will regularly consult with the California Department of Toxic Substance Control for a list of liquids that is considered safe to regularly dispose of and liquid chemicals considered to be a hazard to the environment.

Catt Road, LLC will look for every opportunity to reduce and manage any risk associated with hazardous waste, including solvents, chemicals, fuel, lighting, ballasts, batteries, and e-waste. Catt Road, LLC will store hazards in a sealed location at the facility until they are transferred to an appropriate hazardous waste treatment, storage, and disposal facility. Catt Road, LLC commits to looking for alternatives for hazardous material types needed for the operation of its cannabis facility, for example, Catt Road, LLC has committed to using LED lighting throughout the facility, which does not become hazardous at the end of its life.

When Catt Road, LLC finds that it is not able to feasibly avoid the use of hazardous, or potentially hazardous materials, Catt Road, LLC asserts that it will dispose of hazardous and chemical waste in a manner consistent with federal, state, and local laws.

11.2 Cannabis Waste

If Catt Road, LLC finds that any of its cannabis or cannabis product are contaminated, recalled, or otherwise rendered unusable, Catt Road, LLC will dispose of the cannabis or cannabis product. Catt Road, LLC's Inventory Control Specialist will promptly dispose any cannabis that was quarantined, contaminated, recalled, or unusable and products will be immediately removed from the site. Care will be taken to ensure these products are not be exposed to other products or the general public. In accordance with 16 CCR § 5054 (a), Catt Road, LLC will not dispose of cannabis goods, unless disposed of as cannabis waste, defined as waste that contains cannabis and that has been made unusable and unrecognizable.

11.2 Disposal Record

When cannabis must be disposed or destroyed, Catt Road, LLC will generate a record in COVA - POS System of the destruction or disposal. Catt Road, LLC's Inventory Control Specialist and Retail Store Manager will weigh the cannabis or cannabis concentrate which will be disposed of, then he/she will generate an inventory record of the disposal. Pursuant to 16 CCR § 5049(b)(C)(7), the disposal record Catt Road, LLC will generate will include:

1. The name of the employee performing the destruction or disposal.
2. The reason for destruction and disposal.
3. The entity disposing of the cannabis waste.
4. The method of disposal
5. The date and time of disposal
6. The name of the agent performing the disposal

In accordance with 16 CCR § 5049(c), all waste disposal records all transactions will be entered into the track and trace system within 24 hours of occurrence.

11.2.1 Process to Render Waste Unusable – Compostable

Catt Road, LLC has prepared the following process to render waste unusable. This will occur on a weekly basis and be conducted by the Inventory Control Specialist while under video surveillance.

1. Identify products in the quarantine area ready for disposal
2. Sort Compostable and Non-Compostable Waste
3. Remove Compostable Waste from packaging
4. The Inventory Control Specialist will weigh the product and generate an inventory record in COVA - POS System
5. The marijuana is emptied into the Green Cycler

    a. Compostable Mixed Waste will be mixed with the following:

        i. Food waste

ii. Yard waste
iii. Vegetable based grease or oils

6. The Inventory Control Specialist will pour an equal amount of Vegetable Oil into the Green Cycler. For instance, if 1 ounce of marijuana is being rendered unusable, 1 ounce of Vegetable Oil will be mixed into the container

7. Using the lever on the Green Cycler, the Inventory Control Specialist will destroy the compostable cannabis waste
8. The Inventory Control Specialist will repeat this process until all quarantined items are rendered unusable.
9. Upon completion, the Inventory Control Specialist will empty the container in a biodegradable bag.
10. This bag will be placed inside the Waste Receptacle Labeled “Compostable Mixed Waste”.
11. A permitted waste company will be contacted to pick-up the waste for transport to a compost or anaerobic digester facility.

11.2.3 Process to Render Waste Unusable –Non-Compostable

Catt Road, LLC has prepared the following process to render waste unusable. This will occur on a weekly basis and be conducted by the Inventory Control Specialist while under video surveillance.

1. Identify products in the quarantine area ready for disposal
2. Sort Compostable and Non-Compostable Waste
3. Remove Non-Compostable Waste from packaging
4. The Inventory Control Specialist will weigh the product and generate an inventory record in COVA - POS System
5. The Non-Compostable Waste is emptied into the Green Cycler
6. Using the lever on the Green Cycler, the Inventory Control Specialist will destroy the Non-Compostable Cannabis Waste
7. The Inventory Control Specialist will repeat this process until all quarantined items are rendered unusable.
8. The Inventory Control Specialist will take shredded paper from the office and mix that with the Non- Compostable Cannabis Waste
    1. Non-compostable Mixed Waste will be mixed with the following:
        i. Paper waste
        ii. Cardboard waste
        iii. Plastic waste
        iv. Soil
9. Upon completion, the combined waste will be placed into a biodegradable bag.
10. This bag will be placed inside the Waste Receptacle Labeled “Non-Compostable Mixed Waste”.
11. A permitted waste company will be contacted to pick-up the waste for transport to a landfill or incinerator.

11.2.3 Waste Storage Receptacles

Pursuant to 16 CCR § 5054(e), cannabis waste will be secured in a receptacle or area that is restricted to Catt Road, LLC's employees or an authorized waste hauler. Catt Road, LLC will put cannabis waste into 2 Waste Storage Receptacles, 1 for Compostable Mixed Waste and the other for Non- Compostable Mixed Waste.

The storage of will be bagged and stored in a locked 65-gallon waste containers. Waste equipment will be managed in a way that will prevent the unintentional conveyance of waste outside the storage area. The Waste Storage Receptacle will have the following features:

1. Constructed to be easily handled for collection;
2. Constructed of rust resistant and corrosion resistant materials;
3. Equipped with a tight fit lid or cover;
4. Watertight, leak proof, insect proof and rodent proof; and
5. Clearly marked "Cannabis Waste."

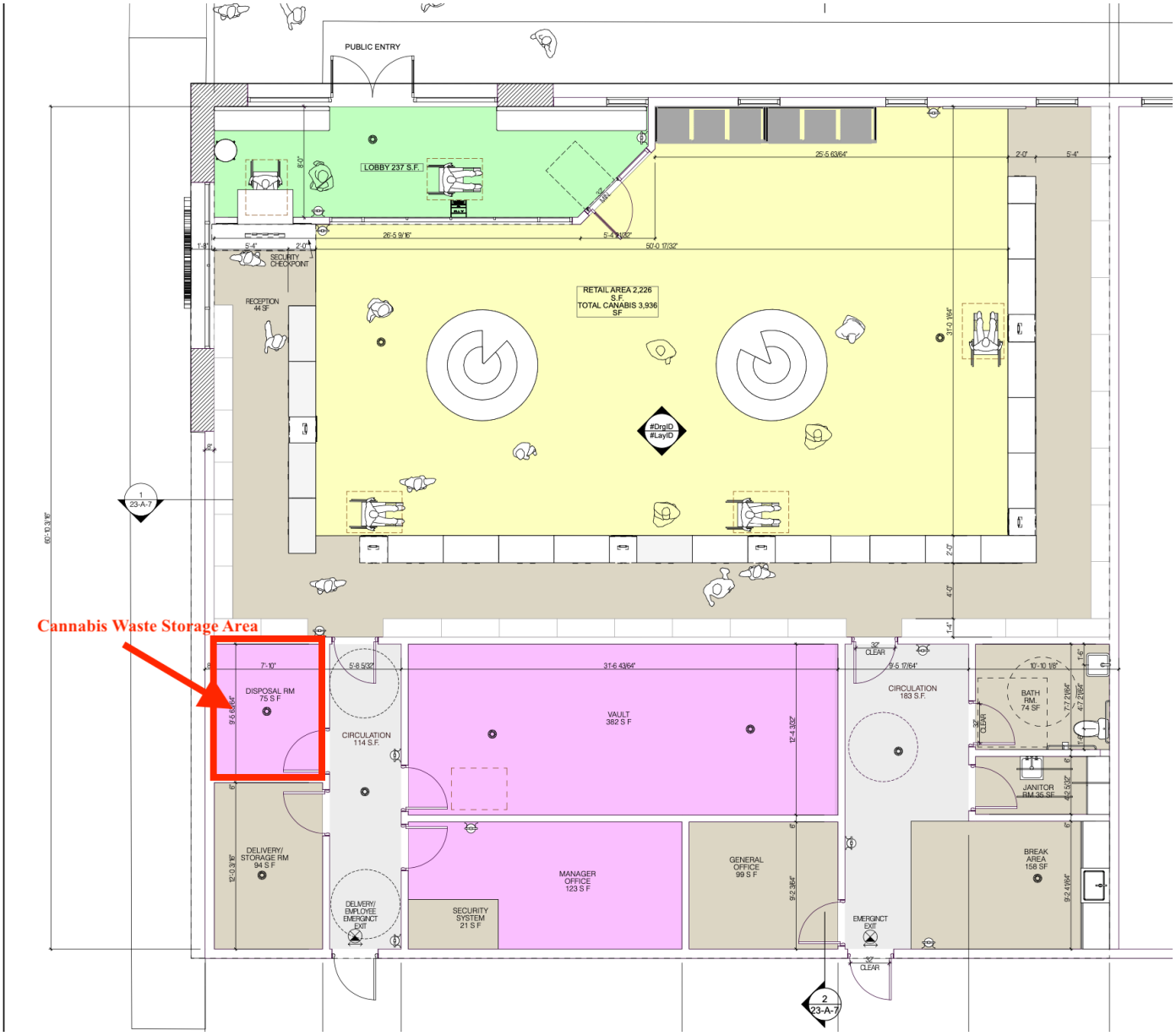
11.2.4 Cannabis Waste Storage Area

The Cannabis Waste Storage Area will located indoors to prevent contact with rainwater and be subject to routine inspection. Catt Road, LLC team will routinely clean the area and inspect for insects, rodents, birds, contaminants, and adulterants.

The discovery of any insects, rodents, or other pests will warrant immediate action and extermination using an Illinois exterminator.

Unless there is a spill or other event requiring more frequent sanitation, Catt Road, LLC will clean and sanitize all areas where cannabis is stored, both inside and outside, on a weekly basis.

(Waste Storage Area Indicated on Next Page)


PUBLIC ENTRY
LOBBY 237 S.F.
SECURITY CHECKPOINT
RECEPTION 44 SF
RETAIL AREA 2,226 S.F.
TOTAL CANABIS 3,936 SF
#DrgID
#LayID
Cannabis Waste Storage Area
DISPOSAL RM 75 S.F
CIRCULATION 114 S.F.
VAULT 382 S.F
CIRCULATION 183 S.F.
BATH RM. 74 SF
JANITOR RM 35 SF
DELIVERY/ STORAGE RM 94 S.F
MANAGER OFFICE 123 S.F
SECURITY SYSTEM 21 S.F
DELIVERY/ EMPLOYEE EMERGINCT EXIT
GENERAL OFFICE 99 S.F
EMERGINCT EXIT
BREAK AREA 158 SF
1 23-A-7
2 23-A-7

11.2.5 Chemical, Dangerous, and Hazardous Waste

Catt Road will ensure that all liquid waste generated by its facility and operations are disposed of in compliance with the Public Resources Code and any other applicable state and local laws, including laws regulating "organic waste" as defined in Public Resources Code section 42649.8(c). Catt Road will dispose of nonhazardous liquids with ph levels between 6 and 10 by mixing the liquid with copious amounts of water and poured down the sewer drain. Catt Road will treat anything without the following criteria as hazardous waste and will dispose of as such.

- They dissolve in water or are water-based.
- They are not a toxic waste.
- They are not a hazardous (chemical) waste
- They are not flammable.
- They are not corrosive.
- They are not reactive.

Catt Road will regularly consult with the California Department of Toxic Substance Control for a list of liquids that is considered safe to regularly dispose of and liquid chemicals considered to be a hazard to the environment.

Catt Road will look for every opportunity to reduce and manage any risk associated with hazardous waste, including solvents, chemicals, fuel, lighting, ballasts, batteries, and e-waste. Catt Road will store hazards in a sealed location at the facility until they are transferred to an appropriate hazardous waste treatment, storage, and disposal facility. Catt Road commits to looking for alternatives for hazardous material types needed for the operation of its cannabis facility, for example, Catt Road has committed to using LED lighting throughout the facility, which does not become hazardous at the end of its life.

When Catt Road finds that it is not able to feasibly avoid the use of hazardous, or potentially hazardous materials, Catt Road asserts that it will dispose of hazardous and chemical waste in a manner consistent with federal, state, and local laws.

Hauling Cannabis Waste

Catt Road, LLC will work directly with CR&R of Wildomar to arrange for the pickup of cannabis waste for transfer to a permitted solid waste facility for final disposition. Catt Road will meet with the CR&R at it's earliest convenience regarding any special or specific waste disposal requirements they may have for cannabis waste.

12. Odor Abatement Plan

Catt Road, LLC believes the positive benefits of actively managing air and water quality translates to the health and wellbeing of its customers and employees. Catt Road, LLC wants to create a space that is comfortable for customers and free of allergens while preventing any odors from reaching the outside of the facility. It is the team's ambition to reduce the impact on the surrounding community as a whole by eliminating undesirable odors, gases, or other potential hazards with relation to air quality.

Catt Road, LLC intends to operate a cannabis retail dispensary which will offer cannabis and cannabis infused products. It is the intent of Catt Road, LLC to maintain all product in sealed, smell proof packaging. Catt Road, LLC does not intend to cultivate or process cannabis products, and pursuant to 16 CCR § 5412, all packages that arrive to the facility will arrive in sealed retail packaging, which should minimize cannabis odor within or around the facility. However, Catt Road, LLC understands that cannabis products naturally have a unique aroma that some may find offensive. The Catt Road, LLC team has crafted an odor mitigation strategy that will create an environment that will be pleasant for customers and prevent the facility from becoming a nuisance to the surrounding community.

In compliance with 188 WMC § 17.315.080(A)(1), Catt Road, LLC will install a sufficient odor absorbing ventilation and exhaust system so that any odors generated inside the facility that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public.

In order to control nuisances such as odors, humidity and mold, Catt Road, LLC will have the following professionally installed:

- An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; and
- An air system that creates negative air pressure between the facility's' interior and exterior so that the odors generated inside are not detectable outside.

Catt Road, LLC will install a high-quality ventilation and air purification system, to ensure there is no cannabis odor outside the building. We will use industry favored and proven effective ventilation and air purification systems that will aid in maintaining a comfortable environment both for customers as well as surrounding neighbors. Cannabis products will be in sealed, smell-proof jars and packaging, which will further contribute to air quality and odor control measures.

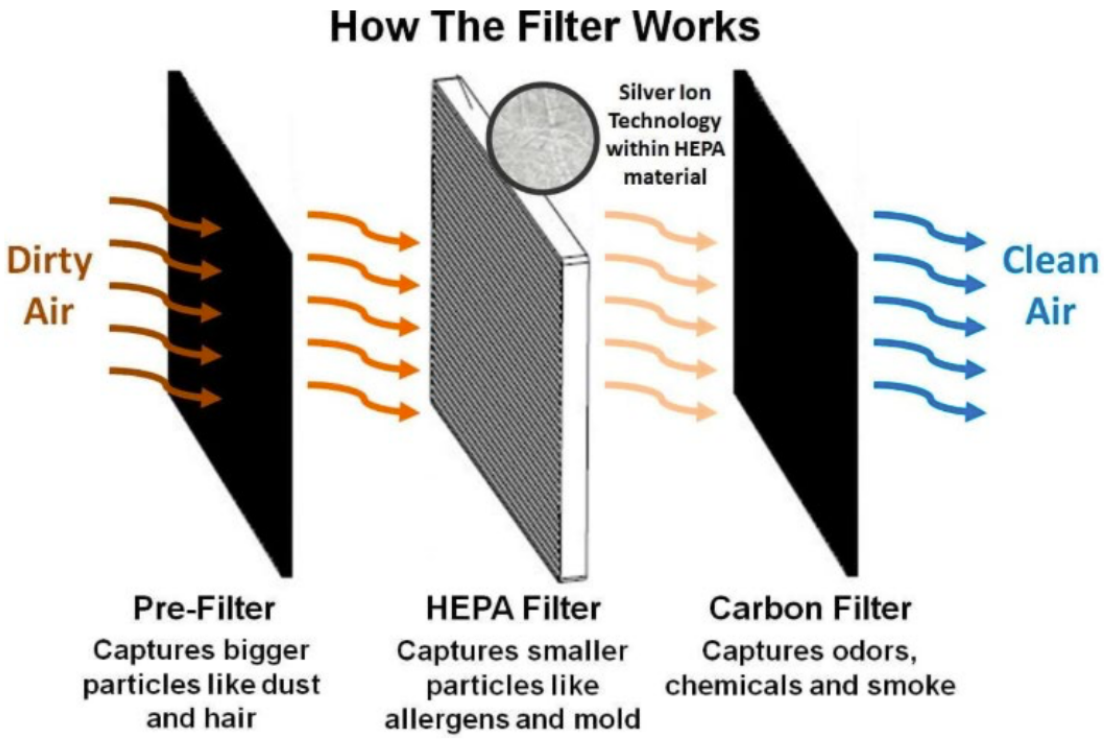
In order to provide an area that is safe and comfortable for employees as well as visitors, Catt Road, LLC will utilize a separate or zoned HVAC system capable of filtering the air. Such measures will include a comprehensive HVAC system that incorporates medical industry standard filtration, such as High Efficiency Particulate Air (HEPA) and High Efficiency Gas Absorption (HEGA) where appropriate. Similarly, any water entering the facility will also be filtered and, where appropriate, subjected to Ultraviolet (UV) purification. The goal is to reduce contaminants in the facility to prevent adulteration and ensure the highest quality products and experience for Catt Road, LLC customers.

Catt Road, LLC will ensure that the HVAC system is an air system which creates negative air pressure to help contain odors generated inside from escaping the building and being detectable outside or by neighboring establishments.

Given the unique nature of commercial cannabis retail, it is Catt Road, LLC intention to reduce odors inside where possible and eliminate any and all distinct odors from being detectable outside of the facility. These concerns have been largely mitigated in the retail environment by the pre-packaging of all products that will be available for sale. Based on solutions implemented in other industries, increasing offerings of industry specific solutions and technology will allow Catt Road, LLC to stay in compliance with the City of Wildomar expectations.

This will be generally accomplished by utilizing multiple filtrations, odor absorption and carbon "scrubbers" to rid the system exhaust of any odors. Activated carbon is an extremely effective absorptive odor control substance. An ozone generator will be placed upstream of the carbon filters. Ozone (O3) is also an effective odor control mechanism. In this case, it is used to help control out- going airstream odors and recharge the activated carbon filter media, extending the life of the media.

By utilizing an efficient HVAC system that utilizes pre-filters, HEPA filters and Carbon Filters, Catt Road, LLC is confident that no odors will be detectable outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public.



13. Visitor Requirement Plan

13.1 Visitors

Catt Road, LLC will restrict access to any area within its facility containing cannabis for any individual who is not a registered employee of Catt Road, LLC's facility or employees of the state or local government who may enter the premises for the purposes of official government business. This will include outside vendors, contractors, or other individuals conducting business that requires access to the facility.

In accordance with section 5042 of the Bureau's regulations, all Visitors will be checked in and checked out through the proposed inventory control system to create records accompanying any visit to the facility. This record will include the name of the individual, the company the individual works for, the reason the individual entered the facility, the date, and the times the individual entered and exited the limited-access area. Using the proposed inventory control system appointment scheduler and employee

scheduler, visits will be pre-scheduled and assigned to one or more employees who will supervise the visitor when within the facility.

13.2 Visitors Identification and Record Requirements

In compliance with 188 WMC § 5.76.180(B), Catt Road, LLC will check the individual's valid government issued identification prior to permitting a visitor into any limited access area. Visitors will be asked to produce one of the following forms of acceptable identification pursuant to 16 CCR § 5402(b):

- A document issued by a federal, state, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, physical description, and a photo of the person;
- A valid identification card issued to a member of the Armed Forces that includes a date of birth and a photo of the person; or
- A valid passport issued by the United States or by a foreign government.

The government issued ID will not be accepted if it has expired, damaged, or in any way not legible.

13.3 Visitors Must Be At Least Twenty-One Years of Age

Pursuant to 188 WMC § 5.76.110(E), Catt Road, LLC will not permit an individual less than twenty-one (21) years of age to enter, or be within, its licensed premises. Under no circumstances will anyone under the age of twenty- one be permitted to enter any limited access areas within Catt Road's facility.

13.4 Visitors Prohibited Conduct

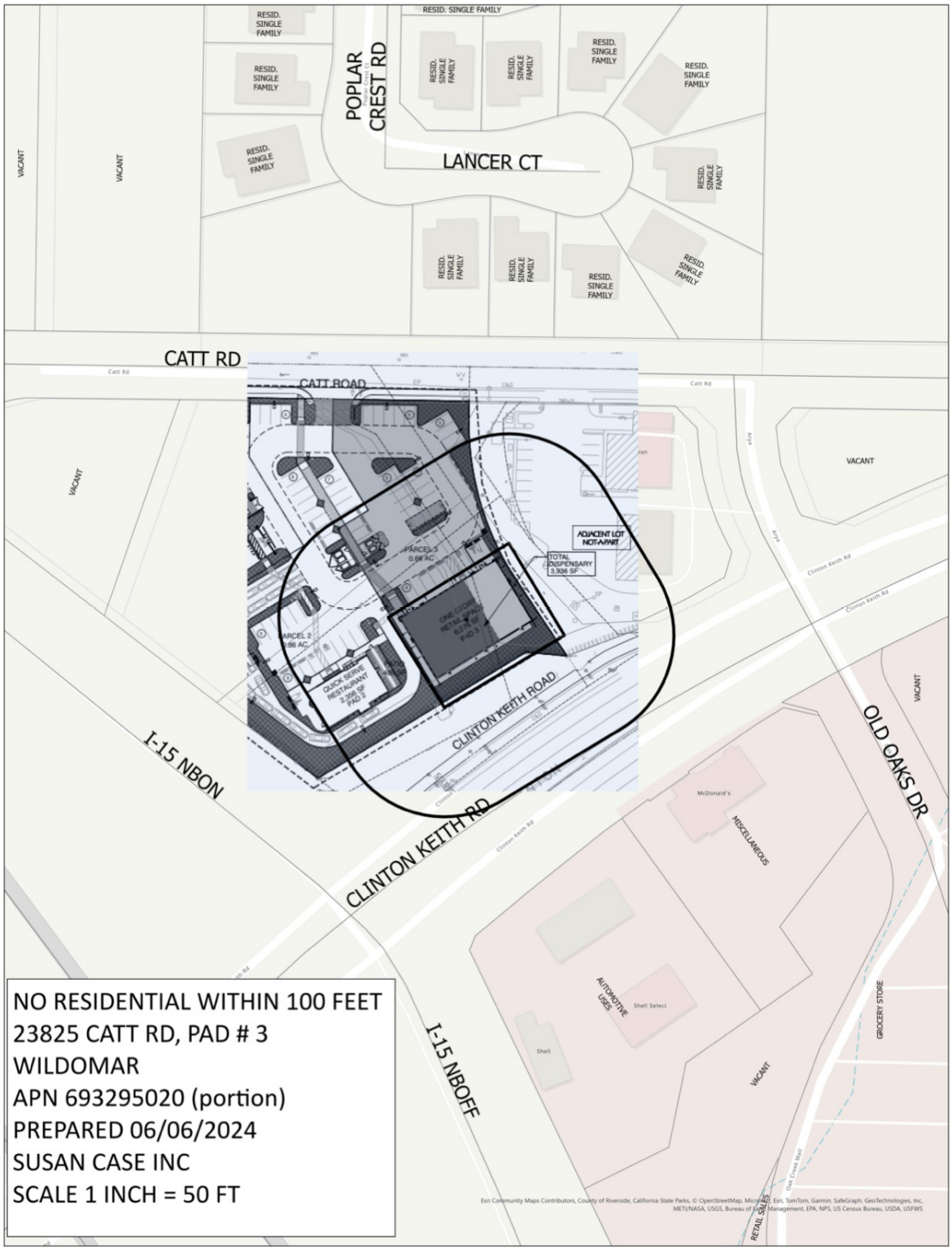
In accordance with 188 WMC § 5.76.180 (D), Catt Road, LLC will not permit a visitor to engage in the cultivation, preparation, processing, manufacturing, packaging, labeling, transportation, or sale of cannabis. All visitors within the facility will be limited to observation only and Catt Road, LLC will ensure all facility safety and sanitation policies are adhered to.

Further, and in compliance with 188 WMC § 5.76.110(G), Smoking, vaporizing, ingesting, or otherwise consuming cannabis and cannabis products at the premises will be strictly prohibited. This policy will be enforced anywhere on the premises including the actual building, as well as any accessory structures, common areas and parking areas. A sign will be posted at each entrance of the premises that clearly and legibly states, **"Smoking, vaporizing, ingesting, or otherwise consuming cannabis or cannabis products on these premises or in their vicinity is prohibited and a violation of the Wildomar Municipal Code."** This policy will apply to all owners, employees, and visitors on the premises.

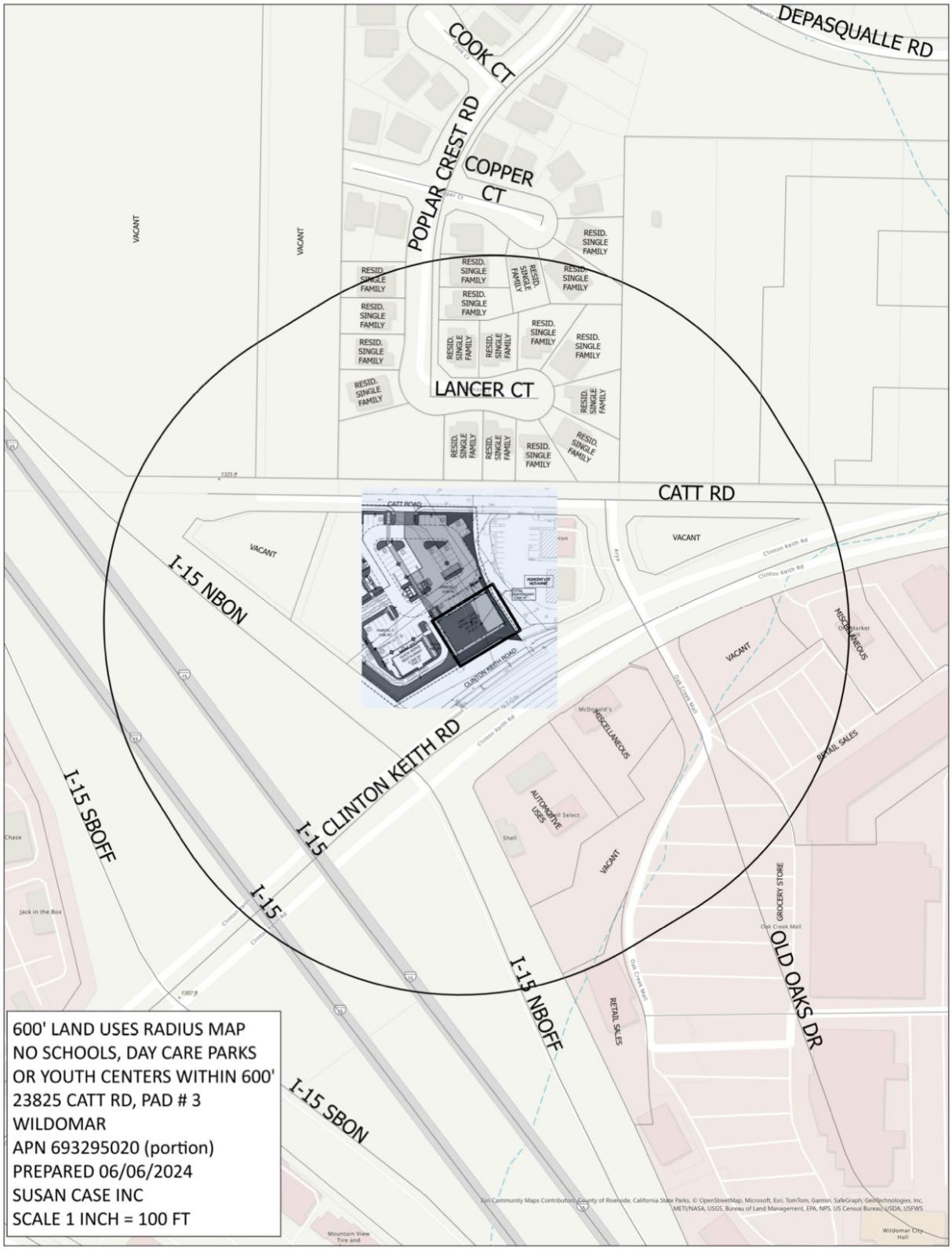
14. Radius Maps

In compliance with 188 WMC § 17.315.070 of the WMC (Ordinance 187)(A), Catt Road, LLC's facility is not located within 600 feet of a public or private school providing instruction in kindergarten or grades 1 through 12, a day care center (excluding small and large family day cares), a park or a youth center. Further, the facility is not located within 100 feet of any residential properties.

14.1 100’ Radius of Project Site



14.2 600’ Radius of Project Site



Attach F - Project Specifics Maps-Tables

Location Map/Aerial Photo Exhibit:



Surrounding Land Uses:

The project site encompasses approximately 2.62 +/- acres and is located at the NEC of Clinton Keith Road and I-15 Freeway. The project site is comprised of five (5) legal parcels zoned C-P-S (Scenic Highway Commercial) and is currently vacant. The Applicant is processing a Lot Line Adjustment (LLA) to accommodate the proposed development. The Chevron gas station is located immediately east of the site, Hartford Park community is northeast of the site and the approved Westpark Promenade project (not yet built) is located directly north. The table below summarizes the current uses, land use and zoning designations related to the project site and surrounding properties. T

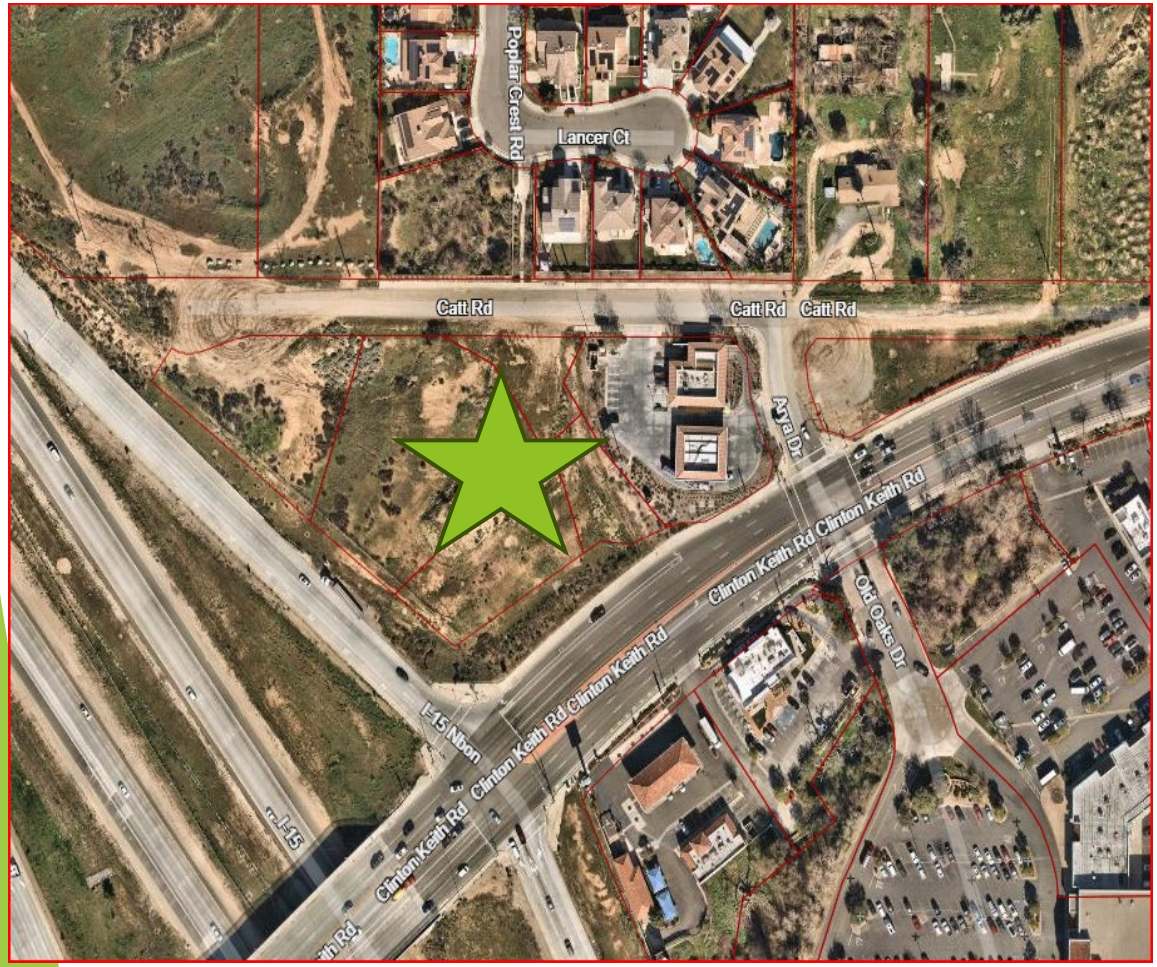
ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**Current GP Land Use Designation**	**Current Zoning Designation**
Subject Property	Vacant	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
North	Vacant / Westpark Promenade	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
South	Shell Gas Station	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
East	Chevron Gas Station	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
West	I-15 Freeway	N/A	N/A

The Cake House “East” Retail Cannabis Proposal

Planning Commission Meeting

October 2, 2024

Agenda Item 2.1



Project Location

- **Located NEC of CKR & I-115 Freeway**
- **Catt Crossings Retail Center**

Project Applications:

The Applicant is seeking a Planning Commission recommendation of approval to the City Council for the following:

1) **Determination that the proposal meets the requirements for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class1) of CEQA;**
2) **Approval of CUP No. 24-0035 to establish a 3,936 s.f. retail cannabis business, subject to conditions; and**
3) **Approval of Development Agreement (DA) No. 24-0035 setting up DA fees/revenues for the City's general fund.**

Local License 24-0035:

- The Local License is not subject to Commission or Council review but is important in understanding the cannabis proposal.
- The Local License cannabis application package is extensive (see Attach E) and is required to provide the following items for staff review:
  - Authorization from the property owner, a copy of the executed lease agreement, organizational status language, and statement of qualifications.
  - Project description, Business/Operations Plan, Fire Protection Plan, "Safety/Security Plan", Waste Disposal Plan.
  - Odor Abatement Plan, Visitor Requirement Plan, and interior elevation details.

Local License 24-0035:

- The Applicant submitted the Local License Cannabis proposal package on April 23, 2024.
- The Local License proposal package was reviewed by City staff and Riverside County Fire Dept.
- Each required section noted on the previous slide was reviewed thoroughly by each department.
- After a final review, a determination was made by the City that all the required sections of the Local License Cannabis package satisfactorily met the standards of Ord. 188 (Sec. 5.76 of WMC).
- Therefore, the Planning Department approved and issued the Local License on June 24, 2024, in accordance with Sec. 5.76 of the WMC.
- Local License good for 2 years (6/24/26).

Conditional Use Permit / Development Agreement 24-0035:

- **The CUP/DA must be reviewed by the Planning Commission which in turn makes a recommendation to the City Council per Ord. 187 (Sec. 17.315 of WMC).**
- **The Applicant submitted the CUP/DA Cannabis proposal package on April 23, 2024.**
- **The CUP cannabis application package is required to provide the following:**
  - **Cannabis proposal package, authorization from the property owner, a copy of the executed lease agreement, and organizational status language.**
  - **Statement of qualifications, project description, neighborhood compatibility plan, parking discussion, 100' & 600' sensitive uses maps, and interior elevation details.**

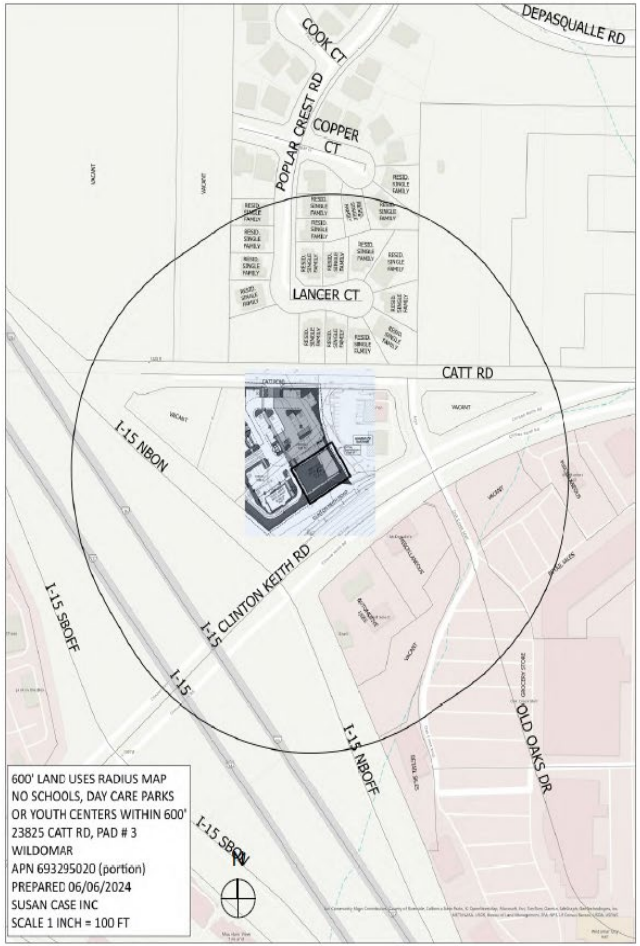
Conditional Use Permit 24-0035:

- The Cannabis proposal package was reviewed by city staff and the Riverside County Fire Department.
- Each of the required sections noted on the previous slide was reviewed thoroughly by each department.
- After a final review, a determination was made by the City that all the required sections of the CUP/DA Cannabis package satisfactorily met the standards of Ord. 187 (Chapter 17.315 of the WMC).
- Therefore, the CUP/DA was scheduled for a public hearing with the Planning Commission (tonight's meeting).
- Ordinance No. 187 requires the Applicant to enter into a Development Agreement with the City to establish Public Benefits Revenues – see next slide

Development Agreement Provisions:

- The proposed development agreement will be for a 20-year period and will establish an annual fee (separate from the sales tax revenue) to be paid to the City by the Applicant for operating a cannabis business.
- The fees that the City and applicant have agreed to comprise basically three (3) "deal points" as follows (refer to Section 3.2 of the DA):
  - $20.00 per gross sq. ft. of lease space - 3,936 square feet will generate approximately $79,260 annually to the general fund ($1,585,200 over the life of the DA).
  - 3% of gross receipts will be paid to the City (Years 1 – 5) - this revenue fee would generate approximately $72,900 annually based on the applicant's estimated annual sales revenue of about $2.43 million dollars...percentage renegotiated for years 6 - 20 (possible 5% of gross receipts - approximately $278,500 annually)
  - Sales tax and Measure AA tax (2%) will generate $48,600 annually.
  - Total revenues to General Fund (years 1 -5) is about $200,760 annually....

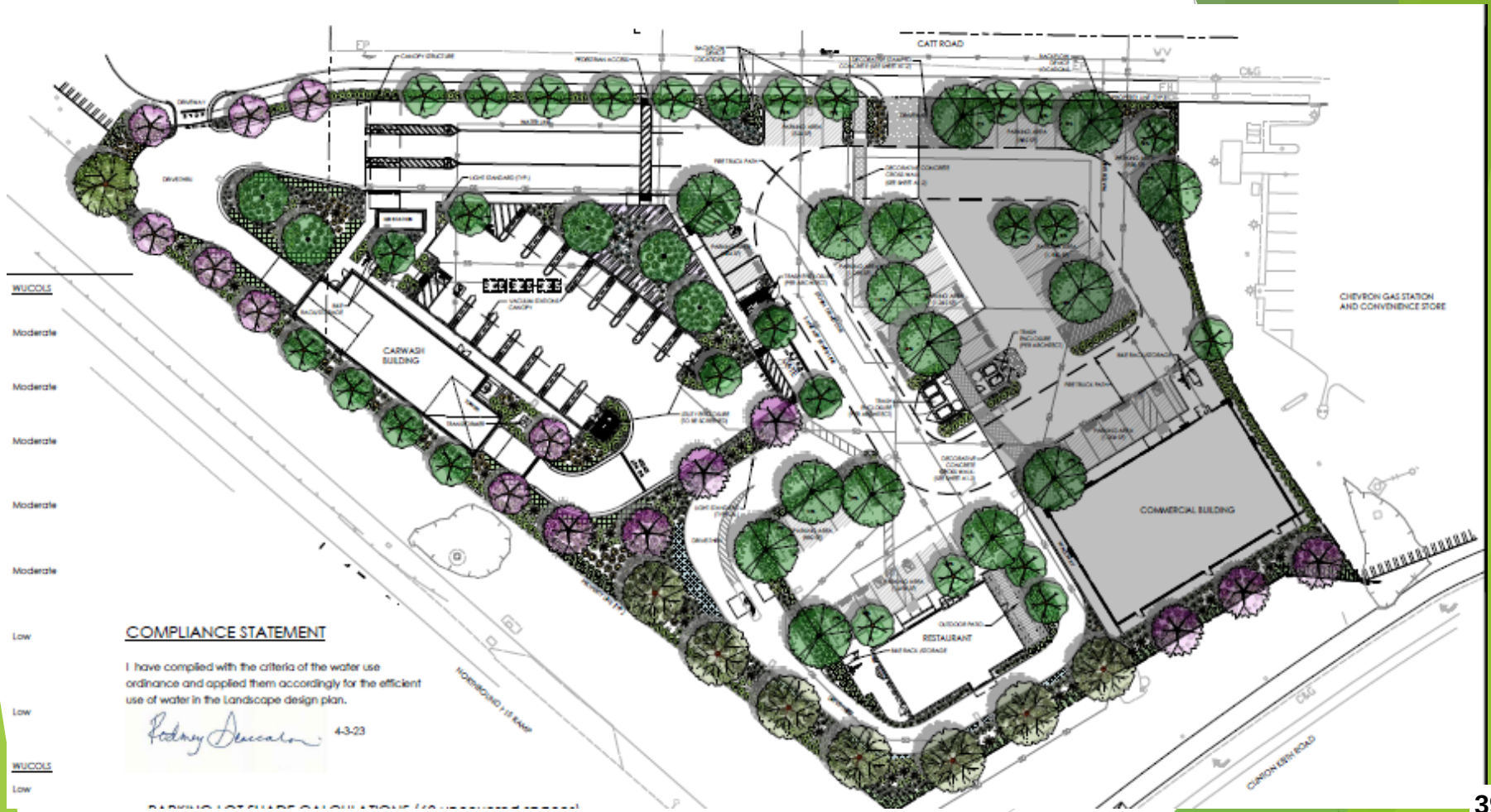




*** 100’ from a residential use.**

*** 600’ from any schools, parks, daycare centers, or youth centers.**

*** Location meets these standards.**


CATT ROAD
CHEVRON GAS STATION AND CONVENIENCE STORE
CARWASH BUILDING
COMMERCIAL BUILDING
RESTAURANT
HORNSBUND I 15 RAMP
CANYON KEITH ROAD
WUCOLS
Moderate
Moderate
Moderate
Moderate
Moderate
Low
Low
WUCOLS
Low
COMPLIANCE STATEMENT
I have compiled with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the Landscape design plan.
4-3-23



14996-Catt Crossing - View 3-02-15-2023



14996-Catt Crossing - View 1-02-15-2023



14996-Catt Crossing - View 3-03-06-2023



14996-Catt Crossing - View 1-03-06-2023

Staff Recommendations:

Based on Staff's analysis and the findings in the staff report, the planning department recommends the Commission take the following actions:

1) **Adoption of a Categorical Exemption in accordance with Section 15301 of CEQA;**

2) **Adopt PC Resolution No. 2024-13 recommending City Council approval of CUP No. 24-0035, subject to conditions; and**

3) **Adopt PC Resolution No. 2024-14 recommending City Council approval of Development Agreement No. 24-0035.**

SUBJECT: Tentative Parcel Map 36612, Tentative Tract Map 36781/36782, and Plot Plan No. 13-0082 (Westpark Promenade) - Planning Commission review of a final, 1-year extension of time (#3 of 3) to December 14, 2025.

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 Extension of Time #3 for TPM 36612, TTM 36781, TTM 36782 and Plot Plan 13-0082 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. **2024-15**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A FINAL, 1-YEAR EXTENSION OF TIME (EOT #3 OF 3) TO DECEMBER 14, 2025 FOR TPM 36612, TTM 36781, TTM 36782 AND PLOT PLAN 13-0082 TO DEVELOP THE WESTPARK PROMENADE MIXED USE PROJECT LOCATED AT THE NORTHEAST CORNER OF THE I-15 FREEWAY AND CLINTON KEITH ROAD, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

PROJECT DESCRIPTION:

The Applicant Cal West Homes (Carlos Bonilla) is requesting a final 1-year extension of time (#3 of 3) to December 14, 2025 for Plot Plan No. 13-0082, TPM No. 36612, TTM No. 36781 and TTM No. 36782 (Westpark Promenade Mixed-Use project). The Planning Commission reviewed the original project on November 2, 2016 and recommended City Council approval of the proposed mixed-use project. The City Council reviewed and approved the project on December 14, 2016. The Council's approval consisted of the following actions:

1) Environmental Impact Report (EIR) – In accordance with Public Resources Code § 21080(d) and CEQA Guideline 15060(d), the City Council, upon recommendation from the Planning Commission, certified the DEIR and FEIR, adopted a Mitigation Monitoring and Reporting Program (MMRP), and adopted Finding of Facts and a Statement of Overriding Considerations for 16 significant and unavoidable project related and cumulative environmental impacts;

2) General Plan Amendment (GPA) – City Council approved a general plan amendment to change the existing land use designation from Commercial Office (CO) to Commercial Retail (CR) on 14.2 acres and Very High Density Residential (VHDR) on 13.48 acres to accommodate the proposed project;

3) Change of Zone (CZ) - City Council approved a change of zone to change the existing zoning designation from C-P-S (Scenic Highway Commercial) to R-3 (General Residential) on 13.48 acres to accommodate proposed project;

4) Tentative Parcel Map (TPM No. 36612) - City Council approved a tentative parcel map to subdivide the 27.68+ acre site into three (3) parcels for financing purposes to accommodate the proposed project;

5) Tentative Tract Map (TTM No. 36781) - City Council approved of a tentative tract map to subdivide Parcel 2 of PM 36612 (9.15 acres) into one (1) lot for condominium purposes to develop 124 single family attached dwelling units;

6) Tentative Tract Map (TTM No. 36782) - City Council approved of a tentative tract map to subdivide Parcel 3 of PM 36612 (4.33 acres) into one (1) lot for condominium purposes to develop 67 single family attached dwelling units; and

7) Plot Plan (PP) 13-0082 - City Council approved of a plot plan to develop the Westpark Promenade Mixed-Use project consisting of a 118,354 square-foot commercial retail center (Parcel 1 of PM 36612), and 191 single family attached dwelling units (Parcel 2 and 3 of PM 36612) with related on-site/off-site improvements and amenities.

A copy of the original EIR Package, City Council report, approved parcel/tract maps and plot plan/architectural/landscape plan exhibits are provided for Commission consideration (Attachment B – H). The Commission will find detailed background information, project analysis and exhibits within these attachments.

Project Location/Vicinity:
The project site encompasses approximately 27.68+ acres and is located at the northeast corner of the I-15 freeway and Catt Road (APN: 376-410-013, 376-410-023 & 376-410-025). Refer to the vicinity/location map in Attachment C (Original City Council report).

Surrounding Land Uses:
The project site is currently vacant and surrounded by residential lands to the north and east. There is vacant land to the south. The table below summarizes the current uses, land use and zoning designations related to the project site and surrounding properties. Refer to the land use/zoning summary table in Attachment C (Original City Council report).

PROJECT ANALYSIS:

Section 16.12.240 of the Subdivision Ordinance and Chapter 17.216 of the Zoning Ordinance allows tentative tract maps and plot plans, respectively, up to six (6) years of time extensions provided the Applicant files an application and filing fee with the Community Development Director prior to the expiration date(s). To date the approved parcel map, 2 tract maps and

plot plan have had two (2) other time extensions both approved by the Planning Commission. This current request will be the 3rd and final time extension for this project (originally approved in 2016).

In reviewing the 3rd extension of time request, the Planning and Engineering departments have determined that the approved parcel map, 2 tract maps and plot plan have not been modified from Council's original approval, nor has the Applicant requested any changes to the approved plot plan or tentative maps with this time extension request. Thus, it is staff's opinion that the final, 1-year extension of time is a reasonable request.

The approval or denial of the extension of time for Plot Plan No. 13-0082, Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782, is in the purview of the Planning Commission subject to specific findings. The findings are provided below for Commission consideration. Staff is recommending approval of the 3rd time extension.

EOT #3 Findings for TPM 36612, TTM 36781 and TTM 36782:

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated September 4, 2024 and all evidence and testimony heard at the public hearing for said extension of time and revisions to the approved conditions of approval for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782, the Planning Department recommends the Planning Commission hereby make the following findings:

Finding 1: The proposed extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 remain 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 Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 remain consistent with the City's General Plan in that the approved land use designations of Commercial Retail (CR) and Very High Density Residential (VHDR) are intended to provide for a commercial retail and residential development in a mixed-use format as approved by City Council. The retail site will still provide valuable sales tax revenue and jobs for the city once it is constructed and operational.

The residential portion of the of the mixed-use project approved for condominium/townhome ownership units remain the same which will continue to create home ownership opportunities for existing and future Wildomar residents in accordance with the policies of the General Plan. Further, the residential portion of the project maintains the approved density of 14.2 units/acre which is in compliance with the VHDR land use designation density range of 14 – 20 units/acre. Given these facts, the approved tentative maps remain consistent with the General Plan. There is no specific plan governing this project or the general area. The approved project continues to promote the following land use and housing goals and policies:

LU 2.1 The proposed commercial and residential development 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 commercial and residential development 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 commercial and residential development project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
LU 23.1 The proposed land use amendment resulting in the commercial retail and condominium areas of the project is properly located and designated for commercial and residential development in accordance with the General Plan.
LU23.6 The proposed commercial and residential development project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic , parking and operational hazards, etc., as outlined in the DEIR.
LU23.7 The proposed commercial and residential development project will be served by water and sewer along provided by EVMWD to meet the project demands.
LU 23.8 The proposed commercial and residential development project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.
H-1.1 The proposed single family condominium areas 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 Housing Element.
H-6.1 The proposed single family condominium areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

Considering these facts, the proposed request for a final, 1-year extension of time to December 14, 2025 for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 continues to be consistent with the general plan and meets this finding.

Finding 2: The proposed extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 remains consistent with the City of Wildomar Zoning Ordinance.

Evidence: The proposed EOT for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 remain consistent with the approved zoning designations of C-P-S and R-3 for development of the 118,354 square-foot commercial retail center and 191-unit single family attached condominium development, respectively. These zoning designations also remain highly consistent with the approved Commercial Retail (CR) and Very High Density Residential (VHDR) general plan land use designations as they are intended to provide for a variety commercial retail development and residential homeownership opportunities in a mixed-use format. Further, the proposed retail and residential areas were evaluated in accordance with the development standards (i.e., lot size, lot depth and lot width) of the C-P-S and R-3 zone, and as there are no changes to the approved plot plan as part of this time extension request, thus, it has been determined that each development standard continues to be consistent with, and has been exceeded.

Considering these facts, the proposed request for a final, 1-year extension of time to December 14, 2025 for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed extension of time for Tentative Parcel Map No. 36612, Tentative

Tract Map No. 36781 and Tentative Tract Map No. 36782 does not adversely affect the general health, safety and welfare of the public.

Evidence: The proposed extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 does not adversely affect the general health, safety and welfare of the public as the originally approved parcel and tract maps remain in compliance with all the required design and development standards of C-P-S and R-3 zoning designations as noted in Finding #2. Further, all adopted EIR mitigation measures for the project remain in full force and effect as originally approved and have not been changed in any way. As there have been no amendments to the Commercial Retail (CR) and Very High Density Residential (VHDR) land use designation or the current C-P-S and R-3 zoning designations since the project was approved, the original development standards of these zones remain the same for this project.

Lastly, the design of the parcel and tract maps 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 final 1-year extension of time to December 14, 2025 for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration date for Tentative Parcel Map No. 36612,
Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782.

Evidence: The Applicant submitted the EOT application and paid the required fees on August 13, 2024 well in advance of the December 14, 2024 expiration date. Considering this fact, the proposed request for a final, 1-year extension of time to December 14, 2025 meets this finding.

EOT Findings for Plot Plan No. 13-0082:

Pursuant to Section 17.216.070.C of the Zoning Ordinance, and in light of the record before it, including the staff report dated September 4, 2024 and all evidence and testimony heard at the public hearing for said extension of time and revised conditions for Plot Plan No. 13-0082, the Planning Department recommends the Planning Commission hereby make the following findings:

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

Evidence: The approved 118,000 square-foot commercial retail center development remains consistent with the intent of the General Plan land use designation of CR as this land use is intended to accommodate a variety of commercial and retail uses. Further, the retail site will still provide valuable sales tax revenue for the city and jobs once it is constructed and operational. It also remains an allowable use in the C-P-S zone, and is consistent with the C-P-S zone development standards. The approved site plan by City Council was evaluated in accordance with these development standards and was determined that each standard was met and/or exceeded. Thus, the commercial retail center continues to meet the purpose and intent of the CR land use designation and C-P-S zone.

The approved 191-unit condominium/townhome development also remains consistent with the intent of the General Plan land use designation of VHDR as this land use is intended to accommodate condominium/townhome projects at a density range of 14 – 20 units/acre. With an approved project density of 14.2 units/acre, the project remains consistent with the VHDR designation. Further, the condominium/townhome project remains an allowed use in the R-3 zone, and remains in compliance with the all development standards of Chapter 17.44.020 (R-3 zone). The approved site plan by City Council was evaluated in accordance with these development standards and was determined that each standard was met and/or exceeded. Thus, the condominium/townhome project continues to meet the purpose and intent of the R-3 zone, and will continue to provide valuable home ownership opportunities and property taxes once it is constructed. Considering this fact, the proposed request for a final, 1-year extension of time to December 14, 2025 meets this finding. In addition, the approved project continues to promote the following land use and housing goals and policies:

LU 2.1 The proposed commercial and residential development 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 commercial and residential development 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 commercial and residential development project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
LU 23.1 The proposed land use amendment resulting in the commercial retail and condominium areas of the project is properly located and designated for commercial and residential development in accordance with the General Plan.
LU23.6 The proposed commercial and residential development project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic , parking and operational hazards, etc., as outlined in the DEIR.
LU23.7 The proposed commercial and residential development project will be served by water and sewer along provided by EVMWD to meet the project demands.
LU 23.8 The proposed commercial and residential development project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.
H-1.1 The proposed single family condominium areas 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 Housing Element.
H-6.1 The proposed single family condominium areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

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

Evidence: The approved 118,000 square-foot commercial retail center site remains consistent with the Zoning Ordinance in that all the C-P-S development standards as outlined in Chapter 17.76 of the Wildomar Municipal Code remain in compliance. Since there are no changes proposed to the approved commercial retail plot plan, the project remains consistent with these development standards, and the extension of time does not change this. The approved

retail center site also remains consistent with the development standards of Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. The approved 191-unit condominium/townhome project remains consistent with the with the Zoning Ordinance in that all the R-3 development standards as outlined in Chapter 17.44 of the Wildomar Municipal Code have been complied with. Since there are no changes proposed to the approved plot plan, the project remains consistent with these development standards, and the extension of time does not change this. The approved residential site plan also remains consistent with the development standards of Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. Considering this fact, the proposed request for a final, 1-year extension of time to December 14, 2025 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 was originally 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. Further, the EIR/MMRP adopted for Plot Plan No. 13-0082 analyzed all potential impacts related to the proposed 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, the project remains consistent with this finding, and the extension of time does not change this. Considering this fact, the proposed request for a final 1-year extension of time to December 14, 2024 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 August 13, 2024 well in advance of the December 14, 2024 expiration date. Considering this fact, the proposed request for a final, 1-year extension of time to December 14, 2025 meets this finding.

PUBLIC NOTICE:

In accordance with Chapter 17.04.050 of the Wildomar Municipal Code, the Planning Department on September 17, 2024, mailed a public meeting notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the October 2, 2024 Planning Commission meeting at which time the Commission would discuss the proposed 1-year extension of time. As this EOT request does not require a public hearing and is not a new development project, the provisions of Ordinance No. 135 requiring the posting of a “notice of public hearing sign board” on the project site does not apply.

ATTACHMENTS:

Attach A - PC Resolution No. 2024-15.pdf

Attach B - Westpark Certified DEIR Document.pdf
Attach C - Westpark City Council Report.pdf
Attach D - Westpark Approved TPM-TTM.pdf
Attach E - Westpark Approved Grading-Plot Plan Exhibits.pdf
Attach F - Westpark Approved Arch Plans-Commercial Retail.pdf
Attach G - Westpark Approved ArchPlans-Res.pdf
Attach H - Westpark Approved Conceptual Landscape Plans.pdf
Attach I - Westpark EOT#3-Power Point [10-2-24].pdf

ATTACHMENT A

PC Resolution No. 2024-15

PC RESOLUTION NO. 2024-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A FINAL, 1-YEAR EXTENSION OF TIME (EOT #3 OF 3) TO DECEMBER 14, 2025 FOR TPM 36612, TTM 36781, TTM 36782 AND PLOT PLAN 13-0082 TO DEVELOP THE WESTPARK PROMENADE MIXED USE PROJECT LOCATED AT THE NORTHEAST CORNER OF THE I-15 FREEWAY AND CLINTON KEITH ROAD, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

WHEREAS, an application for an Extension of Time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, and Plot Plan No. 13-0082 (PLN 24-0071) was filed by:

Applicants/Owners:	Cal West Communities (Carlos Bonilla)
Project Location:	Northeast corner of the I-15 Freeway and Clinton Keith Road
APN:	(APN: 376-410-013, 376-410-023 & 376-410-025)
Project Area:	27.68+/- acres.

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on July 18, 2024, requesting a final, 1-year extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, and Plot Plan No. 13-0082, thereby, meeting the requirements for an Extension of Time as outlined in Chapter 16.12 and 17.216 of the Wildomar Municipal Code; and

WHEREAS, the Planning Commission reviewed and recommended City council approval of Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, and Plot Plan No. 13-0082 to develop the Westpark Promenade Mixed-Use project, subject to conditions, on November 2, 2016 at a duly noticed public hearing; and

WHEREAS, the City Council reviewed and approved Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, and Plot Plan No. 13-0082 to develop the Westpark Promenade Mixed-Use project, and approved the project, subject to conditions, on December 14, 2106 at a duly noticed public hearing; and

WHEREAS, the City Council of the City of Wildomar in connection with the approval of Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, and Plot Plan No. 13-0082 also certified an Environmental Impact Report (EIR) and adopted a Mitigation Monitoring and Reporting Program (MMRP) on December 14, 2016, including adoption of a Statement of Overriding Considerations for the significant and unavoidable impacts; and

WHEREAS, in accordance with Chapter 16.12, and Chapter 17.216 of the Wildomar Municipal Code, the Planning Department on September 17, 2024 mailed a public meeting notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the October 2, 2024 Planning Commission meeting where the Commission would review the proposed 1-year extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, and Plot Plan No. 13-0082; and

WHEREAS, in accordance with Chapter 16.12, Chapter 17.216 of the Wildomar Municipal Code, the Planning Commission conducted the duly noticed public meeting on October 2, 2024, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 1-year extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, and Plot Plan No. 13-0082, and at which time the Planning Commission received public testimony concerning the extension of time.

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

SECTION 1. CEQA FINDINGS.

In accordance with CEQA Guidelines Section 15164, the Planning Commission determines 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 Cal. Code Regs. Section 15162. The Planning Commission makes the following findings in determining that additional environmental review is not required:

1) *Substantial changes are not proposed in the project:*
   The Applicant is not proposing any technical or physical changes to Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, or Plot Plan No. 13-0082 as part of the proposed extension of time. Therefore, no major revisions of the previously adopted EIR/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 EIR/MMRP due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. The proposed 1-year extension of time request being considered for Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, and Plot Plan No. 13-0082 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 Tract 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 EIR/MMRP was adopted.

3) *No New Information of Substantial Importance:*
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 Environmental Impact Report (EIR) for Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, and Plot Plan No. 13-0082 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.

SECTION 2. EOT FINDINGS FOR TPM 36612, TTM 36781 AND TTM 36782

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated October 2, 2024 and all evidence and testimony heard at the public hearing for said extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782, the Planning the Planning Commission hereby make the following findings:

Finding 1: The proposed extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 remain 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 Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 remain consistent with the City's General Plan in that the approved land use designations of Commercial Retail (CR) and Very High Density Residential (VHDR) are intended to provide for a commercial retail and residential development in a mixed-use format as approved by City Council. The retail site will still provide valuable sales tax revenue and jobs for the city once it is constructed and operational. The residential portion of the of the mixed-use project approved for condominium/townhome ownership units remain the same which will continue to create home ownership opportunities for existing and future Wildomar residents in accordance with the policies of the General Plan. Further, the residential portion of the project maintains the approved density of 14.2 units/acre which is in compliance with the VHDR land use designation density range of 14 – 20 units/acre. Given these facts, the approved tentative maps remain consistent with the General Plan. There is no specific plan governing this project or the general area.

Considering these facts, the proposed request for a final, 1-year extension of time to December 14, 2025 for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 continues to be consistent with the general plan and

meets this finding. The approved project continues to promote the following land use and housing goals and policies:

LU 2.1 The proposed commercial and residential development 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 commercial and residential development 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 commercial and residential development project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

LU 23.1 The proposed land use amendment resulting in the commercial retail and condominium areas of the project is properly located and designated for commercial and residential development in accordance with the General Plan.

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

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

LU 23.8 The proposed commercial and residential development project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed single family condominium areas 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 Housing Element.

H-6.1 The proposed single family condominium areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

Finding 2: The proposed extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 remains consistent with the City of Wildomar Zoning Ordinance.

Evidence: The proposed EOT for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 remain consistent with the approved zoning designations of C-P-S and R-3 for development of the 118,354 square-foot commercial retail center and 191-unit single family attached condominium development, respectively. These zoning designations also remain highly consistent with the approved Commercial Retail (CR) and Very High Density Residential (VHDR) general plan land use designations as they are intended to provide for a variety commercial retail development and residential homeownership opportunities in a mixed-use format. Further, the proposed retail and residential areas were evaluated in accordance with the development standards (i.e., lot size, lot depth and lot width) of the C-P-S and R-3 zone, and as there are no changes to the approved plot plan as part of this time extension request, thus, it has been determined that each development standard continues to be consistent with, and has been exceeded. Considering these facts, the proposed request for a final, 1-year extension of time to December 14, 2025 for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 does not adversely affect the general health, safety and welfare of the public.

Evidence: The proposed extension of time for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 does not adversely affect the general health, safety and welfare of the public as the originally approved parcel and tract maps remain in compliance with all the required design and development standards of C-P-S and R-3 zoning designations as noted in Finding #2. Further, all adopted EIR mitigation measures for the project remain in full force and effect as originally approved and have not been changed in any way. As there have been no amendments to the Commercial Retail (CR) and Very High Density Residential (VHDR) land use designation or the current C-P-S and R-3 zoning designations since the project was approved, the original development standards of these zones remain the same for this project. Lastly, the design of the parcel and tract maps 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 final, 1-year extension of time to December 14, 2025 for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration date for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781 and Tentative Tract Map No. 36782.

Evidence: The Applicant submitted the EOT application and paid the required fees on July 18, 2024 well in advance of the December 14, 2024 expiration date. Considering this fact, the proposed request for a final, 1-year extension of time to December 14, 2025 meets this finding.

SECTION 3. EOT FINDINGS OF FACT FOR PLOT PLAN NO. 13-0082:

Pursuant to Chapter 17.216.070.C of the Zoning Ordinance, and in light of the record before it, including the staff report dated October 2, 2024 and all evidence and testimony heard at the public hearing for said extension of time and revised conditions for Plot Plan No. 13-0082, the Planning Commission hereby make the following findings:

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

Evidence: The approved 118,000 square-foot commercial retail center development remains consistent with the intent of the General Plan land use designation of CR as this land use is intended to accommodate a variety of commercial and retail uses. Further, the retail site will still provide valuable sales tax revenue for the city and jobs once it is constructed and operational. It also remains an allowable use in the C-P-S zone, and is consistent with the C-P-S zone development standards. The approved site plan by City Council was evaluated in accordance with these development standards and was determined that each standard was met and/or exceeded. Thus, the commercial retail center continues to meet the purpose and intent of the CR land use designation and C-P-S zone.

The approved 191-unit condominium/townhome development also remains consistent with the intent of the General Plan land use designation of VHDR as this land use is intended to accommodate condominium/townhome projects at a density range of 14 – 20 units/acre. With an approved project density of 14.2 units/acre, the project remains consistent with the VHDR designation. Further, the condominium/townhome project remains an allowed use in the R-3 zone, and remains in compliance with the all development standards of Chapter 17.44.020 (R-3 zone). The approved site plan by City Council was evaluated in accordance with these development standards and was determined that each standard was met and/or exceeded. Thus, the condominium/townhome project continues to meet the purpose and intent of the R-3 zone, and will continue to provide valuable home ownership opportunities and property taxes once it is constructed.

Considering this fact, the proposed request for a final, 1-year extension of time to December 14, 2025 meets this finding. In addition, the approved project continues to promote the following land use and housing goals and policies:

LU 2.1 The proposed commercial and residential development 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 commercial and residential development 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 commercial and residential development project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

LU 23.1 The proposed land use amendment resulting in the commercial retail and condominium areas of the project is properly located and designated for commercial and residential development in accordance with the General Plan.

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

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

LU 23.8 The proposed commercial and residential development project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed single family condominium areas 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 Housing Element.

H-6.1 The proposed single family condominium areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

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

Evidence: The approved 118,000 square-foot commercial retail center site remains consistent with the Zoning Ordinance in that all the C-P-S development standards as outlined in Chapter 17.76 of the Wildomar Municipal Code remain in compliance. Since there are no changes proposed to the approved commercial retail plot plan, the project remains consistent with these development standards, and the extension of time does not change this. The approved retail center site also remains consistent with the development standards of Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code.

The approved 191-unit condominium/townhome project remains consistent with the with the Zoning Ordinance in that all the R-3 development standards as outlined in Chapter 17.44 of the Wildomar Municipal Code have been complied with. Since there are no changes proposed to the approved plot plan, the project remains consistent with these development standards, and the extension of time does not change this. The approved residential site plan also remains consistent with the development standards of Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. Considering this fact, the proposed request for a final, 1-year extension of time to December 14, 2025 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 was originally 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. Further, the EIR/MMRP adopted for Plot Plan No. 13-0082 analyzed all potential impacts related to the proposed 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, the project remains consistent with this finding, and the extension of time does not change this. Considering this fact, the proposed request for a final, 1-year extension of time to December 14, 2025 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 18, 2024 well in advance of the December 14, 2024 expiration date. Considering this fact, the proposed request for a 1-year extension of time to December 14, 2025 and revised plot plan conditions of approval meets this finding.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, hereby adopts PC Resolution No. 2024-15 approving a final, 1-year extension of time to December 14, 2025 for Tentative Parcel Map No. 36612, Tentative Tract Map No. 36781, Tentative Tract Map No. 36782, and Plot Plan No. 13-0082, subject to the revised/updated conditions of approval attached hereto this resolution as Exhibit 1 - 4.

PASSED, APPROVED AND ADOPTED this 2nd day of October, 2024.

_____
Eric Filar
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Community Development Director
Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierez
Assistant City Attorney

ATTACHMENT A – EXHIBIT 1 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE PARCEL MAP NO. 36612			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PLANNING DEPARTMENT CONDITIONS			
General Requirements / Standard Conditions (these conditions apply to all phases)			
1. ~~In compliance with Section 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 Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of $3,120.00. 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 is broken down as follows:~~ ~~a. California Department of Fish and Wildlife = $3,070.00~~ ~~**b.** Riverside County Clerk Administrative Fee = $50.00~~	~~December 21, 2016~~	~~Planning Department~~	Matthew Bassi
2. *The Applicant shall review, and sign below verifying the "Acceptance of the Revised/Updated Conditions of Approval" and return the signed page to the Wildomar Planning Department within two weeks of the Planning Commission approval.* _____ *Applicant Signature* *Date*	*October 16, 2024*	*Planning Department*	

ATTACHMENT A – EXHIBIT 1 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE PARCEL MAP NO. 36612			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
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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 the defense. Applicant agrees that City will forward monthly invoices to	Ongoing	Planning Department	Matthew Bassi

	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 Extension of Time #3 for Tentative Parcel Map No. 36612 shall expire on December 14, 2025 if the final map has not been approved by the City Council and recorded with the Riverside County Clerk. If TPM No. 36612 is not recorded by the new expiration date, the tentative map becomes null and void.*	*December 14, 2025*	*Planning Department*	
5.	~~*TTM No. 36612* shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 13-0082 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.~~	~~February 11, 2017~~	~~Planning Department~~	Matthew Bassi
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.~~	~~March 14, 2017~~	~~Planning Department~~	Matthew Bassi

ATTACHMENT A – EXHIBIT 1 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE PARCEL MAP NO. 36612			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
7.	~~Within 60 days of approval of the Westpark Promenade Mixed-Use Development Project (Planning Application No. 13-0082) by the City Council, 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.~~	~~February 14, 2017~~	~~Planning Department~~	Matthew Bassi
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 Department	
9.	The project shall be subdivided in accordance with the Tentative Parcel Map 36612 approved by the City Council on December 14, 2016 The Applicant may request a minor change/revision to the approved Parcel map, if needed, in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code. TPM No. 36612 consists of three planning areas (Parcel 1: Commercial Retail and Parcels 2 and 3: Single-Family Condominium areas) with related on- site/off-site improvements and amenities. Each Parcel within the approved plot plan will be developed in accordance with the applicable conditions herein. Final Maps may be filed in phases related to each Parcel or as units or groups of units. The Applicant shall implement, to the satisfaction of the Planning Director, all applicable environmental impact mitigation measures identified in the project's EIR, CEQA	Ongoing	Planning Department	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Findings and Mitigation Monitoring and Reporting Program with each final map.			
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 Dept.	
CEQA / Environmental Impact Report (EIR) Mitigation Measures: (these mitigation measures apply to all phases)			
Air Quality Resources			
11.	**AQ-1:** The applicant, in coordination with the City, shall cooperate with local transit agencies to determine bus routing in the project area that can accommodate bus stop(s) at the project access points. The project shall provide bus passenger benches and shelters at any approved locations.	Prior to issuance of building permit	City Planning and Building and Safety Departments	
12.	**AQ-2:** The project applicant shall provide preferred parking for low-emitting and fuel efficient vehicles. The number and location of preferred parking spaces must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.	Prior to issuance of building permit	City Planning and Building and Safety Departments	
13.	**AQ-3:** The project applicant shall provide secure bicycle racks. The number and location of bicycle racks must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.	Prior to issuance of building permit	City Planning and Building and Safety Departments	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Biological Resources			
14. **BIO-1:** Per the Burrowing Owl Survey Instructions for the MSHCP and MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within suitable habitat areas of the project site, shall be conducted within 30 days prior to disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) shall occur when owls are present outside the nesting season. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 500 feet (150 meters) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.	30 days prior to the start of ground disturbing activities	City Planning Department	
15. **BIO-2:** If burrowing owls are identified during the 30-day preconstruction survey, the applicant shall take the following actions to offset impacts prior to ground disturbance: Active nests and paired owls exhibiting breeding activities within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 250-meter buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if	Prior to the start of ground disturbing activities	City Planning Department	

	approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied. If relocation of the owls is approved for the site by the CDFW, the applicant shall hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). • A description of efforts and funding support proposed to monitor the relocation.			

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
16.	**BIO-3**: A qualified biologist shall conduct a preconstruction clearance (trap and release) survey throughout the project site, including a 500-foot buffer (where access is allowed) for coast horned lizard and San Diego black-tailed jackrabbit. If the species are found onsite during the survey, the animals shall be relocated by a qualified biologist. The relocation areas and survey methods shall be developed in consultation with CDFW.	Prior to the start of ground disturbing activities	City Planning Department	
17.	**BIO-4:** Impacts to raptors and migratory birds during nesting activities shall be avoided by implementation of one of the following measures: • All construction, vegetation disturbance, and ground-disturbing activities shall take place outside of the general avian breeding season (February 1-August 30). • If construction, vegetation disturbance, or ground disturbing activities are necessary during the breeding season (February 1-August 30), a focused survey for active nests of raptors and migratory birds and sign of nesting behavior shall be conducted by a qualified, City-approved biologist. The survey shall occur no more than 3 days prior to any construction, vegetation disturbance or ground-disturbing activities. If active nest(s) (with eggs or fledglings) are identified within the project site, they shall not be disturbed until the young have hatched and fledged (matured to a state that they can leave the nest on their own), as determined by the City-approved biologist. A 500-foot construction setback from any active nesting location shall be adhered to in order to avoid disturbance of the nest until the young have fledged or the nest	Prior to the start of ground disturbing activities	City Planning Department	

	has failed, as determined by a qualified biologist. If no active nests are identified, construction may commence.			
18.	**BIO-5:** Prior to the issuance of a grading permit, the project applicant shall submit a detailed restoration plan that mitigates for the loss of approximately 0.36 acre of jurisdictional waters at a ratio acceptable and approved by the resource agencies (i.e., USACE, RWQCB and CDFW), but no less than 1:1 ratio. The restoration plan shall also be approved by the resource agencies prior to the issuance of a grading permit. The project applicant intends to restore and enhance riverine/riparian habitat on lands owned by the Elsinore Murrieta-Anza Resource Conservation District (EMARCD) located along Clinton Keith Road in Riverside County, or on other lands owned by EMARCD or another conservation district within the watershed if the land along Clinton Keith Road is not available. The restoration and enhancement of habitat is proposed within drainages located on the EMARCD lands to ensure a net gain of riparian/riverine habitat acreage in the region. A detailed restoration plan will be prepared that will provide a schedule for site preparation and planting. Performance standards will include: (a) increase the canopy cover of native riverine vegetation within the mitigation area by 25 percent with 80 percent survival of planted species after five years following installation, and (b) increase coverage of herbaceous vegetation within the mitigation areas by 25 percent after five years following installation. The restoration plan will also include a maintenance and monitoring schedule for the proposed mitigation.	Prior to issuance of grading permit.	City Planning Department	

19.	**BIO-6:** Prior to the issuance of a grading plan, the project applicant shall provide a plan to the City of Wildomar to demonstrate compliance with the MSHCP Urban/Wildlands Interface Guidelines. This plan shall provide provisions to ensure that indirect impacts to off-site drainage channels and associated riparian/riverine habitats downstream be minimized to the satisfaction of the City of Wildomar.	Prior to issuance of grading permit.	City Planning Department	
Cultural Resources				
20.	**CUL-1:** An archaeological monitor shall be present during all earthmoving activities within the project site. The monitor shall work under the direct supervision of a qualified archaeologist (defined as a cultural resources professional who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology [U.S. Department of the Interior, 2008]). The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of any find until the qualified archaeologist can evaluate it. In the event of a new find, excavation and treatment of the resource shall be in accordance with Mitigation Measures CUL-3 through CUL-5.	Prior to issuance of grading permit During construction grading and excavation	City Planning Director and Building Official	
21.	**CUL-2:** At least 30 days prior to the issuance of a grading permit, the project applicant shall contact both the Pechanga to notify them of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Pechanga to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and	30 days prior to issuance of grading permit	City Planning Department	

	development scheduling; terms of compensation for the monitors; treatment and final disposition of any cultural resources, sacred sites, 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. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.			
22.	**CUL-3:** 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 Pechanga Tribe. The archaeological monitor and a Pechanga Tribal monitor will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any archaeological cultural resources discovered on the project site. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.	Prior to issuance of grading permit	City Planning Department	
23.	**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 (retained by the applicant) and the Pechanga. Any unanticipated 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, and interpretation of the resources	Prior to issuance of grading permit During grading and construction	City Planning Department	

	identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist, the Pechanga, and/or Soboba determines the resources to be historical or unique, avoidance and/or mitigation shall be required pursuant to and consistent with CEQA Guidelines Section 15064.5 and 15126.4, Public Resources Code Section 21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2.			
24.	**CUL-5:** All cultural resources, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility that meets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 for federal repositories.	Prior to issuance of grading permit	City Planning Department	
25.	**CUL-6:** If inadvertent discoveries of cultural or archaeological resources are made, the project applicant, project archaeologist, and Pechanga Tribe shall assess the significance of the resources and meet and confer regarding the appropriate treatment (i.e., preservation, avoidance. and/or mitigation for the resources). Cultural and archaeological resources are inadvertent discoveries when they were not anticipated to be found during the project's construction activities	Prior to issuance of grading permit	City Planning Department	

	(e.g. grading, excavation). This may include previously unknown sacred sites and items, midden deposits, artifacts, hearths. bedrock outcrops. human remains and other resources, etc. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532. Statutes of 2014), avoidance shall be the preferred method of preservation for tribal cultural resources and archaeological resources. If the project applicant, project archaeologist, and Pechanga Tribe cannot agree on the significance of, avoidance of, or mitigation for such resources, then these issues shall be presented to the Planning Director for determination. The Planning Director shall make the determination based on the information submitted by the Pechanga Tribe, the religious beliefs, customs, and practices of the Pechanga Tribe, and the provisions of the California Environmental Quality Act regarding tribal cultural and archaeological resources. Notwithstanding any other rights available under law, the decision of the Planning Director shall be appealable to the Wildomar City Council. All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible.			
26.	**CUL-7:** The project applicant shall retain a qualified paleontologist (in accordance with the Society of Vertebrate Paleontologists) to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required and the paleontologist shall submit a memo to the City confirming findings of low potential.	Prior to issuance of grading permit	City Planning Department	

	If the qualified paleontologist, upon observing initial earthwork, determines there is a moderate to high potential for discovery, a qualified paleontologist or paleontological monitor (retained by the applicant) shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formation sediments, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. 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 on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. The qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further, ground disturbance shall not resume within a 100-foot radius			

	of the discovery site until an agreement has been reached between the project applicant, the qualified paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.			
27.	**CUL-8:** If human remains are encountered, consistent with California Health and Safety Code Section 7050.5, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin of the remains. Further, consistent with California Public Resources Code Section 5097.98(b), human 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. The Native American Heritage Commission shall immediately identify the "most likely descendant(s)" and notify them of the discovery. The "most likely descendant(s)" shall make recommendations within forty-eight (48) hours and engage in consultations with the landowner concerning the treatment of the remains, as provided in Public Resources Code Section 5097.98 and the Agreement described in CUL-2.	During grading and excavation construction activities	City Planning Department	
28.	**CUL-9:** Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation. Screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.	During grading and excavation construction activities	City Planning Department	

29.	**CUL-10:** Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.	During grading activities	City Planning Department	
30.	**CUL-11:** A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to an accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigation 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.	After grading and construction	City Planning Department	
Noise				
31.	**NOI-1:** The operator of the northern major retail building shall not allow medium-box truck and semi-trucks to engage in unloading activities during nighttime hours of 10 PM through 7 AM.	During grading and construction activities	City Building Official	
32.	**NOI-2**: Prior to the issuance of a building permit, the project applicant shall submit engineering drawings and acoustical specifications for the project's mechanical HVAC equipment to demonstrate that the equipment design combined with distance separation and parapets or screen walls would be sufficient to ensure that the applicable City of	Prior to issuance of building permit	City Engineer or Designee	

	Wildomar's noise standards would not be exceeded at any adjacent off-site residential uses.			
33.	**NOI-3:** The project applicant shall confine trash pick-up activities at the project site to the hours of 7:00 AM through 10:00 PM, while parking lot sweeping closest to residential uses shall be similarly confined to the hours of 7:00 AM through 10:00 PM.	As needed	City Official Designee	
34.	**NOI-4:** Prior to the issuance of a building permit for the residential uses within Parcel 3, the project applicant shall include, within building plans, that a 6.5-foot noise wall be constructed around the exterior recreational use patio associated with the community area proposed within Parcel 3.	Prior to issuance of building permit	City Building and Safety Department	
35.	**NOI-5**: Prior to the issuance of a building permit, the project applicant shall demonstrate through the preparation of a supplemental acoustical analysis that the interior noise threshold of 45 dBA will be met within proposed residences in Parcels 2 and 3.	Prior to issuance of building permit	City Building and Safety Department	
36.	**NOI-6:** If the project's restaurants propose an outdoor venue, the following design features shall be implemented to ensure compliance with the City of Wildomar noise/land use compatibility standards: • Site outdoor eating areas at a setback distance of 350 feet or greater from the I-15 Freeway centerline to provide a 69 dBA CNEL outdoor noise exposure, or If an outdoor venue were sited at a distance closer than 350 feet from the I-15 Freeway centerline the following measures would achieve necessary exterior noise mitigation:	Prior to issuance of building permits	City Building and Safety Department	

	• Orient patios on the east side of the restaurant away from the I-15 Freeway such that the restaurant structure itself would provide needed noise attenuation, or • Construct a five-foot Plexiglas wall to shield the patios from freeway traffic. The Plexiglas wall shall provide a minimum attenuation in noise levels of 5 dBA.			
Transportation and Traffic				
37.	**TRA-1:** The following improvements are required to reduce impacts under the existing plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for the modification of the northbound striping to provide a dedicated left turn lane and a shared through/right turn lane. • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for a separate southbound left turn lane.	Prior to issuance of first building permit	City Engineer or Designee	

	Inland Valley Drive/Prielipp Road • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification of the westbound striping to provide one through lane and one right turn lane. **I-15 Southbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. • The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer.			

38.	**TRA-2:** The following improvements are required to reduce impacts under the existing plus ambient plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** Implementation of Mitigation Measure TRA 1 is required. **Inland Valley Drive/Prielipp Road** Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. **I-15 Northbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share	Prior to issuance of first building permit	City Engineer or Designee	

	contribution shall be determined by the City of Wildomar City Engineer. • The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required.			
39.	**TRA-3:** The following improvements are required to reduce impacts under the existing plus ambient plus project plus cumulative (2017) conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Hidden Springs Road/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane.	Prior to issuance of first building permit	City Engineer or Designee	

~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Catt Road-Arya Road/Clinton Keith Road • Implementation of Mitigation Measure TRA 1 is required. **Inland Valley Drive/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) for a second westbound through lane. **Inland Valley Drive/Prielipp Road** • Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** • Implementation of Mitigation Measure TRA 2 is required. **I-15 Northbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA 2 is required. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA 1 is required.			

	Northbound I-15 south of Clinton Keith Road • No feasible mitigation is available.			
40.	**TRA-4:** The following improvements would mitigate the deficient intersections to operate at an acceptable level of service. The following improvements are required to reduce impacts under the Horizon Year (2035) with Project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Palomar Street/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a separate eastbound right turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share	Prior to issuance of first building permit	City Engineer or Designee	

	prior to issuance of a building permit for the modification to the traffic signal to provide a westbound right turn overlap phase. **Hidden Springs Road/Clinton Keith Road** • Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the traffic signal to provide a westbound right turn overlap phase. **Catt Road-Arya Road / Clinton Keith Road** • Implementation of Mitigation Measure TRA-1 is required. **Inland Valley Drive/Clinton Keith Road** • Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the northbound striping to provide one left turn lane and one shared left/right turn lane.			

	Inland Valley Drive/Prielipp Road • Implementation of Mitigation Measure TRA-1 is required. **Monte Vista Drive/Baxter Road** • Implementation of Mitigation Measure TRA-2 is required. **I-15 Northbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. **Northbound and Southbound I-15 mainline north and south of Clinton Keith Road** • No feasible mitigation is available.			
41.	**TRA-5:** Prior to the issuance of a grading permit, the project applicant shall prepare and obtain City approval of a traffic management plan (TMP) to minimize potential impacts during construction. Included among the provisions, the project's contractor will coordinate with the City of Wildomar, Riverside County, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP may also limit construction activity during typical weekday morning and evening peak	Prior to issuance of grading permit	City Planning Department	

	traffic hours that would adversely affect traffic flow along Clinton Keith Road. The TMP shall include contact information for the general public who may have questions concerning the project and access of their property. Two-way traffic flow through the construction zone shall be maintained throughout the construction period.			
Prior to Approval of the Final Map (these conditions apply to all phases)				
42.	Prior to City Council review and 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 Planning Director and City Attorney. The CC&R's shall include 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 once activated may not be terminated or dissolved without the permission of the City. The CC&R's shall provide that until activation of the homeowners association upon the first sale of a condominium to a homeowner the subdivider shall be responsible for all of the maintenance responsibilities for the project. 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. 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.	Prior to Approval of the Final Map	Planning Department	

ATTACHMENT A – EXHIBIT 1 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE PARCEL MAP NO. 36612			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**

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. 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.	The developer shall refer to the conditions of approval for any Plot Plan or Grading activities associated with this property..	On-Going	Engineering Dept.	
3.	The 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.	
4.	The 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.	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.	
7.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
8.	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 Dept.	
9.	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 plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
10.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project's offsite improvements; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	

11.	The 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.	
12.	For the residential portion of the project, the City Engineer has made the following determinations: a) the project applicant shall construct the improvements to Catt Road-Arya Road/Clinton Keith Road as identified in TRA-1 prior to the issuance of the first certificate of occupancy of a residential unit; and b) the project applicant shall pay a pro-rata share of the remaining improvements identified in TRA-1 through TRA-4, as such measures are updated in accordance with the Westpark Traffic Evaluation- 0356-0001 (July 19, 2021) and Westpark Residential Fair Share Cost Evaluation- 0356-0001 (July 27, 2021)."	On-Going	Engineering Dept.	
Prior to Recordation of the Final Map				
13.	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 Recordation of Final Map	Engineering Dept.	
14.	Improvement plans shall be prepared, processed, and approved. Construct the improvements; or execute an Improvement Agreement and Improvement Security with each final map. This condition shall be in conformance with local regulations and the Subdivision Map Act.	Prior to each Final Map Approval	Engineering Dept.	

15.	The 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 each Final Map or First Building Permit for each Parcel of TPM 36612	Engineering Dept.	
16.	The 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 each Final Map or First Building Permit for each Parcel of TPM 36612	Engineering Dept.	
17.	The 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 Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.	Prior to Recordation of each Final Map or First Building Permit for each Parcel of TPM 36612	Engineering Dept. Planning Dept.	

ATTACHMENT A – EXHIBIT 1 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE PARCEL MAP NO. 36612			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Prior to Recordation of the Final Map – Project Specific			
18. Comply with the applicable 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 each Final Map	Engineering Dept. Public Works Dept.	
19. The developer shall submit to the City Engineer traffic control plans for any construction work that impacts public roads to ensure the continued flow of traffic during construction.	Prior to Recordation of each Final Map or First Building Permit for each Parcel of TPM 36612	Engineering Dept. Public Works Dept.	
20. Subject to Section 66462.5 of the Subdivision Map Act, the developer shall dedicate, design and construct or guarantee construction of Westpark Street. Right of way will be based on a 74' Collector Street, Standard No. 103, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. A zero curb raised street pavement traffic calming speed table shall be provided at the three proposed cross street/drive intersections. Refer to Tract Map 36781, Tract Map 36782 and Plot Plan for intersection locations.	Prior to Recordation of first Final Map or First Building Permit	Engineering Dept.	

ATTACHMENT A – EXHIBIT 1 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE PARCEL MAP NO. 36612			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
21.	The developer shall acquire and dedicate, subject to Section 66462.5 of the Subdivision Map Act, a 10' wide Pedestrian corridor between Clinton Keith Road and Catt Road across Parcel 0264-005A and Parcel 0264-005C per Instrument Numbers 2013-0282061 and 2013-0282059 respectively prior to the first occupancy permit. The improvements shall be in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer.	Prior to first Certificate of Occupancy	Engineering Dept.	
22.	Subject to Section 66462.5 of the Subdivision Map Act, the developer shall dedicate, design, and construct or guarantee the construction of the following prior to the first occupancy permit: • Catt Road from Westpark Street to Arya Drive based on a modified Collector Street, Standard No. 103 within the existing 60' right of way. The street section modification removes curb, gutter, sidewalk on one side of the street replaced with curb, gutter and a landscaped parkway. • The developer shall acquire and dedicate the right of way required construct the knuckle at Catt Road and Westpark Street, Standard No. 801. • The developer shall design and construct the 10' wide Pedestrian corridor between Clinton Keith Road and Catt Road. A zero curb raised street pavement traffic calming speed table shall be provided across Catt Road to provide connection to the gated access on the north side of the road to the existing development westerly of the project.	Prior to Recordation of first Final Map or First Building Permit	Engineering Dept.	

	• The improvements shall be in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer.			
23.	Subject to Section 66462.5 of the Subdivision Map Act, the developer shall dedicate, design, and construct or guarantee the construction (which will include entering into a subdivision improvement agreement) for Arya Drive. Right of way will be based on a 74' Collector Street, Modified Standard No. 103, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. Geometrics may include two 10' wide parkways; 14' wide northbound thru lane; 14' wide raised median; 12' wide southbound to eastbound left turn lane; and, 14' southbound shared thru and right turn lane.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
24.	Subject to Section 66462.5 of the Subdivision Map Act, the developer shall design, and construct or guarantee (which will include entering into a subdivision improvement agreement) for the construction of a modified traffic signal at Clinton Keith Road and Arya Drive in accordance with the City of Wildomar Road Improvement Standards and Specifications to the satisfaction of the City Engineer.	Prior to Recordation of first Final Map or First Building Permit	Engineering Dept.	

ATTACHMENT A – EXHIBIT 1 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE PARCEL MAP NO. 36612			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
RIVERSIDE COUNTY FIRE DEPARTMENT			
General Conditions			
1. For residential areas, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all residential structures shall be 1000 GPM for a 1-hour duration at 20 PSI.	On-Going	Fire Department	
2. All residential structures shall have fire sprinklers installed.	On-Going	Fire Department	
3. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.	On-Going	Fire Department	
4. Fire apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standards. Access lanes shall be constructed with a surface so as to provide all weather driving capabilities.	On-Going	Fire Department	
5. Blue dot retro-reflectors pavement markers on private, public streets and driveways to indicated location of the fire hydrant shall be per Standard 06-11.	On-Going	Fire Department	
6. The Proposed project may have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increase in the number of	On-Going	Fire Department	

	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.			

END

ATTACHMENT A – EXHIBIT 2 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE TRACT MAP NO. 36781			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**

PLANNING DEPARTMENT CONDITIONS				
General Requirements / Standard Conditions (these conditions apply to all phases)				
1.	~~In compliance with Section 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 Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of $3,120.00. 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 is broken down as follows:~~ ~~a. California Department of Fish and Wildlife = $3,070.00~~ ~~b. Riverside County Clerk Administrative Fee = $50.00~~	~~December 21, 2016~~	~~Planning Department~~	Matthew Bassi
2.	*The Applicant shall review, and sign below verifying the "Acceptance of the Revised Conditions of Approval" and return the signed page to the Wildomar Planning Department within two weeks of the Planning Commission approval.* *Applicant Signature* *Date*	*October 16, 2024*	*Planning Department*	

ATTACHMENT A – EXHIBIT 2 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE TRACT MAP NO. 36781			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
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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 the defense. Applicant agrees that City will forward monthly invoices to	Ongoing	Planning Department	Matthew Bassi

ATTACHMENT A – EXHIBIT 2 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
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	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 Extension of Time #3 for Tentative Tract Map No. 36781 shall expire on December 14, 2025 if the final map has not been approved by the City Council and recorded with the Riverside County Clerk. If TTM No. 36781 is not recorded by the new expiration date, the tentative map becomes null and void.*	*December 14, 2025*	*Planning Department*	
5.	~~*TTM No. 36781* shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 13-0082 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.~~	~~February 11, 2017~~	~~Planning Department~~	Matthew Bassi
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.~~	~~March 14, 2017~~	~~Planning Department~~	Matthew Bassi

ATTACHMENT A – EXHIBIT 2 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
7.	~~*Within 60 days of approval of the Westpark Promenade Mixed-Use Development Project (Planning Application No. 13-0082) by the City Council, 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.*~~	~~*February 14, 2017*~~	~~*Planning Department*~~	Matthew Bassi
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 Department	
9.	The project shall be subdivided in accordance with the Tentative Tract Map 36781 approved by the City Council on December 14, 2016. 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	
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 Dept.	
11.	The Applicant shall implement, to the satisfaction of the Planning Director, all applicable environmental impact mitigation measures identified in the project's EIR, the CEQA Findings and Mitigation Monitoring and Reporting Program.	On-Going	Planning Dept.	

ATTACHMENT A – EXHIBIT 2 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE TRACT MAP NO. 36781			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
CEQA / Environmental Impact Report (EIR) Mitigation Measures: (these conditions apply to all phases)			
Air Quality Resources			
12. **AQ-1:** The applicant, in coordination with the City, shall cooperate with local transit agencies to determine bus routing in the project area that can accommodate bus stop(s) at the project access points. The project shall provide bus passenger benches and shelters at any approved locations.	Prior to issuance of building permit	City Planning and Building and Safety Departments	
13. **AQ-2:** The project applicant shall provide preferred parking for low-emitting and fuel efficient vehicles. The number and location of preferred parking spaces must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.	Prior to issuance of building permit	City Planning and Building and Safety Departments	
14. **AQ-3:** The project applicant shall provide secure bicycle racks. The number and location of bicycle racks must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.	Prior to issuance of building permit	City Planning and Building and Safety Departments	
Biological Resources			
15. **BIO-1:** Per the Burrowing Owl Survey Instructions for the MSHCP and MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within suitable habitat areas of the project site, shall be conducted within 30 days prior to disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) shall occur when owls	30 days prior to the start of ground disturbing activities	City Planning Department	

	are present outside the nesting season. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 500 feet (150 meters) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.			
16.	**BIO-2:** If burrowing owls are identified during the 30-day preconstruction survey, the applicant shall take the following actions to offset impacts prior to ground disturbance: Active nests and paired owls exhibiting breeding activities within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 250-meter buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied. If relocation of the owls is approved for the site by the CDFW, the applicant shall hire a qualified biologist to prepare a plan for relocating	Prior to the start of ground disturbing activities	City Planning Department	

	the owls to a suitable site. The relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). • A description of efforts and funding support proposed to monitor the relocation.			
17.	**BIO-3**: A qualified biologist shall conduct a preconstruction clearance (trap and release) survey throughout the project site, including a 500-foot buffer (where access is allowed) for coast horned lizard and San Diego black-tailed jackrabbit. If the species are found onsite during the survey, the animals shall be relocated by a qualified biologist. The relocation areas and survey methods shall be developed in consultation with CDFW.	Prior to the start of ground disturbing activities	City Planning Department	

18.	**BIO-4:** Impacts to raptors and migratory birds during nesting activities shall be avoided by implementation of one of the following measures: • All construction, vegetation disturbance, and ground-disturbing activities shall take place outside of the general avian breeding season (February 1-August 30). • If construction, vegetation disturbance, or ground disturbing activities are necessary during the breeding season (February 1-August 30), a focused survey for active nests of raptors and migratory birds and sign of nesting behavior shall be conducted by a qualified, City-approved biologist. The survey shall occur no more than 3 days prior to any construction, vegetation disturbance or ground-disturbing activities. If active nest(s) (with eggs or fledglings) are identified within the project site, they shall not be disturbed until the young have hatched and fledged (matured to a state that they can leave the nest on their own), as determined by the City-approved biologist. A 500-foot construction setback from any active nesting location shall be adhered to in order to avoid disturbance of the nest until the young have fledged or the nest has failed, as determined by a qualified biologist. If no active nests are identified, construction may commence.	Prior to the start of ground disturbing activities	City Planning Department	
19.	**BIO-5:** Prior to the issuance of a grading permit, the project applicant shall submit a detailed restoration plan that mitigates for the loss of approximately 0.36 acre of jurisdictional waters at a ratio acceptable and approved by the resource agencies (i.e., USACE, RWQCB and CDFW), but no less than 1:1 ratio. The restoration plan shall also be approved by the resource agencies prior to the issuance of a grading	Prior to issuance of grading permit.	City Planning Department	

	permit. The project applicant intends to restore and enhance riverine/riparian habitat on lands owned by the Elsinore Murrieta-Anza Resource Conservation District (EMARCD) located along Clinton Keith Road in Riverside County, or on other lands owned by EMARCD or another conservation district within the watershed if the land along Clinton Keith Road is not available. The restoration and enhancement of habitat is proposed within drainages located on the EMARCD lands to ensure a net gain of riparian/riverine habitat acreage in the region. A detailed restoration plan will be prepared that will provide a schedule for site preparation and planting. Performance standards will include: (a) increase the canopy cover of native riverine vegetation within the mitigation area by 25 percent with 80 percent survival of planted species after five years following installation, and (b) increase coverage of herbaceous vegetation within the mitigation areas by 25 percent after five years following installation. The restoration plan will also include a maintenance and monitoring schedule for the proposed mitigation.			
20.	**BIO-6:** Prior to the issuance of a grading plan, the project applicant shall provide a plan to the City of Wildomar to demonstrate compliance with the MSHCP Urban/Wildlands Interface Guidelines. This plan shall provide provisions to ensure that indirect impacts to off-site drainage channels and associated riparian/riverine habitats downstream be minimized to the satisfaction of the City of Wildomar.	Prior to issuance of grading permit.	City Planning Department	

ATTACHMENT A – EXHIBIT 2 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
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Cultural Resources			
21. **CUL-1:** An archaeological monitor shall be present during all earthmoving activities within the project site. The monitor shall work under the direct supervision of a qualified archaeologist (defined as a cultural resources professional who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology [U.S. Department of the Interior, 2008]). The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of any find until the qualified archaeologist can evaluate it. In the event of a new find, excavation and treatment of the resource shall be in accordance with Mitigation Measures CUL-3 through CUL-5.	Prior to issuance of grading permit During construction grading and excavation	City Planning Director and Building Official	
22. **CUL-2:** At least 30 days prior to the issuance of a grading permit, the project applicant shall contact both the Pechanga to notify them of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Pechanga to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any cultural resources, sacred sites, 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. A copy of this signed agreement shall be provided	30 days prior to issuance of grading permit	City Planning Department	

	to the Planning Director and Building Official prior to the issuance of the first grading permit.			
23.	**CUL-3:** 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 Pechanga Tribe. The archaeological monitor and a Pechanga Tribal monitor will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any archaeological cultural resources discovered on the project site. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.	Prior to issuance of grading permit	City Planning Department	
24.	**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 (retained by the applicant) and the Pechanga. Any unanticipated 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, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist, the Pechanga, and/or Soboba determines the resources to be historical or unique, avoidance and/or mitigation shall be required pursuant to and consistent with CEQA Guidelines Section 15064.5 and 15126.4, Public Resources Code Section	Prior to issuance of grading permit During grading and construction	City Planning Department	

	21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2.			
25.	**CUL-5:** All cultural resources, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility that meets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 for federal repositories.	Prior to issuance of grading permit	City Planning Department	
26.	**CUL-6:** If inadvertent discoveries of cultural or archaeological resources are made, the project applicant, project archaeologist, and Pechanga Tribe shall assess the significance of the resources and meet and confer regarding the appropriate treatment (i.e., preservation, avoidance. and/or mitigation for the resources). Cultural and archaeological resources are inadvertent discoveries when they were not anticipated to be found during the project's construction activities (e.g. grading, excavation). This may include previously unknown sacred sites and items, midden deposits, artifacts, hearths. bedrock outcrops. human remains and other resources, etc. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532. Statutes of 2014), avoidance shall be the preferred method of preservation for tribal cultural resources and archaeological resources. If the project applicant, project archaeologist,	Prior to issuance of grading permit	City Planning Department	

	and Pechanga Tribe cannot agree on the significance of, avoidance of, or mitigation for such resources, then these issues shall be presented to the Planning Director for determination. The Planning Director shall make the determination based on the information submitted by the Pechanga Tribe, the religious beliefs, customs, and practices of the Pechanga Tribe, and the provisions of the California Environmental Quality Act regarding tribal cultural and archaeological resources. Notwithstanding any other rights available under law, the decision of the Planning Director shall be appealable to the Wildomar City Council. All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible.			
27.	**CUL-7:** The project applicant shall retain a qualified paleontologist (in accordance with the Society of Vertebrate Paleontologists) to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential. If the qualified paleontologist, upon observing initial earthwork, determines there is a moderate to high potential for discovery, a qualified paleontologist or paleontological monitor (retained by the applicant) shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formation sediments, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage	Prior to issuance of grading permit	City Planning Department	

	fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. 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 on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. The qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further, ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, the qualified paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.			
28.	**CUL-8:** If human remains are encountered, consistent with California Health and Safety Code Section 7050.5, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin of the remains. Further, consistent with California	During grading and excavation construction activities	City Planning Department	

	Public Resources Code Section 5097.98(b), human 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. The Native American Heritage Commission shall immediately identify the "most likely descendant(s)" and notify them of the discovery. The "most likely descendant(s)" shall make recommendations within forty-eight (48) hours, and engage in consultations with the landowner concerning the treatment of the remains, as provided in Public Resources Code Section 5097.98 and the Agreement described in CUL-2.			
29.	**CUL- 9:** Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation. Screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.	During grading and excavation construction activities	City Planning Department	
30.	**CUL-10:** Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.	During grading activities	City Planning Department	
31.	**CUL-11:** A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original	After grading and construction	City Planning Department	

	location. The report, when submitted to an accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigation 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.			
Noise				
32.	**NOI-1:** The operator of the northern major retail building shall not allow medium-box truck and semi-trucks to engage in unloading activities during nighttime hours of 10 PM through 7 AM.	During grading and construction activities	City Building Official	
33.	**NOI-2**: Prior to the issuance of a building permit, the project applicant shall submit engineering drawings and acoustical specifications for the project's mechanical HVAC equipment to demonstrate that the equipment design combined with distance separation and parapets or screen walls would be sufficient to ensure that the applicable City of Wildomar's noise standards would not be exceeded at any adjacent off-site residential uses.	Prior to issuance of building permit	City Engineer or Designee	
34.	**NOI-3:** The project applicant shall confine trash pick-up activities at the project site to the hours of 7:00 AM through 10:00 PM, while parking lot sweeping closest to residential uses shall be similarly confined to the hours of 7:00 AM through 10:00 PM.	As needed	City Official Designee	
35.	**NOI-4:** Prior to the issuance of a building permit for the residential uses within Parcel 3, the project applicant shall include, within building plans,	Prior to issuance of building permit	City Building and Safety Department	

	that a 6.5-foot noise wall be constructed around the exterior recreational use patio associated with the community area proposed within Parcel 3.			
36.	**NOI-5**: Prior to the issuance of a building permit, the project applicant shall demonstrate through the preparation of a supplemental acoustical analysis that the interior noise threshold of 45 dBA will be met within proposed residences in Parcels 2 and 3.	Prior to issuance of building permit	City Building and Safety Department	
37.	**NOI-6:** If the project's restaurants propose an outdoor venue, the following design features shall be implemented to ensure compliance with the City of Wildomar noise/land use compatibility standards: • Site outdoor eating areas at a setback distance of 350 feet or greater from the I-15 Freeway centerline to provide a 69 dBA CNEL outdoor noise exposure, or If an outdoor venue were sited at a distance closer than 350 feet from the I-15 Freeway centerline the following measures would achieve necessary exterior noise mitigation: • Orient patios on the east side of the restaurant away from the I-15 Freeway such that the restaurant structure itself would provide needed noise attenuation, or • Construct a five-foot Plexiglas wall to shield the patios from freeway traffic. The Plexiglas wall shall provide a minimum attenuation in noise levels of 5 dBA.	Prior to issuance of building permits	City Building and Safety Department	

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Transportation and Traffic			
38. **TRA-1:** The following improvements are required to reduce impacts under the existing plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for the modification of the northbound striping to provide a dedicated left turn lane and a shared through/right turn lane. • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for a separate southbound left turn lane. **Inland Valley Drive/Prielipp Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal.	Prior to issuance of first building permit	City Engineer or Designee	

	• The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification of the westbound striping to provide one through lane and one right turn lane. **I-15 Southbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer.			
39.	**TRA-2:** The following improvements are required to reduce impacts under the existing plus ambient plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** Implementation of Mitigation Measure TRA 1 is required.	Prior to issuance of first building permit	City Engineer or Designee	

	Inland Valley Drive/Prielipp Road Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. **I-15 Northbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. • The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required.			
40.	**TRA-3:** The following improvements are required to reduce impacts under the existing plus ambient plus project plus cumulative (2017) conditions on the study area intersections. For each improvement,	Prior to issuance of first building permit	City Engineer or Designee	

	the project applicant, as directed by the City Engineer, shall either fully the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Hidden Springs Road/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. **Catt Road-Arya Road/Clinton Keith Road** • Implementation of Mitigation Measure TRA 1 is required. **Inland Valley Drive/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) for a second westbound through lane. **Inland Valley Drive/Prielipp Road** • Implementation of Mitigation Measure TRA 1 is required.			

	Monte Vista Drive/Baxter Road • Implementation of Mitigation Measure TRA 2 is required. **I-15 Northbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA 2 is required. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA 1 is required. **Northbound I-15 south of Clinton Keith Road** • No feasible mitigation is available.			
41.	**TRA-4:** The following improvements would mitigate the deficient intersections to operate at an acceptable level of service. The following improvements are required to reduce impacts under the Horizon Year (2035) with Project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Palomar Street/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share	Prior to issuance of first building permit	City Engineer or Designee	

	prior to issuance of a building permit for a second southbound left turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a separate eastbound right turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification to the traffic signal to provide a westbound right turn overlap phase. **Hidden Springs Road/Clinton Keith Road** • Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the traffic signal to provide a westbound right turn overlap phase. **Catt Road-Arya Road / Clinton Keith Road** • Implementation of Mitigation Measure TRA-1 is required. **Inland Valley Drive/Clinton Keith Road** • Implementation of Mitigation Measure TRA-3 is required.			

	• The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the northbound striping to provide one left turn lane and one shared left/right turn lane. **Inland Valley Drive/Prielipp Road** • Implementation of Mitigation Measure TRA-1 is required. **Monte Vista Drive/Baxter Road** • Implementation of Mitigation Measure TRA-2 is required. **I-15 Northbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. **Northbound and Southbound I-15 mainline north and south of Clinton Keith Road** • No feasible mitigation is available.			

42.	**TRA-5:** Prior to the issuance of a grading permit, the project applicant shall prepare and obtain City approval of a traffic management plan (TMP) to minimize potential impacts during construction. Included among the provisions, the project's contractor will coordinate with the City of Wildomar, Riverside County, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP may also limit construction activity during typical weekday morning and evening peak traffic hours that would adversely affect traffic flow along Clinton Keith Road. The TMP shall include contact information for the general public who may have questions concerning the project and access of their property. Two-way traffic flow through the construction zone shall be maintained throughout the construction period.	Prior to issuance of grading permit	City Planning Department	
Prior to Approval of the Final Map				
43.	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 Planning Director and City Attorney. The CC&R's shall include 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 once activated may not be terminated or dissolved without the permission of the City. The CC&R's shall provide that until activation of the homeowners	Prior to Approval of the Final Map	Planning Department	

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	association upon the first sale of a condominium to a homeowner the subdivider shall be responsible for all of the maintenance responsibilities for the project. 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. 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.			
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. 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.	The developer shall refer to the conditions of approval for any Plot Plan or Grading activities associated with this property..	On-Going	Engineering Dept.	
3.	The 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.	The 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.	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 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 the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
9.	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	On-Going	Engineering Dept.	

	requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.			
10.	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 plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
11.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project's offsite improvements; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	
12.	The 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.	
13.	For the residential portion of the project, the City Engineer has made the following determinations: a) the project applicant shall construct the improvements to Catt Road-Arya Road/Clinton Keith Road as identified in TRA-1 prior to the issuance of the first certificate of occupancy of a residential unit; and b) the project applicant shall pay a pro-rata share of the remaining improvements identified in TRA-1 through TRA-4, as such measures are updated in accordance with the Westpark Traffic Evaluation- 0356-0001 (July 19, 2021) and Westpark Residential Fair Share Cost Evaluation- 0356-0001 (July 27, 2021).	On-Going	Engineering Dept.	
Prior to Recordation of the Final Map				

ATTACHMENT A – EXHIBIT 2 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE TRACT MAP NO. 36781			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
14.	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.	
15.	The 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.	
16.	The 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.	
17.	Prior to the issuance of the first grading permit the 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 Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.	Prior to grading permit	Engineering Dept. Planning Dept.	
18.	The developer shall execute a maintenance agreement for the interim stormwater quality control treatment device to the satisfaction of the City Engineer that will ensure maintenance of such device by the residential parcels. Once the ultimate stormwater quality treatment device is	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	

	constructed the maintenance of the device will be the responsibility of both the residential and commercial parcels.			
19.	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				
20.	Satisfy or demonstrate compliance with applicable conditions of approval for Tentative Parcel Map 36612.	Prior to Recordation of Final Map	Engineering Dept. Public Works Dept.	
21.	The developer shall design and construct a landscaped raised median on Westpark Street from Copper Court to Depasquale Road with a Type D curb, Standard No. 204 in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer.	Prior to the first Certificate of Occupancy	Engineering Dept.	
22.	The developer shall design, and construct part-width improvements of Copper Court (Private Street) based on a modified Standard No. 105A with 26' pavement improvements in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer.	Prior to the first Certificate of Occupancy	Engineering Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
1. For residential areas, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all residential structures shall be 1000 GPM for a 1-hour duration at 20 PSI.	On-Going	Fire Department	
2. All residential structures shall have fire sprinklers installed.	On-Going	Fire Department	
3. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.	On-Going	Fire Department	
4. Fire apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standards. Access lanes shall be constructed with a surface so as to provide all weather driving capabilities.	On-Going	Fire Department	
5. Blue dot retro-reflectors pavement markers on private, public streets and driveways to indicated location of the fire hydrant shall be per Standard 06-11.	On-Going	Fire Department	
6. The Proposed project may have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increase in the 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.	On-Going	Fire Department	

END

ATTACHMENT A – EXHIBIT 3 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PLANNING DEPARTMENT CONDITIONS			
General Requirements / Standard Conditions			
1. ~~In compliance with Section 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 Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of $3,120.00. 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 is broken down as follows:~~ ~~a. California Department of Fish and Wildlife = $3,070.00~~ ~~b. Riverside County Clerk Administrative Fee = $50.00~~	~~December 21, 2016~~	~~Planning Department~~	Matthew Bassi
2. *The Applicant shall review, and sign below verifying the "Acceptance of the Revised Conditions of Approval" and return the signed page to the Wildomar Planning Department within two weeks of the Planning Commission approval.* *Applicant Signature* *Date*	*October 16, 2024*	*Planning Department*	

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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 the defense. Applicant agrees that City will forward monthly invoices to	Ongoing	Planning Department	

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	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 Extension of Time #3 for Tentative Tract Map No. 36782 shall expire on December 14, 2025 if the final map has not been approved by the City Council and recorded with the Riverside County Clerk. If TTM No. 36782 is not recorded by the new expiration date, the tentative map becomes null and void.*	*December 14, 2025*	*Planning Department*	
5.	~~*TTM No. 36782* shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 13-0082 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.~~	~~February 11, 2017~~	~~Planning Department~~	Matthew Bassi
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.~~	~~March 14, 2017~~	~~Planning Department~~	Matthew Bassi

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7.	~~Within 60 days of approval of the Westpark Promenade Mixed-Use Development Project (Planning Application No. 13-0082) by the City Council, 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.~~	~~February 14, 2017~~	~~Planning Department~~	Matthew Bassi
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 Department	
9.	The project shall be subdivided in accordance with the tentative tract map approved by the City Council on December 14, 2016. 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	
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 Dept.	
11.	The Applicant shall implement, to the satisfaction of the Planning Director, all applicable environmental impact mitigation measures identified in the project's EIR, or Mitigated Negative Declaration, the CEQA Findings and Mitigation Monitoring and Reporting Program.	On-Going	Planning Dept.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
CEQA / Environmental Impact Report (EIR) Mitigation Measures:			
Air Quality Resources			
12. **AQ-1:** The applicant, in coordination with the City, shall cooperate with local transit agencies to determine bus routing in the project area that can accommodate bus stop(s) at the project access points. The project shall provide bus passenger benches and shelters at any approved locations.	Prior to issuance of building permit	City Planning and Building and Safety Departments	
13. **AQ-2:** The project applicant shall provide preferred parking for low-emitting and fuel efficient vehicles. The number and location of preferred parking spaces must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.	Prior to issuance of building permit	City Planning and Building and Safety Departments	
14. **AQ-3:** The project applicant shall provide secure bicycle racks. The number and location of bicycle racks must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.	Prior to issuance of building permit	City Planning and Building and Safety Departments	
Biological Resources			
15. **BIO-1:** Per the Burrowing Owl Survey Instructions for the MSHCP and MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within suitable habitat areas of the project site, shall be conducted within 30 days prior to disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) shall occur when owls	30 days prior to the start of ground disturbing activities	City Planning Department	

	are present outside the nesting season. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 500 feet (150 meters) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.			
16.	**BIO-2:** If burrowing owls are identified during the 30-day preconstruction survey, the applicant shall take the following actions to offset impacts prior to ground disturbance: Active nests and paired owls exhibiting breeding activities within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 250-meter buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied. If relocation of the owls is approved for the site by the CDFW, the applicant shall hire a qualified biologist to prepare a plan for relocating	Prior to the start of ground disturbing activities	City Planning Department	

	the owls to a suitable site. The relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). • A description of efforts and funding support proposed to monitor the relocation.			
17.	**BIO-3**: A qualified biologist shall conduct a preconstruction clearance (trap and release) survey throughout the project site, including a 500-foot buffer (where access is allowed) for coast horned lizard and San Diego black-tailed jackrabbit. If the species are found onsite during the survey, the animals shall be relocated by a qualified biologist. The relocation areas and survey methods shall be developed in consultation with CDFW.	Prior to the start of ground disturbing activities	City Planning Department	

18.	**BIO-4:** Impacts to raptors and migratory birds during nesting activities shall be avoided by implementation of one of the following measures: • All construction, vegetation disturbance, and ground-disturbing activities shall take place outside of the general avian breeding season (February 1-August 30). • If construction, vegetation disturbance, or ground disturbing activities are necessary during the breeding season (February 1-August 30), a focused survey for active nests of raptors and migratory birds and sign of nesting behavior shall be conducted by a qualified, City-approved biologist. The survey shall occur no more than 3 days prior to any construction, vegetation disturbance or ground-disturbing activities. If active nest(s) (with eggs or fledglings) are identified within the project site, they shall not be disturbed until the young have hatched and fledged (matured to a state that they can leave the nest on their own), as determined by the City-approved biologist. A 500-foot construction setback from any active nesting location shall be adhered to in order to avoid disturbance of the nest until the young have fledged or the nest has failed, as determined by a qualified biologist. If no active nests are identified, construction may commence.	Prior to the start of ground disturbing activities	City Planning Department	
19.	**BIO-5:** Prior to the issuance of a grading permit, the project applicant shall submit a detailed restoration plan that mitigates for the loss of approximately 0.36 acre of jurisdictional waters at a ratio acceptable and approved by the resource agencies (i.e., USACE, RWQCB and CDFW), but no less than 1:1 ratio. The restoration plan shall also be	Prior to issuance of grading permit.	City Planning Department	

	approved by the resource agencies prior to the issuance of a grading permit. The project applicant intends to restore and enhance riverine/riparian habitat on lands owned by the Elsinore Murrieta-Anza Resource Conservation District (EMARCD) located along Clinton Keith Road in Riverside County, or on other lands owned by EMARCD or another conservation district within the watershed if the land along Clinton Keith Road is not available. The restoration and enhancement of habitat is proposed within drainages located on the EMARCD lands to ensure a net gain of riparian/riverine habitat acreage in the region. A detailed restoration plan will be prepared that will provide a schedule for site preparation and planting. Performance standards will include: (a) increase the canopy cover of native riverine vegetation within the mitigation area by 25 percent with 80 percent survival of planted species after five years following installation, and (b) increase coverage of herbaceous vegetation within the mitigation areas by 25 percent after five years following installation. The restoration plan will also include a maintenance and monitoring schedule for the proposed mitigation.			
20.	**BIO-6:** Prior to the issuance of a grading plan, the project applicant shall provide a plan to the City of Wildomar to demonstrate compliance with the MSHCP Urban/Wildlands Interface Guidelines. This plan shall provide provisions to ensure that indirect impacts to off-site drainage channels and associated riparian/riverine habitats downstream be minimized to the satisfaction of the City of Wildomar.	Prior to issuance of grading permit.	City Planning Department	

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Cultural Resources			
21. **CUL-1:** An archaeological monitor shall be present during all earthmoving activities within the project site. The monitor shall work under the direct supervision of a qualified archaeologist (defined as a cultural resources professional who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology [U.S. Department of the Interior, 2008]). The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of any find until the qualified archaeologist can evaluate it. In the event of a new find, excavation and treatment of the resource shall be in accordance with Mitigation Measures **CUL-3 through CUL-5**.	Prior to issuance of grading permit During construction grading and excavation	City Planning Director and Building Official	
22. **CUL-2:** At least 30 days prior to the issuance of a grading permit, the project applicant shall contact both the Pechanga to notify them of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Pechanga to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any cultural resources, sacred sites, 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. A copy of this signed agreement shall be provided	30 days prior to issuance of grading permit	City Planning Department	

	to the Planning Director and Building Official prior to the issuance of the first grading permit.			
23.	**CUL-3:** 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 Pechanga Tribe. The archaeological monitor and a Pechanga Tribal monitor will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any archaeological cultural resources discovered on the project site. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.	Prior to issuance of grading permit	City Planning Department	
24.	**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 (retained by the applicant) and the Pechanga. Any unanticipated 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, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist, the Pechanga, and/or Soboba determines the resources to be historical or unique, avoidance and/or mitigation shall be required pursuant to and consistent with CEQA Guidelines Section 15064.5 and 15126.4, Public Resources Code Section	Prior to issuance of grading permit During grading and construction	City Planning Department	

	21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2.			
25.	**CUL-5:** All cultural resources, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility that meets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 for federal repositories.	Prior to issuance of grading permit	City Planning Department	
26.	**CUL-6:** If inadvertent discoveries of cultural or archaeological resources are made, the project applicant, project archaeologist, and Pechanga Tribe shall assess the significance of the resources and meet and confer regarding the appropriate treatment (i.e., preservation, avoidance. and/or mitigation for the resources). Cultural and archaeological resources are inadvertent discoveries when they were not anticipated to be found during the project's construction activities (e.g. grading, excavation). This may include previously unknown sacred sites and items, midden deposits, artifacts, hearths. bedrock outcrops. human remains and other resources, etc. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532. Statutes of 2014), avoidance shall be the preferred method of preservation for tribal cultural resources and	Prior to issuance of grading permit	City Planning Department	

	archaeological resources. If the project applicant, project archaeologist, and Pechanga Tribe cannot agree on the significance of, avoidance of, or mitigation for such resources, then these issues shall be presented to the Planning Director for determination. The Planning Director shall make the determination based on the information submitted by the Pechanga Tribe, the religious beliefs, customs, and practices of the Pechanga Tribe, and the provisions of the California Environmental Quality Act regarding tribal cultural and archaeological resources. Notwithstanding any other rights available under law, the decision of the Planning Director shall be appealable to the Wildomar City Council. All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible.			
27.	**CUL-7:** The project applicant shall retain a qualified paleontologist (in accordance with the Society of Vertebrate Paleontologists) to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required and the paleontologist shall submit a memo to the City confirming findings of low potential. If the qualified paleontologist, upon observing initial earthwork, determines there is a moderate to high potential for discovery, a qualified paleontologist or paleontological monitor (retained by the applicant) shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formation sediments, as well as where over-excavation of	Prior to issuance of grading permit	City Planning Department	

	surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. 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 on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. The qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further, ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, the qualified paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.			

28.	**CUL-8:** If human remains are encountered, consistent with California Health and Safety Code Section 7050.5, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin of the remains. Further, consistent with California Public Resources Code Section 5097.98(b), human 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. The Native American Heritage Commission shall immediately identify the "most likely descendant(s)" and notify them of the discovery. The "most likely descendant(s)" shall make recommendations within forty-eight (48) hours, and engage in consultations with the landowner concerning the treatment of the remains, as provided in Public Resources Code Section 5097.98 and the Agreement described in CUL-2.	During grading and excavation construction activities	City Planning Department	
29.	**CUL-9:** Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation. Screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.	During grading and excavation construction activities	City Planning Department	
30.	**CUL-10:** Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The	During grading activities	City Planning Department	

	paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.			
31.	**CUL-11:** A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to an accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigation 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.	After grading and construction	City Planning Department	
Noise				
32.	**NOI-1:** The operator of the northern major retail building shall not allow medium-box truck and semi-trucks to engage in unloading activities during nighttime hours of 10 PM through 7 AM.	During grading and construction activities	City Building Official	
33.	**NOI-2**: Prior to the issuance of a building permit, the project applicant shall submit engineering drawings and acoustical specifications for the project's mechanical HVAC equipment to demonstrate that the equipment design combined with distance separation and parapets or screen walls would be sufficient to ensure that the applicable City of Wildomar's noise standards would not be exceeded at any adjacent off-site residential uses.	Prior to issuance of building permit	City Engineer or Designee	

34.	**NOI-3:** The project applicant shall confine trash pick-up activities at the project site to the hours of 7:00 AM through 10:00 PM, while parking lot sweeping closest to residential uses shall be similarly confined to the hours of 7:00 AM through 10:00 PM.	As needed	City Official Designee	
35.	**NOI-4:** Prior to the issuance of a building permit for the residential uses within Parcel 3, the project applicant shall include, within building plans, that a 6.5-foot noise wall be constructed around the exterior recreational use patio associated with the community area proposed within Parcel 3.	Prior to issuance of building permit	City Building and Safety Department	
36.	**NOI-5**: Prior to the issuance of a building permit, the project applicant shall demonstrate through the preparation of a supplemental acoustical analysis that the interior noise threshold of 45 dBA will be met within proposed residences in Parcels 2 and 3.	Prior to issuance of building permit	City Building and Safety Department	
37.	**NOI-6:** If the project's restaurants propose an outdoor venue, the following design features shall be implemented to ensure compliance with the City of Wildomar noise/land use compatibility standards: • Site outdoor eating areas at a setback distance of 350 feet or greater from the I-15 Freeway centerline to provide a 69 dBA CNEL outdoor noise exposure, or If an outdoor venue were sited at a distance closer than 350 feet from the I-15 Freeway centerline the following measures would achieve necessary exterior noise mitigation:	Prior to issuance of building permits	City Building and Safety Department	

	• Orient patios on the east side of the restaurant away from the I-15 Freeway such that the restaurant structure itself would provide needed noise attenuation, or • Construct a five-foot Plexiglas wall to shield the patios from freeway traffic. The Plexiglas wall shall provide a minimum attenuation in noise levels of 5 dBA.			
Transportation and Traffic				
38.	**TRA-1:** The following improvements are required to reduce impacts under the existing plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for the modification of the northbound striping to provide a dedicated left turn lane and a shared through/right turn lane. • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for a separate southbound left turn lane.	Prior to issuance of first building permit	City Engineer or Designee	

	Inland Valley Drive/Prielipp Road • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification of the westbound striping to provide one through lane and one right turn lane. **I-15 Southbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. • The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer.			
39.	**TRA-2:** The following improvements are required to reduce impacts under the existing plus ambient plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement,	Prior to issuance of first building permit	City Engineer or Designee	

	construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** Implementation of Mitigation Measure TRA 1 is required. **Inland Valley Drive/Prielipp Road** Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. **I-15 Northbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. • The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane.			

	The fair share contribution shall be determined by the City of Wildomar City Engineer. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. •			
40.	**TRA-3:** The following improvements are required to reduce impacts under the existing plus ambient plus project plus cumulative (2017) conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Hidden Springs Road/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. **Catt Road-Arya Road/Clinton Keith Road** • Implementation of Mitigation Measure TRA 1 is required.	Prior to issuance of first building permit	City Engineer or Designee	

~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Inland Valley Drive/Clinton Keith Road • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) for a second westbound through lane. **Inland Valley Drive/Prielipp Road** • Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** • Implementation of Mitigation Measure TRA 2 is required. **I-15 Northbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA 2 is required. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA 1 is required. **Northbound I-15 south of Clinton Keith Road** • No feasible mitigation is available.			

41.	**TRA-4:** The following improvements would mitigate the deficient intersections to operate at an acceptable level of service. The following improvements are required to reduce impacts under the Horizon Year (2035) with Project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Palomar Street/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a separate eastbound right turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification to the traffic signal to provide a westbound right turn overlap phase.	Prior to issuance of first building permit	City Engineer or Designee	

	Hidden Springs Road/Clinton Keith Road • Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the traffic signal to provide a westbound right turn overlap phase. **Catt Road-Arya Road / Clinton Keith Road** • Implementation of Mitigation Measure TRA-1 is required. **Inland Valley Drive/Clinton Keith Road** • Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the northbound striping to provide one left turn lane and one shared left/right turn lane. **Inland Valley Drive/Prielipp Road** • Implementation of Mitigation Measure TRA-1 is required.			

	Monte Vista Drive/Baxter Road • Implementation of Mitigation Measure TRA-2 is required. **I-15 Northbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. **Northbound and Southbound I-15 mainline north and south of Clinton Keith Road** • No feasible mitigation is available.			
42.	**TRA-5:** Prior to the issuance of a grading permit, the project applicant shall prepare and obtain City approval of a traffic management plan (TMP) to minimize potential impacts during construction. Included among the provisions, the project's contractor will coordinate with the City of Wildomar, Riverside County, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP may also limit construction activity during typical weekday morning and evening peak traffic hours that would adversely affect traffic flow along Clinton Keith Road. The TMP shall include contact information for the general public	Prior to issuance of grading permit	City Planning Department	

	who may have questions concerning the project and access of their property. Two-way traffic flow through the construction zone shall be maintained throughout the construction period.			
Prior to Approval of the Final Map (these conditions apply to all phases)				
43.	Prior to City Council review and 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 Planning Director and City Attorney. The CC&R's shall include 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 once activated may not be terminated or dissolved without the permission of the City. The CC&R's shall provide that until activation of the homeowners association upon the first sale of a condominium to a homeowner the subdivider shall be responsible for all of the maintenance responsibilities for the project 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. 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.	Prior to Approval of the Final Map	Planning Department	

ATTACHMENT A – EXHIBIT 3 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE TRACT MAP NO. 36782			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
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. 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. The developer shall refer to the conditions of approval for any Plot Plan or Grading activities associated with this property..	On-Going	Engineering Dept.	
3. The 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.	
4. The 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.	

ATTACHMENT A – EXHIBIT 3 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE TRACT MAP NO. 36782			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
6.	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 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 the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
9.	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 Dept.	
10.	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 plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	

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	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
11.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project's offsite improvements; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	
12.	The 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.	
13.	For the residential portion of the project, the City Engineer has made the following determinations: a) the project applicant shall construct the improvements to Catt Road-Arya Road/Clinton Keith Road as identified in TRA-1 prior to the issuance of the first certificate of occupancy of a residential unit; and b) the project applicant shall pay a pro-rata share of the remaining improvements identified in TRA-1 through TRA-4, as such measures are updated in accordance with the Westpark Traffic Evaluation- 0356-0001 (July 19, 2021) and Westpark Residential Fair Share Cost Evaluation- 0356-0001 (July 27, 2021).	On-Going	Engineering Dept.	
Prior to Final Map Approval and Recordation				
14.	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.	

ATTACHMENT A – EXHIBIT 3 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: TENTATIVE TRACT MAP NO. 36782			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2022~~ ~~TPM No. 36612 New Expiration Date – Dec. 14, 2024~~ **TPM No. 36612 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
15.	The 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.	
16.	The 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.	
17.	Prior to the issuance of the first grading permit the 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 Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.	Prior to prior to the issuance of the first grading permit	Engineering Dept. Planning Dept.	
18.	The developer shall execute a maintenance agreement for interim the stormwater quality control treatment device to the satisfaction of the City Engineer that will ensure maintenance of such device by the residential parcels. Once the ultimate stormwater quality treatment device is constructed the maintenance of the device will be the responsibility of both the residential and commercial parcels. .	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
19.	Refer to General Requirements/Condition regarding annexation into City CFD – Services. Special Tax A shall include maintenance services	Prior to Recordation of Final Map	Engineering Dept	

	of public facilities associated with the development. Special Tax B shall include safety services associated with the development.			
Prior to Recordation of the Final Map – Project Specific				
20.	Satisfy or demonstrate compliance with applicable conditions of approval for Tentative Parcel Map 36612.	Prior to Recordation of Final Map	Engineering Dept. Public Works Dept.	
21.	The developer shall design and construct a landscaped raised median on Westpark Street from Copper Court to Catt Road with a Type D curb, Standard No. 204 in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy	Engineering Dept.	
22.	The developer shall design, and construct part-width improvements of Copper Court (Private Street) based on a modified Standard No. 105A with 26' pavement improvements in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy	Engineering Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	For residential areas, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all residential structures shall be 1000 GPM for a 1-hour duration at 20 PSI.	On-Going	Fire Department	
2.	All residential structures shall have fire sprinklers installed.	On-Going	Fire Department	

3.	The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.	On-Going	Fire Department	
4.	Fire apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standards. Access lanes shall be constructed with a surface so as to provide all weather driving capabilities.	On-Going	Fire Department	
5.	Blue dot retro-reflectors pavement markers on private, public streets and driveways to indicated location of the fire hydrant shall be per Standard 06-11.	On-Going	Fire Department	
6.	The Proposed project may have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increase in the 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.	On-Going	Fire Department	

END

ATTACHMENT A – EXHIBIT 4 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN NO. 13-0082			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2022~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2024~~ **Plot Plan 13-0082 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**

PLANNING DEPARTMENT CONDITIONS				
General / Standard Conditions (these conditions apply to all phases of development)				
1.	~~In compliance with Section 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 Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of $3,120.00. 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 is broken down as follows:~~ ~~a. California Department of Fish and Wildlife = $3,070.00~~ ~~b. Riverside County Clerk Administrative Fee = $50.00~~	~~December 21, 2016~~	~~Planning Department~~	Matthew Bassi
2.	*The Applicant shall review, and sign below verifying the "Acceptance of the Revised Conditions of Approval" and return the signed page to the Wildomar Planning Department within two weeks of the Planning Commission approval.* *Applicant Signature* *Date*	*October 2, 2024*	*Planning Department*	

~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2022~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2024~~ **Plot Plan 13-0082 Final Expiration Date – Dec. 14, 2025**		
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 the defense. Applicant agrees that City will	Ongoing	Planning Department	

	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 EOT #1 for Plot Plan No. 13-0082 shall expire on December 14, 2025 if grading and/or building permits have not been issued and substantial construction work has commenced on the project site. If Plot Plan No. 13-0082 has not commenced construction by the new expiration date, the plot plan approval becomes null and void.*	*December 14, 2025*	*Planning Department*	
5.	~~Plot Plan No. 13-0082 shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 13-0082 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.~~	~~February 11, 2017~~	~~Planning Department~~	Matthew Bassi
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 to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~March 14, 2017~~	~~Planning Department~~	Matthew Bassi

ATTACHMENT A – EXHIBIT 4 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN NO. 13-0082			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2022~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2024~~ **Plot Plan 13-0082 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
7.	~~Within 60 days of the Westpark Promenade Mixed-Use development project (Planning Application No. 13-0082) Change of Zone approval by the City Council, 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.~~	~~February 14, 2017~~	~~Planning Department~~	Matthew Bassi
8.	If the Westpark Promenade Mixed-Use development project (PA No. 13-0082) is not constructed at the same time, the remaining vacant lots shall be landscaped with a drought tolerant hydro seed mix that is native to the Wildomar region. This area shall be allowed to have above ground/temporary irrigation to water the landscaping. The purpose of this condition is to manage dust control issues. The Applicant shall submit a "landscape plan" for Planning Department review and approval prior to installation. Said landscaping and irrigation shall be fully functional and operational prior to the issuance of a final certificate of occupancy for the site, and be required to be maintained for the as long as the remaining lots are vacant.	On-Going	Planning Department	
9.	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 Department	
10.	The project shall be developed in accordance with the approved plot plan approved by the City Council on December 14, 2016, or as amended. The Applicant may request a modification/revision to the	Ongoing	Planning Department	

	approved project, if needed, in accordance with Sections 17.228 of the Wildomar Municipal Code. The plot plan consists of three planning areas (Parcel 1: Commercial Retail and Parcels 2 and 3: Single family Condominium areas) with related on- site/off-site improvements and amenities. Each Parcel within the approved plot plan will be developed in accordance with these applicable conditions and the conditions of the attendant tentative tract map for that Parcel.			
11.	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 Dept.	
12.	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 Depts.	
13.	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 Depts.	

14.	The Applicant is prohibited from using any sort of blasting device or 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 Section 8.64 of the WMC.	On-Going	Planning Department	
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 one (1) 220 v. electric vehicle plug in fixture in each enclosed garage of the single-family condominium units in accordance with the provisions of the Cal Green Building Code.	On-Going	Planning & Building Departments	
18.	The Applicant shall comply with all provisions of the Cal-Green Building Code, including but not limited to, bicycle parking, bike lockers, electric vehicle plug-in stations, etc. throughout the commercial retail center. This information shall be shown on the construction documents and verified by the Planning Department prior to the issuance of building permits.	On-Going	Planning & Building Departments	
19.	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;	On-Going	Planning & Fire Departments	

	• California Referenced Standards Code, Chapter 12-7A; and • California Fire Code, Chapter 49. (added by the City Council on December 14, 2016)			
CEQA / Environmental Impact Report (EIR) Mitigation Measures: (these mitigation measures apply to all phases)				
Air Quality Resources				
20.	**AQ-1:** The applicant, in coordination with the City, shall cooperate with local transit agencies to determine bus routing in the project area that can accommodate bus stop(s) at the project access points. The project shall provide bus passenger benches and shelters at any approved locations.	Prior to issuance of building permit	City Planning and Building and Safety Departments	
21.	**AQ-2:** The project applicant shall provide preferred parking for low-emitting and fuel efficient vehicles. The number and location of preferred parking spaces must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.	Prior to issuance of building permit	City Planning and Building and Safety Departments	
22.	**AQ-3:** The project applicant shall provide secure bicycle racks. The number and location of bicycle racks must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.	Prior to issuance of building permit	City Planning and Building and Safety Departments	

ATTACHMENT A – EXHIBIT 4 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Biological Resources			
23. **BIO-1:** Per the Burrowing Owl Survey Instructions for the MSHCP and MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within suitable habitat areas of the project site, shall be conducted within 30 days prior to disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) shall occur when owls are present outside the nesting season. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 500 feet (150 meters) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.	30 days prior to the start of ground disturbing activities	City Planning Department	
24. **BIO-2:** If burrowing owls are identified during the 30-day preconstruction survey, the applicant shall take the following actions to offset impacts prior to ground disturbance: Active nests and paired owls exhibiting breeding activities within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 250-meter buffer shall	Prior to the start of ground disturbing activities	City Planning Department	

	be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied. If relocation of the owls is approved for the site by the CDFW, the applicant shall hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).			

	• A description of efforts and funding support proposed to monitor the relocation.			
25.	**BIO-3**: A qualified biologist shall conduct a preconstruction clearance (trap and release) survey throughout the project site, including a 500-foot buffer (where access is allowed) for coast horned lizard and San Diego black-tailed jackrabbit. If the species are found onsite during the survey, the animals shall be relocated by a qualified biologist. The relocation areas and survey methods shall be developed in consultation with CDFW.	Prior to the start of ground disturbing activities	City Planning Department	
26.	**BIO-4:** Impacts to raptors and migratory birds during nesting activities shall be avoided by implementation of one of the following measures: • All construction, vegetation disturbance, and ground-disturbing activities shall take place outside of the general avian breeding season (February 1-August 30). • If construction, vegetation disturbance, or ground disturbing activities are necessary during the breeding season (February 1-August 30), a focused survey for active nests of raptors and migratory birds and sign of nesting behavior shall be conducted by a qualified, City-approved biologist. The survey shall occur no more than 3 days prior to any construction, vegetation disturbance or ground-disturbing activities. If active nest(s) (with eggs or fledglings) are identified within the project site, they shall not be disturbed until the young have hatched and fledged (matured to a state that they can leave the nest on their own), as determined by the City-approved biologist. A 500-foot	Prior to the start of ground disturbing activities	City Planning Department	

	construction setback from any active nesting location shall be adhered to in order to avoid disturbance of the nest until the young have fledged or the nest has failed, as determined by a qualified biologist. If no active nests are identified, construction may commence.			
27.	**BIO-5:** Prior to the issuance of a grading permit, the project applicant shall submit a detailed restoration plan that mitigates for the loss of approximately 0.36 acre of jurisdictional waters at a ratio acceptable and approved by the resource agencies (i.e., USACE, RWQCB and CDFW), but no less than 1:1 ratio. The restoration plan shall also be approved by the resource agencies prior to the issuance of a grading permit. The project applicant intends to restore and enhance riverine/riparian habitat on lands owned by the Elsinore Murrieta-Anza Resource Conservation District (EMARCD) located along Clinton Keith Road in Riverside County, or on other lands owned by EMARCD or another conservation district within the watershed if the land along Clinton Keith Road is not available. The restoration and enhancement of habitat is proposed within drainages located on the EMARCD lands to ensure a net gain of riparian/riverine habitat acreage in the region. A detailed restoration plan will be prepared that will provide a schedule for site preparation and planting. Performance standards will include: (a) increase the canopy cover of native riverine vegetation within the mitigation area by 25 percent with 80 percent survival of planted species after five years following installation, and (b) increase coverage of herbaceous vegetation within the mitigation areas by 25	Prior to issuance of grading permit.	City Planning Department	

	percent after five years following installation. The restoration plan will also include a maintenance and monitoring schedule for the proposed mitigation.			
28.	**BIO-6:** Prior to the issuance of a grading plan, the project applicant shall provide a plan to the City of Wildomar to demonstrate compliance with the MSHCP Urban/Wildlands Interface Guidelines. This plan shall provide provisions to ensure that indirect impacts to off-site drainage channels and associated riparian/riverine habitats downstream be minimized to the satisfaction of the City of Wildomar.	Prior to issuance of grading permit.	City Planning Department	
Cultural Resources				
29.	**CUL-1:** An archaeological monitor shall be present during all earthmoving activities within the project site. The monitor shall work under the direct supervision of a qualified archaeologist (defined as a cultural resources professional who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology [U.S. Department of the Interior, 2008]). The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of any find until the qualified archaeologist can evaluate it. In the event of a new find, excavation and treatment of the resource shall be in accordance with Mitigation Measures CUL-3 through CUL-5.	Prior to issuance of grading permit During construction grading and excavation	City Planning Director and Building Official	
30.	**CUL-2:** At least 30 days prior to the issuance of a grading permit, the project applicant shall contact both the Pechanga to notify them of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Pechanga to develop a Cultural	30 days prior to issuance of grading permit	City Planning Department	

	Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any cultural resources, sacred sites, 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. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.			
31.	**CUL-3:** 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 Pechanga Tribe. The archaeological monitor and a Pechanga Tribal monitor will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any archaeological cultural resources discovered on the project site. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.	Prior to issuance of grading permit	City Planning Department	
32.	**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 (retained by the applicant) and the Pechanga.	Prior to issuance of grading permit During grading and construction	City Planning Department	

	Any unanticipated 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, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist, the Pechanga, and/or Soboba determines the resources to be historical or unique, avoidance and/or mitigation shall be required pursuant to and consistent with CEQA Guidelines Section 15064.5 and 15126.4, Public Resources Code Section 21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2.			
33.	**CUL-5:** All cultural resources, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility that meets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 for federal repositories.	Prior to issuance of grading permit	City Planning Department	

34.	**CUL-6:** If inadvertent discoveries of cultural or archaeological resources are made, the project applicant, project archaeologist, and Pechanga Tribe shall assess the significance of the resources and meet and confer regarding the appropriate treatment (i.e., preservation, avoidance. and/or mitigation for the resources). Cultural and archaeological resources are inadvertent discoveries when they were not anticipated to be found during the project's construction activities (e.g. grading, excavation). This may include previously unknown sacred sites and items, midden deposits, artifacts, hearths. bedrock outcrops. human remains and other resources, etc. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532. Statutes of 2014), avoidance shall be the preferred method of preservation for tribal cultural resources and archaeological resources. If the project applicant, project archaeologist, and Pechanga Tribe cannot agree on the significance of, avoidance of, or mitigation for such resources, then these issues shall be presented to the Planning Director for determination. The Planning Director shall make the determination based on the information submitted by the Pechanga Tribe, the religious beliefs, customs, and practices of the Pechanga Tribe, and the provisions of the California Environmental Quality Act regarding tribal cultural and archaeological resources. Notwithstanding any other rights available under law, the decision of the Planning Director shall be appealable to the Wildomar City Council. All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible.	Prior to issuance of grading permit	City Planning Department	

35.	**CUL-7:** The project applicant shall retain a qualified paleontologist (in accordance with the Society of Vertebrate Paleontologists) to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential. If the qualified paleontologist, upon observing initial earthwork, determines there is a moderate to high potential for discovery, a qualified paleontologist or paleontological monitor (retained by the applicant) shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formation sediments, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. 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 on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius	Prior to issuance of grading permit	City Planning Department	

	of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. The qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further, ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, the qualified paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.			
36.	**CUL-8:** If human remains are encountered, consistent with California Health and Safety Code Section 7050.5, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin of the remains. Further, consistent with California Public Resources Code Section 5097.98(b), human 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. The Native American Heritage Commission shall immediately identify the "most likely descendant(s)" and notify them of the discovery. The "most likely descendant(s)" shall make recommendations within forty-eight (48) hours, and engage in	During grading and excavation construction activities	City Planning Department	

	consultations with the landowner concerning the treatment of the remains, as provided in Public Resources Code Section 5097.98 and the Agreement described in CUL-2.			
37.	**CUL-9:** Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation. Screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.	During grading and excavation construction activities	City Planning Department	
38.	**CUL-10:** Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.	During grading activities	City Planning Department	
39.	**CUL-11:** A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to an accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigation 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.	After grading and construction	City Planning Department	

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Noise			
40. **NOI-1:** The operator of the northern major retail building shall not allow medium-box truck and semi-trucks to engage in unloading activities during nighttime hours of 10 PM through 7 AM.	During grading and construction activities	City Building Official	
41. **NOI-2**: Prior to the issuance of a building permit, the project applicant shall submit engineering drawings and acoustical specifications for the project's mechanical HVAC equipment to demonstrate that the equipment design combined with distance separation and parapets, or screen walls would be sufficient to ensure that the applicable City of Wildomar's noise standards would not be exceeded at any adjacent off-site residential uses.	Prior to issuance of building permit	City Engineer or Designee	
42. **NOI-3:** The project applicant shall confine trash pick-up activities at the project site to the hours of 7:00 AM through 10:00 PM, while parking lot sweeping closest to residential uses shall be similarly confined to the hours of 7:00 AM through 10:00 PM.	As needed	City Official Designee	
43. **NOI-4:** Prior to the issuance of a building permit for the residential uses within Parcel 3, the project applicant shall include, within building plans, that a 6.5-foot noise wall be constructed around the exterior recreational use patio associated with the community area proposed within Parcel 3.	Prior to issuance of building permit	City Building and Safety Department	
44. **NOI-5**: Prior to the issuance of a building permit, the project applicant shall demonstrate through the preparation of a supplemental acoustical analysis that the interior noise threshold of 45 dBA will be met within proposed residences in Parcels 2 and 3.	Prior to issuance of building permit	City Building and Safety Department	

45.	**NOI-6:** If the project's restaurants propose an outdoor venue, the following design features shall be implemented to ensure compliance with the City of Wildomar noise/land use compatibility standards: • Site outdoor eating areas at a setback distance of 350 feet or greater from the I-15 Freeway centerline to provide a 69 dBA CNEL outdoor noise exposure, or If an outdoor venue were sited at a distance closer than 350 feet from the I-15 Freeway centerline the following measures would achieve necessary exterior noise mitigation: • Orient patios on the east side of the restaurant away from the I-15 Freeway such that the restaurant structure itself would provide needed noise attenuation, or • Construct a five-foot Plexiglas wall to shield the patios from freeway traffic. The Plexiglas wall shall provide a minimum attenuation in noise levels of 5 dBA.	Prior to issuance of building permits	City Building and Safety Department	
Transportation and Traffic				
46.	**TRA-1:** The following improvements are required to reduce impacts under the existing plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below.	Prior to issuance of first building permit	City Engineer or Designee	

	Catt Road-Arya Road/Clinton Keith Road • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for the modification of the northbound striping to provide a dedicated left turn lane and a shared through/right turn lane. • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for a separate southbound left turn lane. **Inland Valley Drive/Prielipp Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification of the westbound striping to provide one through lane and one right turn lane. **I-15 Southbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share			

	contribution shall be determined by the City of Wildomar City Engineer. The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer.			
47.	**TRA-2:** The following improvements are required to reduce impacts under the existing plus ambient plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** Implementation of Mitigation Measure TRA 1 is required. **Inland Valley Drive/Prielipp Road** Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable	Prior to issuance of first building permit	City Engineer or Designee	

	City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. **I-15 Northbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. • The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required.			
48.	**TRA-3:** The following improvements are required to reduce impacts under the existing plus ambient plus project plus cumulative (2017) conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below.	Prior to issuance of first building permit	City Engineer or Designee	

	Hidden Springs Road/Clinton Keith Road • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. **Catt Road-Arya Road/Clinton Keith Road** • Implementation of Mitigation Measure TRA 1 is required. **Inland Valley Drive/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) for a second westbound through lane. **Inland Valley Drive/Prielipp Road** • Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** • Implementation of Mitigation Measure TRA 2 is required. **I-15 Northbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA 2 is required.			

	I-15 Southbound Ramps/Baxter Road • Implementation of Mitigation Measure TRA 1 is required. **Northbound I-15 south of Clinton Keith Road** • No feasible mitigation is available.			
49.	**TRA-4:** The following improvements would mitigate the deficient intersections to operate at an acceptable level of service. The following improvements are required to reduce impacts under the Horizon Year (2035) with Project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Palomar Street/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share	Prior to issuance of first building permit	City Engineer or Designee	

	prior to issuance of a building permit for a separate eastbound right turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification to the traffic signal to provide a westbound right turn overlap phase. **Hidden Springs Road/Clinton Keith Road** • Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the traffic signal to provide a westbound right turn overlap phase. **Catt Road-Arya Road / Clinton Keith Road** • Implementation of Mitigation Measure TRA-1 is required. **Inland Valley Drive/Clinton Keith Road** • Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building			

	permit for the modification of the northbound striping to provide one left turn lane and one shared left/right turn lane. **Inland Valley Drive/Prielipp Road** • Implementation of Mitigation Measure TRA-1 is required. **Monte Vista Drive/Baxter Road** • Implementation of Mitigation Measure TRA-2 is required. **I-15 Northbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. **Northbound and Southbound I-15 mainline north and south of Clinton Keith Road** • No feasible mitigation is available.			
50.	**TRA-5:** Prior to the issuance of a grading permit, the project applicant shall prepare and obtain City approval of a traffic management plan (TMP) to minimize potential impacts during construction. Included among the provisions, the project's contractor will coordinate with the City of Wildomar, Riverside County, and local police, fire, and	Prior to issuance of grading permit	City Planning Department	

	emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP may also limit construction activity during typical weekday morning and evening peak traffic hours that would adversely affect traffic flow along Clinton Keith Road. The TMP shall include contact information for the general public who may have questions concerning the project and access of their property. Two-way traffic flow through the construction zone shall be maintained throughout the construction period.			
Prior to the Issuance of Grading Permits (these conditions apply to all phases)				
51.	Prior to the issuance of a grading permit for each "planning area" (i.e., Commercial Retail Center, and each Single-family Condominium area), the applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings for that planning area to the Planning Department 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 Section 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code, and EVMWD's Water Efficient Landscape Standards as adopted by the City Council on November 12, 2015. The landscape plans shall include the following: a) Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.	Prior to Issuance of Grading Permits	Planning Department	

	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 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 (6" curb with a 12" wide by 4" deep 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. The trees shall include *Quercus agrifolia* (coast live oak) and *Platanus*			

	racemosa (sycamore). The shrubs shall be *Heteromeles arbutifolia* (toyon). g) All planting areas damaged during construction shall be replaced at the direction of the City Landscape Architect. h) 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. i) 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. j) No plant materials that could freeze, damage paving, or have thorns are allowed. k) 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. l) 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 per the requirements of Ordinance 457.			

	m) Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. n) 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.			
52.	Prior to the issuance of the first grading permit for each planning area (i.e., Commercial Retail Center, and each Single-family Condominium area), 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 based on the applicable land use category of the planning area and Best Management Practices (specifically Appendix C, Standard Best Management Practices, of the MSHCP).	Prior to Issuance of Grading Permits	Planning Department	
53.	Prior to the issuance of a grading permit for each "planning area" (i.e., Commercial Retail Center, and each Single-family Condominium area) 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	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

	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.			
54.	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 grading may move forward, upon Planning Department 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.	

55.	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 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."	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
56.	Prior to the issuance of the 1st grading permit for each planning area (i.e., Commercial Retail Center & each Single-family Condominium area), the applicant shall submit a final geotechnical soils reports to the City Engineer for review and approval. All grading shall be in conformance	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

ATTACHMENT A – EXHIBIT 4 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN NO. 13-0082			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2022~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2024~~ **Plot Plan 13-0082 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.			
Prior to Issuance of Building Permits (these conditions apply to all phases)			
57.	The Applicant shall comply with all provisions of the Cal-Green Building Code, including but not limited to, bicycle parking, bike lockers, etc. for the commercial retail center. This information shall be shown on the construction documents and verified by the Planning Department prior to the issuance of building permits for the Assisted Living Facility.	Prior to Issuance of Building Permits.	Planning & Building Departments	
58.	Prior to the issuance of building permits, a copy of the recorded Covenants, Conditions, and Restrictions (CC&R's) shall be submitted to the Planning Director.	Prior to Issuance of Building Permits	Planning Department	
59.	Prior to the issuance of all building permits, the applicant shall comply with Building Department requirements in obtaining all necessary permits and processing applicable construction drawings.	Prior to Issuance of Building Permits	Planning Department	
60.	Prior to the issuance of the 50th building permit for TM 36781 & 36782 project areas, the Applicant shall complete construction of all on-site recreation/private park improvements within that respective tract area.	Prior to Issuance of Building Permits	Planning Department	
61.	Prior to the issuance of the 1st building permit within TTM's 36781 or 36782, the Applicant shall prepare a comprehensive sign program for both TTM's 36781 and 36782. The sign program shall be consistent with all applicable provisions of Section 17.252 (Sign Regulations) of the Wildomar Municipal Code, and approved by the Planning	Prior to Issuance of Building Permits	Planning Department	

	Department prior to the issuance of a building permit. Prior to the issuance of the 1st building permit for the commercial retail center, the Applicant shall prepare a comprehensive sign program for the Commercial Retail Parcel. The sign program shall be consistent with all applicable provisions of Section 17.252 (Sign Regulations) of the Wildomar Municipal Code,. and approved by the Planning Department prior to the issuance of a building permit,			
62.	Prior to the issuance of a building permit for each structure within the project, the applicant shall pay all current Wildomar Development Impact Fees, as applicable to the structure and as determined by the Building and Engineering departments, including but not limited to, regional fees such TUMF, MSHCP, K-Rat fees, School Fees, etc.	Prior to Issuance of Building Permits	Planning & Building Departments	
63.	Prior to the issuance of the 1st building permit for each planning area (i.e., Commercial Retail Center & each single-family condominium area), the applicant shall submit for review and approval by the Planning and Building departments a separate exterior lighting/security lighting plan/photometric survey for that planning area. 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 Departments	
Prior to Issuance of a Certificate of Occupancy (these conditions apply to all phases)				
64.	Prior to the issuance of a certificate of occupancy for each planning area (i.e., Commercial Retail Center & and each Single-family Condominium area), all required landscape planting and irrigation shall have been installed for that respective planning area consistent	Prior to the Issuance of Occupancy Permits	Planning Dept.	

	with the approved construction plans and shall be in a condition acceptable to the Planning Director. 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 Department to schedule the final inspection(s). The owner's Landscape Architect shall provide inspection of the landscaping. The owner's Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. An irrigation audit may be required. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.			
65.	Prior to the issuance of the 1st Certificate of occupancy permit for each planning area, 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 from the City of the installed landscaping. 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	Prior to the Issuance of Occupancy Permits	Planning Dept.	

	landscape plans. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release. All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. • The owner's Landscape Architect shall provide inspection of the landscaping. The Landscape Architect shall provide the City with the Certificate of Landscape Design. • 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.			
66.	Prior to issuance of a final occupancy permit or each planning area (i.e., Commercial Retail Center & each Single-family Condominium area), 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.	
67.	Prior to the Issuance of the final Certificate of Occupancy or each planning area (i.e., Commercial Retail Center & each Single-family Condominium area), all Planning Department conditions listed herein, as applicable to that planning area, shall be completed to the satisfaction of the Planning Department.	Prior to final Certificate of Occupancy	Planning Dept.	

ATTACHMENT A – EXHIBIT 4 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
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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. 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.	
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. 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.	On-Going	Public Works	
5. 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 approved site.	On-Going	Public Works	
6. Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality	On-Going	Engineering Dept.	

	Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.			
7.	For commercial/industrial projects, the developer/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 developer/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.	
8.	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 Dept.	
9.	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 Dept.	
10.	The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards &	On-Going	Engineering Dept.	

	Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.			
11.	The 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.	
12.	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 developer shall obtain a grading permit from the Building Department.	On-Going	Engineering Dept.	
13.	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 Dept.	
14.	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.	
15.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
16.	All retaining walls shall require a separate permit from the Building Department.	On-Going	Building 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	On-Going	Engineering Dept. Planning Dept.	

	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 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 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 Map Recordation	Engineering Dept.	
20.	The developer 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	On-Going	Engineering Dept.	

	minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.			
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 developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
23.	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 Dept.	
24.	For the residential portion of the project, the City Engineer has made the following determinations: a) the project applicant shall construct the improvements to Catt Road-Arya Road/Clinton Keith Road as identified in TRA-1 prior to the issuance of the first certificate of occupancy of a residential unit; and b) the project applicant shall pay a pro-rata share of the remaining improvements identified in TRA-1 through TRA-4, as such measures are updated in accordance with the Westpark Traffic Evaluation- 0356-0001 (July 19, 2021) and Westpark Residential Fair Share Cost Evaluation- 0356-0001 (July 27, 2021)."	On-Going	Public Works Dept.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Prior to the Issuance of Grading Permits			
25.	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 Dept.
26.	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 Dept.
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 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 plans.	Prior to Issuance of a Grading Permit	Engineering Dept.
29.	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 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. Applicant shall confirm the watershed requirements relative to their project location shall be approved by the 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 developer 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 Final WQMP and installed and maintained to the satisfaction of the City Engineer. The project shall use the following hydromodification criteria for the project site: "The runoff flow rate, volume, velocity, and duration for the post development condition of the Priority Development Project do not exceed the pre-development (i.e. naturally occurring) condition for the 2 year, 24 hour and 10 year, 24 hour rainfall events. This condition must be substantiated by hydrologic modelling acceptable to City of Wildomar."	Prior to Issuance of a Grading Permit	Engineering Dept.	

32.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, the developer 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.	
34.	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:	Prior to Issuance of a Grading Permit	Engineering Dept.	

~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2022~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2024~~ **Plot Plan 13-0082 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
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. 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.			
35. 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 the 1st Improvement Plan submittal	Engineering Dept.	
Prior to Issuance of Building Permits			
36. Comply with the Conditions of Approval for Tentative Parcel Map 36612	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 developer/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 Developer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
41.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
42.	The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
43.	The developer 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 developer 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 developer 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 developer/applicant shall demonstrate that all appropriate development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit	Building Dept.	
47.	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	Building Dept.	
48.	The developer shall pay all necessary and appropriate 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 developer shall construct the ultimate stormwater quality treatment devices to accommodate all project runoff from 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. Any interim Storm Water Basin will be filled in concurrently with the installation of	Prior to Issuance of a Building Permit for the commercial and residential site	Building Dept.	

	the ultimate facilities at the commercial site. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way. If the residential parcels are developed before the commercial site, an interim Storm Water Basin will be installed in the parking lot area of the commercial site to provide storm water storage for the residential parcels until the ultimate facilities are completed on the commercial site. The interim storm water basin will be constructed 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 as applicable. The location of the interim basins will be shown on the grading plans for the super-pad at a location approved by the City Engineer. The interim Storm Water Basin will be filled in concurrently with the installation of the ultimate facilities at the commercial site. The owner/developer shall provide the responsible party with access to the commercial site for the purpose of installation and maintenance of the interim and ultimate stormwater basins, by entering into an Access Rights Agreement with such party. The Agreement shall include a copy of an executed onsite and offsite access easement and or access rights necessary for the operation and maintenance of the interim and ultimate stormwater basin improvements that shall be binding on the land throughout the life of the project to the benefit of the party responsible for such maintenance and such BMP work, satisfactory to the City Engineer.			

ATTACHMENT A – EXHIBIT 4 WESTPARK PROMENADE MIXED-USE PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN NO. 13-0082			
Applicant: Cal West Communities - APN: 376-410-013; 376-410-023; 376-410-025			
~~**Original City Council Approval Date - December 14, 2016**~~ ~~EOT #1 Approval Date – Oct. 2, 2019~~ ~~EOT #2 Approval Date – February 2, 2022~~ **EOT #3 Approval Date – October 2, 2024**	~~**Original Expiration Date – Dec. 14, 2019**~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2022~~ ~~Plot Plan 13-0082 New Expiration Date – Dec. 14, 2024~~ **Plot Plan 13-0082 Final Expiration Date – Dec. 14, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Project Specific Conditions			
50. The developer shall refer to the conditions of approval for Parcel Map 36612, Tract Map 36781 and Tract Map 36782 and demonstrate that all conditions have been satisfied as applicable.	Prior to Issuance of a Building Permit	Engineering Dept.	
51. The developer shall prepare a traffic management plan to minimize potential impacts during construction to the satisfaction of the city engineer.	Prior to Issuance of Grading Permit	Engineering Dept. Public Works Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT			
General Conditions			
1. These conditions are for shell buildings only; commercial shell buildings will receive a shell final only. No fire and life safety clearance will be issued for a tenant space until the specific occupancy classification has been established and tenant improvement plans have been reviewed and conditioned by the Riverside County Fire Department.	On-Going	Fire Department	
2. This building has not been reviewed or approved for high pile/rack storage. Prior to such use, building(s) shall be approved for high-piled storage (materials in closely packed piles or on pallets, or in racks where the top of storage exceeds 12 feet in height, 6 feet for Group A plastics and certain other hazardous commodities) or aerosols products. High-piled and aerosol stock shall be approved by the Fire Department prior to materials being stored on site. A licensed Fire Protection Engineer or a Fire Department approved consultant must	On-Going	Fire Department	

	prepare plans for high-piled storage or aerosol storage in accordance with the 2013 CFC and NFPA 13, 2013 Edition. Current plan check deposit based fee is $348.00.			
3.	Provide or show there exists a water system capable of delivering the required fire flow based on the California Fire Code and Riverside County Fire Department standards. The approved water supply must be available before any combustible material is placed on the construction site.	On-Going	Fire Department	
4.	Approved accessible on-site fire hydrants shall be within 400 feet of all portions of the buildings and located according to the California Fire Code and Riverside County Fire Department standards.	On-Going	Fire Department	
5.	All portions of the buildings or of an exterior wall of the first story of all buildings shall be within 150 feet from fire apparatus as measured by an approved route around the complex, exterior of the facility or building.	On-Going	Fire Department	
6.	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 approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.	On-Going	Fire Department	

7.	Prior to issuance of building permits, the fire protection water system must be provided as approved by the Fire Department and the local water authority.	On-Going	Fire Department	
8.	Blue dot reflective pavement markers shall be installed on private and public streets and driveways to indicate location of the fire hydrant, and shall be in accordance with Riverside County Fire Department Standard 06-11.	On-Going	Fire Department	
9.	Fire Apparatus access road(s) shall be in compliance with the Riverside County Fire Department Standard number 06-05. Access roads shall have an unobstructed vertical clearance of not less than 13 feet, 6 inches. Access lanes shall be designed to withstand the weight of 75,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all-weather driving capabilities.	On-Going	Fire Department	
10.	Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus.	On-Going	Fire Department	
11.	Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	On-Going	Fire Department	

12.	An approved Fire Department access key lock box (Minimum Knox Box 3200 series model) shall be installed next to the approved Fire Department access door to the building. If the buildings are protected with an alarm system, the lock box shall be required to have tampered monitoring. Required order forms and installation standards may be obtained at the Fire Department.	On-Going	Fire Department	
13.	Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	On-Going	Fire Department	
14.	Install a complete commercial fire sprinkler system (per NFPA 13 or 13R, 2013 Edition). Fire sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project Structural Engineer to certify with a "wet signature", that the structural system is designed to support the seismic and gravity loads to support the additional weight of the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The PIV and FCD shall be located to the front, within 25 to 50 feet of a hydrant, and a minimum of 25 feet from the building(s). Sprinkler riser room must have exterior and/or interior door signs. A licensed C-16 contactor must submit plans, along with current permit fees, to the Fire Department for review and approval prior to installation.	On-Going	Fire Department	

15.	Install an alarm monitoring system for fire sprinkler system(s) with 20 or more heads. A licensed C-10 contractor must submit plans along with the current permit fees to the Fire Department for review and approval prior to installation.	On-Going	Fire Department	
16.	Install portable fire extinguishers, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted 3.5 to 5 ft. above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.	On-Going	Fire Department	
17.	Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2013 California Building Code.	On-Going	Fire Department	
18.	Electrical room doors, FACP, fire sprinkler riser, and roof access if applicable shall be labeled as per use.	On-Going	Fire Department	
19.	Access shall be provided to all mechanical equipment located on the roof as per 2013 California Mechanical Code.	On-Going	Fire Department	
20.	Gate(s) shall be automatic or manually operated. Install Knox key operated switches, mounted per recommended standard of the Knox Company. Building plans shall include mounting location/position and operating standards for Fire Department approval.	On-Going	Fire Department	

21.	All residential structures shall have fire sprinklers installed.	On-Going	Fire Department	
ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)				
General Conditions				
1.	Subarea water and sewer master plans shall be prepared by the applicant and approved by the District prior to formal plan submittal. This subarea mater plan shall evaluate water and sewer system capacities as per District design standards.	On-Going	EVMWD	
2.	Recycled water, when available, shall be used to water parks, open spaces and street medians. The applicant needs to prepare plans, and construct recycled water mains in Westpark Promenade.	On-Going	EVMWD	
3.	Water shall be connected to the 16' PVC water main (1650 pressure zone).	On-Going	EVMWD	
4.	Individual water meters are required for each condominium building.	On-Going	EVMWD	
5.	Applicant will be required to follow the Districts Plan Check procedures.	On-Going	EVMWD	
6.	The Developer will be required to adhere to the Districts Development process, and pay all applicable fees.	On-Going	EVMWD	

END

PA 13-0082 WESTPARK PROMENADE

Draft Environmental Impact Report

State Clearinghouse Number 2014021022

Prepared for
City of Wildomar

May 2016

ESA

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EXECUTIVE SUMMARY

ES.1 Project Location

The project site is located in the southern portion of the City of Wildomar, on the east side of I-15 freeway, south of Depasquale Road and north of Clinton Keith & Catt Road. The project site is bounded on the west by the I-15 freeway, the north by Depasquale Road and an existing single family residential neighborhood to the north of Depasquale Road, the east by an existing single-family residential neighborhood, and the south by a vacant lot and the USA gas station along Catt Road.

ES.2 Project Description

The project applicant proposes to develop a two-phase mixed-use residential and commercial project. The project site consists of three parcels. The first parcel encompasses 14.12 acres and would be developed with two 8,000 sf restaurant pads, a 17,354 sf multiple tenant commercial retail building, an 85,000 sf major retail building, and 797 surface parking spaces. The second and third parcels would be developed with 191 multiple family attached townhomes totaling 13.48 acres with 487 residential and guest parking spaces and related site and landscape improvements.

The project is anticipated to generate a total of 13,574 daily vehicle trips that includes 1,110 daily vehicle trips from the townhome component, 2,034 daily vehicle trips from the restaurant components, and 10,430 daily vehicle trips from the retail/major retail component.

The restaurant and retail uses would be located on the westernmost 14.12-acre parcel. The heights of the restaurants would be 21'-8". The heights of the two commercial buildings would be a maximum of 38'-0". Preparation of the site would include land clearing, grading, and the installation of utilities, sewers, streets and sidewalks. The sewer, storm drain, gas, telephone, electric, and cable would be underground and extended from Catt Road and Depasquale Road to the project site.

In the eastern portion of the project site, the applicant is proposing the addition of two residential areas on 13.48-acres. The maximum height of these residential structures would be 38'-1". Preparation of the site would include land clearing, grading, and the installation of utilities, sewers, streets and sidewalks. Improvements would include creation of foundations and building pads for the proposed lots. The residential component would include some recreational facilities including a half basketball court and a tot-lot.

The proposed project includes native and drought-tolerant landscaping throughout the project site. Landscaping would consist of project entry theme trees (i.e., date palm or Mexican fan palm) at the northern and southern entrances along Westpark Street as well as selective entrances along Westpark Street. The project landscaping also includes evergreen perimeter trees (i.e., blackwood, majestic beauty Shamel ash, and Afgan pine) along the perimeter of the project site as well as portion of Westpark Street. The residential, retail, and recreational areas include various types of trees, shrubs and groundcover. The project also includes enhanced stamped concrete as well as project monuments at project entries, 6-foot high masonry walls with pilasters along the northern, eastern and southern property lines. Along the western property line adjacent to the Caltrans I-15 right-of-way, 6-foot tubular steel fence with pilasters are proposed to allow motorist views of the project site.

The proposed project would include the construction of various drainage facilities throughout the project site. The project would extend an existing 54-inch storm drain located at the existing Murrieta Valley/Depasquale Road south along the proposed Westpark Street to convey the off-site flows to the northernmost concrete headwall located in the Caltrans I-15 right-of-way (ROW). The headwall is the entrance into an existing concrete culvert that extends under and to the west side of I-15. The project site would contain two other storm drains, one of which would tie-in to and accept drainage from the existing unnamed storm drain to the east of the project site and would run along a continuation of Copper Court and through the intersection of Copper Court and Westpark Street, eventually discharging to the existing second northernmost headwall within the Caltrans I-15 right-of-way. This second headwall is the entrance to a second concrete culver that extends under and to the west side of I-15. The third storm drain line would collect stormwater from the southern portion of the project site and would cross Westpark Street, discharging to the southernmost concrete headwall within the Caltrans I-15 right-of-way. This southernmost headwall is the entrance to a third concrete culvert that extends under and to the west side of I-15. Construction of these new storm drains would be adequately sized to capture and convey the anticipated amount of run-on and runoff generated onsite compliant with City drainage control requirements.

The proposed drainage plan also includes structural best management practices (BMPs) to remove pollutants from stormwater. Catch basins are proposed on the project site and would be fitted with inserts designed to capture large floatables and debris, as well as providing some filtration of hydrocarbons. Additional BMPs include bio-retention, sand infiltration, and water quality trench facilities that are located adjacent to proposed storm drain lines. In addition, the project would include detention vault facilities to allow trash and pollutants to settle as well as reduce peak concentration storm flows from exiting the project site.

Primary vehicular access to the project site would be provided by the proposed entry drive located along the southern boundary of Catt Road (Westpark Street) and a northern entry at the intersection of Westpark Street and Depasquale Road. A secondary access to the residential parcels would be provided along Copper Court, which would connect to Westpark Street in an east/west manner. This street would also have a total 44-foot ROW. In addition, both internal and public sidewalks would be developed throughout the site. The public sidewalk system will be connected to the private sidewalk system within each residential area. All sidewalks would be

connected beyond the project boundaries to help create a more walkable and connected pedestrian environment.

The project includes two offsite roadway improvements. The project would install a median along Arya Road to prohibit left turns into the existing USA gas station off of Arya Road. A left turn pocket off of Catt Road would also be constructed to allow vehicles to turn into the USA gas station. These improvements will ensure adequate access into and out of the existing USA gas station.

Approximately 1,284 parking spaces would be provided as part of the project, which would be in compliance with the City's requirements for commercial office and multi-family residences. The proposed project would provide a total of approximately 797 spaces for the commercial retail center and restaurant parcel and 487 parking spaces for the larger high density residential parcel. The smaller high-density residential parcel would include 165 parking spaces.

Emergency vehicle access would be provided via Copper Court; however the access would be gated to limit vehicles at this point to emergency vehicles only. Pedestrian access would be encouraged at this location.

Development of the proposed project would include the provision of drainage, sewage disposal, water, solid waste, electricity, natural gas, and telecommunications on the project site. The infrastructure for the project would tie into the existing infrastructure lines that would be extended from Catt Road and Depasquale Road.

ES.3 Project Objectives

Section 15124(b) of the CEQA Guidelines states that the project description shall contain "a statement of the objectives sought by the proposed project." Section 15124(b) further states that "the statement of objectives should include the underlying purpose of the project." The underlying purpose of the proposed project is to create an integrated mixed-use center within the Wildomar community by providing an array of shopping and dining choices and residential development, in order to enhance the City as a walkable community with options to live, work, and shop.

As set forth by the CEQA Guidelines, the list of objectives that the project applicant and the City of Wildomar seek to achieve for the proposed project is provided below. Several of the proposed project objectives would support many of the goals, objectives, and policies set forth in the General Plan which guide land use in the proposed project area.

The City of Wildomar and the project applicant have developed the following objectives of the proposed project:

- To provide a mixed-use project, emphasizing pedestrian accessibility between the very high density component and the commercial component.

- To provide very high density residential and commercial components will have elements that are both complimentary to each other as well as complimentary to existing development in the project area.
- Construct the project with high quality materials that minimize the carbon footprint of the project as much as possible.
- Provide affordable housing for the City of Wildomar's varied income groups.
- Create walkable community for visitors, employees and residents.
- Encourage sustainable development.
- Provide retail service for the City of Wildomar

ES.4 Summary of Project Alternatives

In accordance with CEQA Guidelines Section 15126.6, this Draft Environmental Impact Report (Draft EIR) contains a comparative impact assessment of alternatives to the project. The primary purpose of this section is to provide decision makers and the public with a reasonable range of feasible project alternatives that could attain most of the basic project objectives, but would avoid or substantially lessen any of the significant effects of the project.

CEQA Guidelines Section 15126.6 states:

Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment, the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project.

Analysis of three alternatives to the project is guided by the following considerations set forth under CEQA Guidelines Section 15126.6:

- An EIR need not consider every conceivable alternative to a project;
- An EIR should identify alternatives that were considered by the lead agency, but rejected as infeasible during the scoping process;
- Reasons for rejecting alternative include:
    - Failure to meet most of the basic project objectives;
    - Infeasibility; or
    - Inability to avoid significant effects.

Alternatives to a project must be considered even if they would impede, to some degree, the attainment of project objectives or be more costly (CEQA Guidelines Section 15126.6(b)). However, the range of alternatives addressed in an EIR need not be exhaustive, and is governed by a "rule of reason," which requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. Of the alternatives considered, the EIR need examine in detail only those that the lead agency determines could feasibly attain most of the basic objectives of the

project, but would avoid or substantially lessen any of the significant effects of the project. An EIR need not consider an alternative whose effects cannot be reasonably ascertained, whose implementation is remote and speculative, or an alternative that would not substantially lessen or avoid the significant effects of the project. CEQA Guidelines Section 15126.6(d) states that if an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternatives shall be discussed, but "in less detail than the significant effects of the project as proposed."

CEQA Guidelines Section 15364 defines feasibility as "capable of being accomplished in a successful manner with a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." The determination of the feasibility of project alternatives may include, but is not limited to, factors such as: site suitability, economic viability, infrastructure availability, general plan consistency, regulatory and jurisdictional limitations, and whether the project proponent can reasonably acquire, control or otherwise have access to an alternative project site (CEQA Guidelines Section 15126.6(f)(1)).

A comparison of impacts associated with the project and alternatives is provided herein. In several cases, the description and severity of the impact may be the same under each scenario when compared with the CEQA Thresholds of Significance (i.e., both scenarios would result in a less than significant impact). However, the actual degree of impact may be slightly different under each scenario, and this relative difference is the basis for a conclusion of greater or lesser impacts. In addition, the alternatives analysis includes the assumption that all applicable mitigation measures associated with the project would be implemented with a given project alternative (e.g., Reduce Intensity Alternative).

An evaluation of a No Project Alternative is required by CEQA Guidelines Section 15126.6(e) and is included in this section as Alternative 1, No Project/Existing General Plan Land Use Alternative. An additional alternative, Alternative 2, Reduced Project Alternative is also analyzed and compared to the project.

- **No Project/Existing General Plan Land Use Alternative:** The No Project/Existing General Plan Land Use Alternative would develop the site according to the current general plan land use designations for the site. The site is comprised of 27.6 acres of Commercial Office (CO) under the existing General Plan land use designation. Under the No Project Existing General Plan Land Use Alternative, the site could be developed with variety of office uses and support services, with floor area ratios range from 0.35 to 1.0. However, this alternative assumes the construction of commercial office uses at a floor area ratio of 0.35 which would result in the site accommodating 420,790 square feet.
- **Alternative 2: Reduced Project Alternative.** The Reduced Project Alternative would develop the project, but it would be reduced in density. Under this alternative, commercial and residential uses would each be reduced by 25 percent from that of the proposed project. Therefore, there would be 143 multiple family attached townhomes and 88,765 square feet of commercial retail uses.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Project Impacts		
Aesthetics		
Impact 3.1-1: The project would not have a substantial adverse effect on a scenic vista.	No mitigation measures are required.	Less than significant.
Impact 3.1-2: The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	No mitigation measures are required.	Less than significant.
Impact 3.1-3: The project would not substantially degrade the existing visual character or quality of the site and its surroundings.	No mitigation measures are required.	Less than significant.
Impact 3.1.4: The project would create a new source of light or glare, but the increase in light and glare would not result in a substantial adverse effect on day or nighttime views in the area.	No mitigation measures are required.	Less than significant.
Air Quality		
Impact 3.2-1: The project would not conflict with or obstruct implementation of the applicable air quality plan.	No mitigation measures are required.	Less than significant.
Impact 3.2-2: The project would violate an air quality standard or contribute substantially to an existing or projected air quality violation.	**AQ-1:** The applicant, in coordination with the City, shall cooperate with local transit agencies to determine bus routing in the project area that can accommodate bus stop(s) at the project access points. The project shall provide bus passenger benches and shelters at any approved locations. **AQ-2:** The project applicant shall provide preferred parking for low-emitting and fuel efficient vehicles. The number and location of preferred parking spaces must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits. **AQ-3:** The project applicant shall provide secure bicycle racks. The number and location of bicycle racks must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.	Significant and unavoidable for NOx emissions.
Impact 3.2-3: The project would not expose sensitive receptors to substantial pollutant concentrations.	No mitigation measures are required.	Less than significant.
Impact 3.2-4: The project would not create objectionable odors affecting a substantial number of people.	No mitigation measures are required.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Impact 3.2-5: The project would result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	Implement Mitigation Measures AQ-1 through AQ-3, TRA-1, TRA-2, and TRA-5.	Less than significant.
Biological Resources		
Impact 3.3-1: The project would not have a substantial adverse effect on any special-status, sensitive, or candidate plant species.	No mitigation measures are required.	Less than significant.
Impact 3.3-2: The project has the potential to impact sensitive wildlife species.	**BIO-1:** Per the Burrowing Owl Survey Instructions for the MSHCP and MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within suitable habitat areas of the project site, shall be conducted within 30 days prior to disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) shall occur when owls are present outside the nesting season. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 500 feet (150 meters) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo. **BIO-2:** If burrowing owls are identified during the 30-day preconstruction survey, the applicant shall take the following actions to offset impacts prior to ground disturbance: Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 250-foot (75-meter) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied. If relocation of the owls is approved for the site by the CDFW, the applicant shall hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
	must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). • A description of efforts and funding support proposed to monitor the relocation. If paired owls are present within 160 feet (50 meters) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. Any identified loss shall be reported to the CDFW. **BIO-3**: A qualified biologist shall conduct a preconstruction clearance (trap and release) survey throughout the project site, including a 500-foot buffer (where access is allowed) for coast horned lizard and San Diego black-tailed jackrabbit. If the species are found onsite during the survey, the animals shall be relocated by a qualified biologist. The relocation areas and survey methods shall be developed in consultation with CDFW.	
Impact 3.3-3: The project has the potential to impact raptors and migratory birds during nesting activities.	**BIO-4:** Impacts to raptors and migratory birds during nesting activities shall be avoided by implementation of one of the following measures: • All construction, vegetation disturbance, and ground-disturbing activities shall take place outside of the general avian breeding season (February 1-August 30). • If construction, vegetation disturbance, or ground disturbing activities are necessary during the breeding season (February 1-August 30), a focused survey for active nests of raptors and migratory birds and sign of nesting behavior shall be conducted by a qualified, City-	Less than significant

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
	approved biologist. The survey shall occur no more than 3 days prior to any construction, vegetation disturbance or ground-disturbing activities. If active nest(s) (with eggs or fledglings) are identified within the project site, they shall not be disturbed until the young have hatched and fledged (matured to a state that they can leave the nest on their own), as determined by the City-approved biologist. A 500-foot construction setback from any active nesting location shall be adhered to in order to avoid disturbance of the nest until the young have fledged or the nest has failed, as determined by a qualified biologist. If no active nests are identified, construction may commence.	
Impact 3.3-4: The project would not impact critical habitat or sensitive natural communities.	No mitigation measures are required.	No impact.
Impact 3.3-5: The project has the potential to impact jurisdictional waters including wetlands and riparian habitat.	**BIO-5:** Prior to the issuance of a grading permit, the project applicant shall submit a detailed restoration plan that mitigates for the loss of approximately 0.36 acre of jurisdictional waters at a ratio acceptable and approved by the resource agencies (i.e., USACE, RWQCB and CDFW), but no less than 1:1 ratio. The restoration plan shall also be approved by the resource agencies prior to the issuance of a grading permit. The project applicant intends to restore and enhance riverine/riparian habitat on lands owned by the Elsinore Murrieta-Anza Resource Conservation District (EMARCD) located along Clinton Keith Road in Riverside County, or on other lands owned by EMARCD or another conservation district within the watershed if the land along Clinton Keith Road is not available. The restoration and enhancement of habitat is proposed within drainages located on the EMARCD lands to ensure a net gain of riparian/riverine habitat acreage in the region. A detailed restoration plan will be prepared that will provide a schedule for site preparation and planting. Performance standards will include: (a) increase the canopy cover of native riverine vegetation within the mitigation area by 25 percent with 80 percent survival of planted species after five years following installation, and (b) increase coverage of herbaceous vegetation within the mitigation areas by 25 percent after five years following installation. The restoration plan will also include a maintenance and monitoring schedule for the proposed mitigation.	

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Impact 3.3-6: The project would not 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.	No mitigation measures are required.	No impact.
Impact 3.3-7: The project would not conflict with a local tree policy or ordinance.	No mitigation measures are required.	No impact.
Impact 3.3-8: The project could conflict with a habitat conservation plan.	Implementation of Mitigation Measures BIO-1 and BIO-2 is required. **BIO-6:** Prior to the issuance of a grading plan, the project applicant shall provide a plan to the City of Wildomar to demonstrate compliance with the MSHCP Urban/Wildlands Interface Guidelines. This plan shall provide provisions to ensure that indirect impacts to off-site drainage channels and associated riparian/riverine habitats downstream be minimized to the satisfaction of the City of Wildomar.	Less than significant.
Cultural Resources		
Impact 3.4-1: The project may cause a substantial adverse change in the significance of a historical or archaeological resource, as defined in CEQA Guidelines Section 15064.5.	**CUL-1:** An archaeological monitor shall be present during all earthmoving activities within the project site. The monitor shall work under the direct supervision of a qualified archaeologist (defined as a cultural resources professional who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology [U.S. Department of the Interior, 2008]). The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of any find until the qualified archaeologist can evaluate it. In the event of a new find, excavation and treatment of the resource shall be in accordance with Mitigation Measures CUL-3 through CUL-5. **CUL-2:** At least 30 days prior to the issuance of a grading permit, the project applicant shall contact both the Pechanga to notify them of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Pechanga to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any cultural resources, sacred sites, 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. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
	the issuance of the first grading permit.	
	CUL-3: 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 (retained by the applicant) and the Pechanga. Any unanticipated 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, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist, the Pechanga, and/or Soboba determines the resources to be historical or unique, avoidance and/or mitigation shall be required pursuant to and consistent with CEQA Guidelines Section 15064.5 and 15126.4, Public Resources Code Section 21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2.	
	CUL-4: All cultural resources, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility that meets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 for federal repositories.	
	CUL-5: All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with both the Pechanga and the Soboba. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.	

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Impact 3.4-2: Implementation of the proposed project may adversely affect paleontological resources.	**CUL-6:** The project applicant shall retain a qualified paleontologist (in accordance with the Society of Vertebrate Paleontologists) to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required and the paleontologist shall submit a memo to the City confirming findings of low potential. If the qualified paleontologist, upon observing initial earthwork, determines there is a moderate to high potential for discovery, a qualified paleontologist or paleontological monitor (retained by the applicant) shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formation sediments, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. 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 on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. The qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further, ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, the qualified paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted. **CUL 7:** Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation. Screen-washing of sediments to	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
	recover small invertebrates and vertebrates shall occur if necessary. **CUL 8:** Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities. **CUL-9:** A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to an accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigation 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.	
Impact 3.4-3: Implementation of the proposed project would not adversely impact human remains.	No mitigation measures are required.	Less than significant.
Geology, Soils, and Seismicity		
Impact 3.5-1: The project would not expose person or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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.	No mitigation measures are required.	Less than significant.
Impact 3.5-2: The project would not expose person or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.	No mitigation measures are required.	Less than significant.
Impact 3.5-3: The project would not result in substantial soil erosion or the loss of topsoil.	No mitigation measures are required.	Less than significant.
Impact 3.5-4: The project could be located in an area subject to subsidence or collapse, but would not result in a significant impact after adherence to building code requirements.	No mitigation measures are required.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Impact 3.5-5: The project could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), or corrosive soils creating substantial risks to life or property, but would not result in a significant impact after adherence to building code requirements.	No mitigation measures are required.	Less than significant.
Greenhouse Gas Emissions and Climate Change		
Impact 3.6-1: The project would generate GHG emissions, directly or indirectly, that may have a significant impact on the environment.	No measures beyond the reasonable and feasible design features identified in Section 2, Project Description, are available.	Significant and unavoidable.
Impact 3.6-2: The project could conflict with an applicable plan, policy or regulation adopted to reduce GHG emissions.	No measures beyond the reasonable and feasible design features identified in Section 2, Project Description, are available.	Significant and unavoidable.
Hydrology and Water Quality		
Impact 3.7-1: The proposed project would not violate any water quality standards or waste discharge requirements.	No mitigation measures required.	Less than significant.
Impact 3.7-2: The project would not 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).	No mitigation measures are required.	Less than significant.
Impact 3.7-3: The project would not 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.	No mitigation measures are required.	Less than significant.
Impact 3.7-4: The project would not 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.	No mitigation measures are required.	Less than significant.
Impact 3.7-5: The project would not substantially degrade water quality.	No mitigation measures are required.	Less than significant.
Impact 3.7-6: The project would not expose people or structures to a significant loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	No mitigation measures are required.	Less than significant.
Hazards and Hazardous Materials		
Impact 3.8-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	No mitigation measures are required.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Impact 3.8-2: The proposed project would not 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.	No mitigation measures are required.	Less than significant.
Impact 3.8-3: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	No mitigation measures are required.	Less than significant.
Impact 3.8-4: The proposed project would not 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.	No mitigation measures are required.	Less than significant.
Land Use and Planning		
Impact 3.9-1: The proposed project would not 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 plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	No mitigation measures are required.	No impact.
Impact 3.9-2: The project could conflict with a habitat conservation plan.	Implementation of Mitigation Measures BIO-1, BIO-2 and BIO-6 is required.	Less than significant.
Noise		
Impact 3.10-1: The project could result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	**NOI-1:** The operator of the northern major retail building shall not allow medium-box truck and semi-trucks to engage in unloading activities during nighttime hours of 10 PM through 7 AM. **NOI-2:** Prior to the issuance of a building permit, the project applicant shall submit engineering drawings and acoustical specifications for the project's mechanical HVAC equipment to demonstrate that the equipment design combined with distance separation and parapets or screen walls would be sufficient to ensure that the applicable City of Wildomar's noise standards would not be exceeded at any adjacent off-site residential uses. **NOI-3:** The project applicant shall confine trash pick-up activities at the project site to the hours of 7:00 AM through 10:00 PM, while parking lot sweeping closest to residential uses shall be similarly confined to the hours of 7:00 AM through 10:00 PM. **NOI-4:** Prior to the issuance of a building permit for the residential uses within Parcel 3, the project applicant shall include, within building plans, that a 6.5-foot noise wall be constructed around	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
	the exterior recreational use patio associated with the community area proposed within Parcel 3. **NOI-5:** Prior to the issuance of a building permit, the project applicant shall demonstrate through the preparation of a supplemental acoustical analysis that the interior noise threshold of 45 dBA will be met within proposed residences in Parcels 2 and 3. **NOI-6:** If the project's restaurants propose an outdoor venue, the following design features shall be implemented to ensure compliance with the City of Wildomar noise/land use compatibility standards: • Site outdoor eating areas at a setback distance of 350 feet or greater from the I-15 Freeway centerline to provide a 69 dBA CNEL outdoor noise exposure, or If an outdoor venue were sited at a distance closer than 350 feet from the I-15 Freeway centerline the following measures would achieve necessary exterior noise mitigation: • Orient patios on the east side of the restaurant away from the I-15 Freeway such that the restaurant structure itself would provide needed noise attenuation, or • Construct a five-foot Plexiglas wall to shield the patios from freeway traffic. The Plexiglas wall shall provide a minimum attenuation in noise levels of 5 dBA.	
Impact 3.10-2: The project would not result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels.	No mitigation measures are required.	Less than significant.
Impact 3.10-3: The project would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	No mitigation measures are reasonable to implement because noise levels would remain less than the City's exterior noise level standard for residential uses of 65 dBA CNEL.	Significant and unavoidable.
Impact 3.10-4: The project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	No mitigation measures are required.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Population and Housing		
Impact 3.11-1: The proposed project would not 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).	No mitigation measures are required.	Less than significant.
Public Services		
Impact 3.12-1: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered fire protection facilities.	No mitigation measures are required.	Less than significant.
Impact 3.12-2: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered police protection facilities.	No mitigation measures are required.	Less than significant.
Impact 3.12-3: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered school facilities.	No mitigation measures are required.	Less than significant.
Impact 3.12-4: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered park facilities.	No mitigation measures are required.	Less than significant.
Impact 3.12-5: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered library facilities.	No mitigation measures are required.	Less than significant.
Impact 3.12-6: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered hospital facilities.	No mitigation measures are required.	Less than significant.
Recreation		
Impact 3.13-1: The project would not 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.	No mitigation measures are required.	Less than significant.
Impact 3.13-2: The project would not include recreational facilities or require the construction or expansion of recreational facilities which would have an adverse physical effect on the environment.	No mitigation measures are required.	Less than significant.
Transportation and Traffic		
Impact 3.14-1: The project would result in an increase in existing traffic that would conflict with an applicable plan, ordinance or policy	**TRA-1:** The following improvements are required to reduce impacts under the existing plus project conditions on the study area	Significant and unavoidable for the I-15 Southbound

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
establishing measures of effectiveness (i.e., level of service standards) for the performance of the circulation system.	intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for the modification of the northbound striping to provide a dedicated left turn lane and a shared through/right turn lane. • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for a separate southbound left turn lane. **Inland Valley Drive/Prielipp Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification of the westbound striping to provide one through lane and one right turn lane. **I-15 Southbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. • The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer.	Ramp/Baxter Road intersection
Impact 3.14-2: Ambient growth and the project-generated trips would result in an increase in existing traffic that would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness (i.e., level of service standards) for the performance of the circulation system.	**TRA-2:** The following improvements are required to reduce impacts under the existing plus ambient plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** Implementation of Mitigation Measure TRA 1 is required.	Significant and unavoidable for the I-15 Northbound and Southbound Ramps/Baxter Road intersections.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
	Inland Valley Drive/Prielipp Road Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. **I-15 Northbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. • The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer. **I-15 Southbound Ramps/Baxter Road** Implementation of Mitigation Measure TRA-1 is required.	
Impact 3.14-3: Ambient growth, project-generated trips and cumulative projects would result in an increase in existing traffic that would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness (i.e., level of service standards) for the performance of the circulation system.	**TRA-3:** The following improvements are required to reduce impacts under the existing plus ambient plus project plus cumulative (2017) conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Hidden Springs Road/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. **Catt Road-Arya Road/Clinton Keith Road** Implementation of Mitigation Measure TRA 1 is required. **Inland Valley Drive/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) for a second westbound through lane.	Significant and unavoidable for the I-15 Northbound and Southbound Ramps/Baxter Road intersections and on the Northbound I-15 mainline segment south of Clinton Keith Road.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
	Inland Valley Drive/Prielipp Road Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** Implementation of Mitigation Measure TRA 2 is required. **I-15 Northbound Ramps/Baxter Road** Implementation of Mitigation Measure TRA 2 is required. **I-15 Southbound Ramps/Baxter Road** Implementation of Mitigation Measure TRA 1 is required. **Northbound I-15 south of Clinton Keith Road** No feasible mitigation is available.	
Impact 3.14-4: The project would result in an increase in Horizon Year (2035) traffic that would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness (i.e., level of service standards) for the performance of the circulation system.	**TRA-4:** The following improvements would mitigate the deficient intersections to operate at an acceptable level of service. The following improvements are required to reduce impacts under the Horizon Year (2035) with Project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Palomar Street/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a separate eastbound right turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification to the traffic signal to provide a westbound right turn overlap phase. **Hidden Springs Road/Clinton Keith Road** Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the traffic signal to provide a westbound right turn overlap phase.	Significant and unavoidable for the I-15 Northbound and Southbound Ramps/Baxter Road intersections and on the Northbound and Southbound I-15 mainline segments south and north of Clinton Keith Road.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
	Catt Road-Arya Road / Clinton Keith Road Implementation of Mitigation Measure TRA-1 is required. **Inland Valley Drive/Clinton Keith Road** Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the northbound striping to provide one left turn lane and one shared left/right turn lane. **Inland Valley Drive/Prielipp Road** Implementation of Mitigation Measure TRA-1 is required. **Monte Vista Drive/Baxter Road** Implementation of Mitigation Measure TRA-2 is required. **I-15 Northbound Ramps/Baxter Road** Implementation of Mitigation Measure TRA-1 is required. **I-15 Southbound Ramps/Baxter Road** Implementation of Mitigation Measure TRA-1 is required. **Northbound and Southbound I-15 mainline north and south of Clinton Keith Road** No feasible mitigation is available.	
Impact 3.14-5: The project would not substantially increase hazards due to a design feature or incompatible uses.	No mitigation measures are required.	Less than significant.
Impact 3.14-6: The project could result in inadequate emergency access during project construction.	**TRA-5:** Prior to the issuance of a grading permit, the project applicant shall prepare and obtain City approval of a traffic management plan (TMP) to minimize potential impacts during construction. Included among the provisions, the project's contractor will coordinate with the City of Wildomar, Riverside County, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP may also limit construction activity during typical weekday morning and evening peak traffic hours that would adversely affect traffic flow along Clinton Keith Road. The TMP shall include contact information for the general public who may have questions concerning the project and access of their property. Two-way traffic flow through the construction zone shall be maintained throughout the construction period.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Impact 3.14-7: The project would result in an increase in existing traffic that could conflict with an applicable congestion management program, including level of service standards established by the county congestion management agency for designated roads or highways.	Implementation of Mitigation Measures TRA 1, TRA 2, TRA-3 and TRA-4.	Significant and unavoidable for the I-15 Northbound and Southbound Ramps/Baxter Road intersections and on the Northbound and Southbound I-15 mainline segments south and north of Clinton Keith Road.
Utilities and Service Systems		
Impact 3.15-1: The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	No mitigation measures are required.	Less than significant.
Impact 3.15-2: The proposed project would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cease and cause significant environmental effects.	No mitigation measures are required.	Less than significant.
Impact 3.15-3: The proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources, and would not require new or expanded entitlements.	No mitigation measures are required.	Less than significant.
Impact 3.15-4: The project would not result in a determination by the wastewater treatment provider that there is inadequate capacity to serve the project's projected demand in addition to the providers existing commitments.	No mitigation measures are required.	Less than significant.
Impact 3.15-5: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs.	No mitigation measures are required.	Less than significant.
Impact 3.15-6: The proposed project would not result in the inefficient, wasteful and unnecessary consumption of energy.	No mitigation measures are required.	Less than significant.
Cumulative Impacts		
Aesthetics		
The project would result in less than cumulatively considerable alterations to the visual character of the project vicinity	No mitigation measures are required.	Less than significant.
The project would result in less than cumulatively considerable impacts on scenic vistas or scenic resources.	No mitigation measures are required.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
The proposed project would result in less than cumulatively considerable impacts resulting from light and glare.	No mitigation measures are required.	Less than significant.
Air Quality		
The project would result in a less than cumulatively considerable contribution to conflicts with or obstruction of implementing the applicable air quality plan.	No mitigation measures are required.	Less than significant.
The project would result in a cumulatively considerable contribution to a violation of an air quality standard.	Implement Mitigation Measures AQ-1 through AQ-3.	Significant and unavoidable for NOx emissions.
The project would result in a less than cumulatively considerable contribution to the exposure of sensitive receptors to substantial pollutant concentrations.	No mitigation measures are required.	Less than significant.
The project would result in a less than cumulatively considerable contribution to odor impacts.	No mitigation measures are required.	Less than significant.
The project would result in a cumulatively considerable contribution to a net increase in criteria pollutants.	Implement Mitigation Measures AQ-1 through AQ-3, TRA-1, TRA-2, and TRA-5.	Significant and unavoidable for NOx emissions.
Biological Resources		
The project would not have a cumulatively considerable contribution to adverse effect on any special-status, sensitive, or candidate plant species.	No mitigation measures are required.	Less than significant.
The project has the potential to result in a cumulatively considerable contribution to impacts on sensitive wildlife species.	Implement Mitigation Measures BIO-1 through BIO-3.	Less than significant.
The project has the potential to result in a cumulatively considerable contribution to impacts on raptors and migratory birds during nesting activities.	Implement Mitigation Measure BIO-4	Less than significant.
The project would not contribute to potential cumulative impacts on critical habitat or sensitive natural communities.	No mitigation measures are required.	No impact.
The project has the potential to result in a cumulatively considerable contribution to impact on jurisdictional waters including wetlands and riparian habitat.	Implement Mitigation Measure BIO-5	Less than significant.
The project would not contribute to potential cumulative impacts related to the interference 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.	No mitigation measures are required.	No impact.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
The project would not contribute to potential cumulative conflicts with a local tree policy or ordinance.	No mitigation measures are required.	No impact.
The project has the potential to result in a cumulatively considerable contribution to conflicts with a habitat conservation plan.	Implement Mitigation Measures Bio-1, BIO-2 and BIO-6	Less than significant.
Cultural Resources		
The project would not have the potential to result in a cumulatively considerable contribution to adverse changes in the significance of a historical or archaeological resource, as defined in CEQA Guidelines Section 15064.5.	Implement Mitigation Measures CUL-1 through CUL-5	Less than significant.
Implementation of the proposed project may result in a cumulatively considerable contribution to adverse effects on paleontological resources.	Implement Mitigation Measures CUL-6 through CUL-9	Less than significant.
Implementation of the proposed project would not contribute to cumulative impacts on human remains.	No mitigation measures are required.	Less than significant.
Geology and Soils		
The project would not have a cumulatively considerable contribution to exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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.	No mitigation measures are required.	Less than significant.
The project would not have a cumulatively considerable contribution to exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.	No mitigation measures are required.	Less than significant.
The project would not have a cumulatively considerable contribution to substantial soil erosion or the loss of topsoil.	No mitigation measures are required.	Less than significant.
The project would not have a cumulatively considerable contribution to subsidence or collapse impacts because the project would be required to adhere to building code requirements.	No mitigation measures are required.	Less than significant.
The project would not have a cumulatively considerable contribution to expansive soil impacts because the project would be required to adhere to building code requirements.	No mitigation measures are required.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Greenhouse Gas Emissions and Climate Change		
The project would have a cumulatively considerable contribution to the generate GHG emissions and would have a significant impact on the environment.	No measures beyond the reasonable and feasible design features identified in Section 2, Project Description, are available.	Significant and unavoidable.
The project would have a cumulatively considerable contribution to conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.	No measures beyond the reasonable and feasible design features identified in Section 2, Project Description, are available.	Significant and unavoidable.
Hydrology and Water Quality		
The project would not have a cumulatively considerable contribution to the violations of any water quality standards or waste discharge requirements.	No mitigation measures required.	Less than significant.
The project would not have a cumulatively considerable contribution to the depletion of groundwater supplies or interference with groundwater recharge.	No mitigation measures are required.	Less than significant.
The project would not have a cumulatively considerable contribution to alterations to existing drainage patterns that would result in substantial erosion or siltation on- or off-site.	No mitigation measures are required.	Less than significant.
The project would not have a cumulatively considerable contribution to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	No mitigation measures are required.	Less than significant.
The project would not have a cumulatively considerable contribution to the degradation of water quality.	No mitigation measures are required.	Less than significant.
The project would not have a cumulatively considerable contribution to the exposure of people or structures to a significant loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	No mitigation measures are required.	Less than significant.
Hazards and Hazardous Materials		
The project would not have a cumulatively considerable contribution to a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	No mitigation measures are required.	Less than significant.
The project would not have a cumulatively considerable contribution to 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.	No mitigation measures are required.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
The project would not have a cumulatively considerable contribution to the impairment or interference with an adopted emergency response plan or emergency evacuation plan.	No mitigation measures are required.	Less than significant.
The project would not have a cumulatively considerable contribution to the exposure of 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.	No mitigation measures are required.	Less than significant.
Land Use and Planning		
The proposed project would not contribute to a potential cumulative 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 plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	No mitigation measures are required.	No impact.
The project has the potential to result in a cumulatively considerable contribution to conflicts with a habitat conservation plan.	Implement Mitigation Measures Bio-1, BIO-2 and BIO-6	Less than significant.
Noise		
The project has the potential to result in the cumulative exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Implement Mitigation Measures NOI-1 through NOI-6	Less than significant.
The project would not result in a cumulatively considerable contribution to the exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels.	No mitigation measures are required.	Less than significant.
The project would result in a cumulatively considerable contribution to a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	No mitigation measures are reasonable to implement because noise levels would remain less than the City's exterior noise level standard for residential uses of 65 dBA CNEL.	Significant and unavoidable.
The project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	No mitigation measures are required.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Population and Housing		
The project would not result in a cumulatively considerable contribution to an inducement of 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).	No mitigation measures are required.	Less than significant.
Public Services		
The project would not result in a cumulatively considerable contribution to adverse physical impacts due to the construction of new or expanded fire protection facilities.	No mitigation measures are required.	Less than significant.
The project would not result in a cumulatively considerable contribution to adverse physical impacts due to the construction of new or expanded police protection facilities.	No mitigation measures are required.	Less than significant.
The project would not result in a cumulatively considerable contribution to adverse physical impacts due to the construction of new or expanded school facilities.	No mitigation measures are required.	Less than significant.
The project would not result in a cumulatively considerable contribution to adverse physical impacts due to the construction of new or expanded park facilities.	No mitigation measures are required.	Less than significant.
The project would not result in a cumulatively considerable contribution to adverse physical impacts due to the construction of new or expanded library facilities.	No mitigation measures are required.	Less than significant.
The project would not result in a cumulatively considerable contribution to adverse physical impacts due to the construction of new or expanded hospital facilities.	No mitigation measures are required.	Less than significant.
Recreation		
The project would not result in a cumulatively considerable increase in 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.	No mitigation measures are required.	Less than significant.
The project would not result in a cumulatively considerable adverse physical effect on the environment due to the need to construct or expand recreational facilities.	No mitigation measures are required.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
Transportation and Traffic		
The project would result in a cumulatively considerable increase in traffic under the ambient growth plus project plus cumulative (2017) conditions that would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness (i.e., level of service standards) for the performance of the circulation system.	Implementation of Mitigation Measure TRA-3 is required.	Significant and unavoidable for the I-15 Northbound and Southbound Ramps/Baxter Road intersections and on the Northbound I-15 mainline segment south of Clinton Keith Road.
The project would result in a cumulatively considerable increase in traffic under the Horizon Year (2035) traffic condition that would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness (i.e., level of service standards) for the performance of the circulation system.	Implementation of Mitigation Measure TRA-4 is required.	Significant and unavoidable for the I-15 Northbound and Southbound Ramps/Baxter Road intersections and on the Northbound and Southbound I-15 mainline segments south and north of Clinton Keith Road.
The project would not result in a cumulatively considerable increase in hazards due to a design feature or incompatible uses.	No mitigation measures are required.	Less than significant.
The project could result in a cumulatively considerable impact on emergency access during project construction.	Implementation of Mitigation Measure TRA-5 is required.	Less than significant.
The project would result in a cumulatively considerable increase in existing traffic that could conflict with an applicable congestion management program, including level of service standards established by the county congestion management agency for designated roads or highways.	Implementation of Mitigation Measures TRA 1, TRA 2, TRA-3 and TRA-4.	Significant and unavoidable for the I-15 Northbound and Southbound Ramps/Baxter Road intersections and on the Northbound and Southbound I-15 mainline segments south and north of Clinton Keith Road.
Utilities		
The project would not result in a cumulatively considerable increase in the exceedance of wastewater treatment requirements applicable to the Regional Water Quality Control Board.	No mitigation measures are required.	Less than significant.
The project would not result in cumulatively considerable environmental effects from the construction of new water or wastewater treatment facilities or expansion of existing facilities.	No mitigation measures are required.	Less than significant.
The project would not result in a cumulatively considerable effect related to sufficient water supplies that are currently available from existing entitlements and resources.	No mitigation measures are required.	Less than significant.

TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE WESTPARK PROMENADE PROJECT

Impact	Mitigation Measure	Significance after Mitigation
The project would not result in a cumulatively considerable effect on the current wastewater treatment plant capacity.	No mitigation measures are required.	Less than significant.
The project would not result in a cumulatively considerable effect on existing landfill capacity.	No mitigation measures are required.	Less than significant.
The proposed project would not result in a cumulatively considerable effect related to the inefficient, wasteful and unnecessary consumption of energy.	No mitigation measures are required.	Less than significant.

CHAPTER 1
Introduction

1.1 Purpose of the Draft EIR

This Draft Environmental Impact Report (EIR) has been prepared by the City of Wildomar, pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code Sections 21000 et seq., the State *CEQA Guidelines* in the Code of Regulations, Title 14, Section 15000 et seq., and the City of Wildomar Local CEQA Guidelines and Procedures. This document is a Project EIR, in conformance with Section 15161 of the State *CEQA Guidelines* and examines the environmental impacts associated with the construction and operation of the proposed Westpark Promenade Project (proposed project). As the Lead Agency for this project, the City of Wildomar must complete the environmental review to determine if the proposed project would create significant adverse environmental impacts.

This Draft EIR is intended to inform the City, responsible agencies and the public of the proposed project's environmental effects. As the Lead Agency, the City has the *principal responsibility for carrying out or approving a project which may have a significant effect upon the environment* (CEQA Section 21067). The Draft EIR is therefore intended to publicly disclose those impacts that may be significant and adverse, identify measures that would mitigate or eliminate such impacts, and describe a range of alternatives to the proposed project that have the potential to avoid or substantially lessen impacts.

1.2 CEQA EIR Process

1.2.1 Notice of Preparation

On May 7, 2014, in accordance with Sections 15063 and 15082 of the *CEQA Guidelines*, the City published a Notice of Preparation (NOP) of a Draft EIR, and circulated it to governmental agencies, organizations, and persons who may be interested in this project. The NOP requested comments on the scope of the Draft EIR, and asked that those agencies with regulatory authority over any aspect of the project describe that authority. The comment period extended through June 5, 2014. The NOP provided a general description of the proposed project, a description of the proposed project area, and a preliminary list of potential environmental impacts. A copy of the NOP and responses to the NOP are included in this Draft EIR as **Appendix A-1**. Subsequent to receipt of comments on the NOP, the project was revised by reducing some residential units and increasing the amount of commercial on the project site. A revised NOP was distributed on March 23, 2015 to governmental agencies, organizations, and persons who may be interested in the project. The revised NOP included the proposed revisions to the project description and

included a preliminary list of potential environmental impacts. A copy of the revised NOP and responses to the revised NOP are included in this Draft EIR as **Appendix A-2**.

Several comment letters were received in response to the NOP provided in 2014 and the Revised NOP provided in 2015. Specific environmental concerns that were raised in the comments received on the NOP and the Revised NOP are discussed in **Table 1-1**, below.

TABLE 1-1
SUMMARY OF NOP COMMENTS

Commenter/Date	Summary of Environmental Issues Raised in Comment Letter	Section where Addressed
Notice of Preparation – May 7, 2014		
State of California Department of Transportation (Caltrans) – District 8 May 13, 2014	Prepare a traffic impact study to determine near-term and long-term impacts to state facilities and provide appropriate mitigation measures	Section 3.14, Transportation and Traffic
	Conduct traffic impact studies in accordance with Caltrans standard guide for traffic impact studies	Section 3.14, Transportation and Traffic
	Verify drainage structure capacity within Caltrans right-of-way	Section 3.7, Hydrology and Water Quality
	Provide mitigation measures that offset drainage impacts	Section 3.7, Hydrology and Water Quality
	On-site detention basin needed if 100-year project runoff exceeded drainage facilities' capacity	Section 3.7, Hydrology and Water Quality
	Evaluate SR-79 drainage facilities	Section 3.7, Hydrology and Water Quality
	Comply with NPDES standards	Section 3.7, Hydrology and Water Quality
	Provide BMPs to treat runoff entering State right-of-way	Section 3.7, Hydrology and Water Quality
	Evaluate drainage impacts affecting State right-of-way	Section 3.7, Hydrology and Water Quality
State of California Department of Fish and Wildlife (CDFW) June 5, 2014	Document biological resources on the project site	See Section 3.3, Biological Resources
	Identify potential direct and indirect impacts on biological resources	See Section 3.3, Biological Resources
	Include mitigation measures to offset impacts to biological resources	See Section 3.3, Biological Resources
	Evaluate potential impacts to biological resources in accordance with the provisions and policies of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)	See Section 3.3, Biological Resources
	The environmental document needs to fully identify potential impacts to lake, stream, and riparian resources and provide adequate mitigation measures.	See Section 3.3, Biological Resources
	Provide a cumulative analysis of impacts to biological resources	See Section 4.3, Description of Cumulative Effects

TABLE 1-1
SUMMARY OF NOP COMMENTS

Commenter/Date	Summary of Environmental Issues Raised in Comment Letter	Section where Addressed
CDFW (cont.)	Analyze a range of considered and evaluated alternatives to the project to minimize impacts to sensitive biological resources.	Section 6, Alternatives to the Proposed Project
	Use the CDFW California Natural Diversity Database (CNDDB) for previously reported sensitive species and habitat.	See Section 3.3, Biological Resources
Peters & Freedman, LLP June 5, 2014	Increase in traffic noise	See Section 3.10, Noise
	Increase in noise from deliveries/loading and unloading activities	See Section 3.10, Noise
	Change in community character due to increase in density	See Section 3.9 – Land Use and Planning
	Increase in traffic congestion.	See Section 3.14, Transportation and Traffic
	Financing the maintenance of facilities	This is not an environmental issue and not addressed in the EIR.
	Joint use or easement agreement for sharing of streets	This is not an environmental issue and not addressed in the EIR.
	Increase in traffic	See Section 3.14, Transportation and Traffic
	Increase in air emissions	See Section 3.2, Air Quality
	Cost sharing for park maintenance	This is not an environmental issue and not addressed in the EIR.
	Reduce aesthetic impacts with incorporation of landscaping	See Section 3.1, Aesthetics
	Reduce noise impacts with appropriate walls and fencing	See Section 3-10, Noise
	Increase in noise from onsite recreational facilities	See Section 3-10, Noise
	Increase in construction dust and need for dust control	See Section 3.2, Air Quality
	Construction debris/trash	See Section 3.7, Hydrology and Water Quality
	Construction hours consistent with City codes	See Section 3-10, Noise
	Construction noise	See Section 3-10, Noise
Pechanga Cultural Resources, Temecula Band of Luiseno Mission Indians June 5, 2014	Request for an intensive archaeological survey with participation by a Pechanga Tribe monitor	See Section 3-4, Cultural Resources
	Request for the City of Wildomar to consult with the Pechanga Tribe	See Section 3-4, Cultural Resources
	Address inadvertent discoveries	See Section 3-4, Cultural Resources

TABLE 1-1
SUMMARY OF NOP COMMENTS

Commenter/Date	Summary of Environmental Issues Raised in Comment Letter	Section where Addressed
Pechanga Cultural Resources, Temecula Band of Luiseno Mission Indians (cont.)	Evaluate cumulative impacts to cultural resources	See Section 4.3, Description of Cumulative Effects
	Growth-inducing impacts on cultural resources	This refers to cumulative impacts and they are addressed in Chapter 4, Cumulative Impacts.
South Coast Air Quality Management District May 27, 2014	Use the SCAQMD CEQA Air Quality Handbook for the preparation of the air quality analysis for the project.	See Section 3.2, Air Quality
	Identify any potential air quality impacts during construction of the project	See Section 3.2, Air Quality
	Identify any potential air quality impacts during operation of the project	See Section 3.2, Air Quality
	Quantify criteria pollutant emissions and compare to regional and localized significance thresholds	See Section 3.2, Air Quality
	Requested a mobile source health risk assessment	See Section 3.2, Air Quality
	Include all feasible mitigation measures to reduce significant adverse air quality impacts	See Section 3.2, Air Quality
Native American Heritage Commission May 15, 2014	Evaluate if the project will have an adverse impact on historical resources within the project area	See Section 3-4, Cultural Resources
	Contact appropriate regional archaeological Information Center for a record search	See Section 3-4, Cultural Resources
	Prepare an archaeological resources report	See Appendix D-1, Historical/Archaeological Resources Survey
	Contact the Native American Heritage Commission	See Section 3.4, Cultural Resources
	Include mitigation measures for inadvertent discoveries of archaeological resources	See Section 3.4, Cultural Resources
County of Riverside Department of Environmental Health June 3, 2014	Identify any necessary infrastructure requirements of the project	See Section 2, Project Description and Section 3.15, Utilities
	Evaluate potential hazardous materials impacts from the use of chemical or pesticides on the project site	See Section 3.7, Hazards and Hazardous Materials
	Evaluate the increase in construction noise	See Section 3.10, Noise
	Evaluate the increase in ambient noise	See Section 3.10, Noise
	Evaluate the increase in transportation noise	See Section 3.10, Noise
Southern California Edison June 4, 2014	SCE's electrical service to the project site	See Section 3.15, Utilities

TABLE 1-1
SUMMARY OF NOP COMMENTS

Commenter/Date	Summary of Environmental Issues Raised in Comment Letter	Section where Addressed
Revised Notice of Preparation – March 23, 2015		
State of California Department of Transportation, District 8 April 5, 2015	Comments provided did not raise any new environmental issues in addition to those that were raised in their May 13, 2014 comment letter.	No additional evaluation is required.
State of California Department of Fish and Wildlife April 14, 2015	Comments provided did not raise any new environmental issues in addition to those that were raised in their June 5, 2014 comment letter.	No additional evaluation is required.
Elsinore Valley Municipal Water District April 10, 2015	Subarea water and sewer master plans shall be prepared and the plans shall determine system capacities	Master plans will be prepared. A qualitative evaluation of water and sewer capacities is provided in Section 5.15, Utilities.
	Water needs to be connected to the 16-inch PVC water main	This comment is noted. See Section 5.15, Utilities.
	Individual water meters are required for each condominium building	The provision of individual meters are not an environmental issue.
Peters & Freedman, LLP April 21, 2015	Comments provided did not raise any new environmental issues in addition to those that were raised in their June 5, 2014 comment letter.	No additional evaluation is required.
Pechanga Cultural Resources, Temecula Band of Luiseno Mission Indians April 21, 2015	Comments provided did not raise any new environmental issues in addition to those that were raised in their June 5, 2014 comment letter.	No additional evaluation is required.
Riverside County Flood Control and Water Conservation District April 8, 2015	Project may require a NPDES permit	See Section 3.7, Hydrology and Water Quality
	Evaluate if there will be an impact on a natural watercourse or mapped flood plain.	See Section 3.3, Biological Resources and Section 3.7, Hydrology and Water Quality
South Coast Air Quality Management District March 31, 2015	Comments provided did not raise any new environmental issues in addition to those that were raised in their June 5, 2014 comment letter.	No additional evaluation is required.

1.2.2 Scoping Meetings

On May 19, 2014, in accordance with CEQA Section 21083.9,[1] the City held a public scoping meeting to describe the project, identify the environmental topics that would be addressed in the EIR, and describe the CEQA process for the EIR. The City provided an opportunity for attendees to provide written comments on the scope of the environmental evaluation; however, there were no written comments provided at the scoping meeting. There was a request that written comments be provided no later than June 5, 2015. On April 13, 2015, the City held a second public scoping meeting due to revisions to the proposed project. Staff provided a description of the project,

[1] CEQA Section 21083.9 requires that a lead agency call at least one scoping meeting for a project of statewide, regional, or area-wide significance.

identified the environmental topics that would be addressed in the EIR, and describe the CEQA process for the EIR. The City provided an opportunity for attendees to provide written comments on the scope of the environmental evaluation; however, there were no written comments provided at the second scoping meeting. City staff requested that comments be submitted no later than April 21, 2015.

1.2.3 Draft EIR

This Draft EIR provides a description of the proposed project, environmental setting, project impacts, and mitigation measures for impacts found to be significant as well as an analysis of project alternatives. Significance criteria have been developed for each environmental resource analyzed in this Draft EIR, and are defined for each impact analysis section. Impacts are categorized as follows:

- Significant and unavoidable;
- Potentially significant, but can be mitigated to a less-than-significant level;
- Less than significant; or
- No impact.

CEQA requires that EIRs evaluate ways of avoiding or minimizing identified environmental impacts, where feasible, through the application of mitigation measures or project alternatives.

1.2.4 Public Review

This document is being circulated and made available to local, state and federal agencies, and to interested organizations and individuals who may wish to review and comment on the Draft EIR. Publication of this Draft EIR marks the beginning of the public review period. Written comments should be sent to:

Matthew Bassi, Planning Director
City of Wildomar
Community Development Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
mbassi@cityofwildomar.org

1.2.5 Final EIR

Written and oral comments received during the public review period in response to the Draft EIR will be addressed in a Response to Comments document which, together with the Draft EIR, will constitute the Final EIR. The City will then consider certification of the Final EIR (*CEQA Guidelines* Section 15090). If the EIR is certified, the City may then consider adoption of the proposed project. Prior to approving the proposed project, the City must make written findings with respect to each significant and unavoidable environmental impact identified in the EIR in accordance with Section 15091 of the *CEQA Guidelines*.

1.2.6 Mitigation Monitoring and Reporting Plan

CEQA requires lead agencies to *adopt a reporting and mitigation monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment* (CEQA Section 21081.6, *CEQA Guidelines* Section 15097). The mitigation monitoring program will be available to the public at the same time as the Final EIR.

1.3 Approach to this EIR

This EIR evaluates impacts that could result from implementation of the proposed project as compared to existing conditions. CEQA requires that before a decision can be made to approve a project with potentially significant environmental impacts, an EIR must be prepared that fully describes the environmental impacts of the project and identifies feasible mitigation for significant impacts. The EIR is a public information document for use by governmental agencies and the public to identify and evaluate potential environmental consequences of a proposed project, to recommend mitigation measures to lessen or eliminate adverse impacts, and to examine feasible alternatives to the project. The information contained in the EIR is reviewed and considered by the governing agency prior to the ultimate decision to approve, disapprove, or modify the proposed project.

CEQA requires that a lead agency shall neither approve nor implement a project as proposed unless the significant environmental impacts of that project have been reduced to a less-than-significant level, essentially "eliminating, avoiding, or substantially lessening" the expected impact. As with the underlying environmental documents, if the lead agency approves the project despite residual significant adverse impacts that cannot be mitigated to less than significant, the agency must state the reasons for its action in writing.

Section 15093 of the *CEQA Guidelines* requires the lead agency to adopt a Statement of Overriding Considerations if the lead agency determines impacts are significant and approves the project. As required by Section 15093 of the *CEQA Guidelines*, a Statement of Overriding Considerations shall be adopted by a lead agency if the agency finds that the benefits of a project outweigh several significant, unavoidable adverse impacts and decides to approve a project even though these impacts cannot be mitigated to less than significant.

1.4 Organization of this Draft EIR

This Draft EIR has been organized into the following sections:

ES Executive Summary. This chapter summarizes the contents of the Draft EIR.

1. **Introduction.** This chapter discusses the CEQA process and the purpose of the Draft EIR.
2. **Project Description.** This chapter provides an overview of the proposed project, describes the need for and objectives of the proposed project, and provides details on the characteristics of the proposed project.

3. **Environmental Setting, Impacts and Mitigation Measures.** This chapter describes the environmental setting and identifies impacts of the proposed project for each of the following environmental resource areas: aesthetics; air quality; biological resources, cultural resources, geology and soils, greenhouse gas/climate change; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services; recreation; traffic and circulation; and utilities. Measures to mitigate the impacts of the proposed project are presented for each resource area.
4. **Cumulative Impacts.** This chapter describes the potential impacts of the proposed project when considered together with other related projects in the project area.
5. **Other CEQA Considerations.** This chapter presents an overview of the impacts of the project in the sense that it may foster economic or population growth, or additional housing, either indirectly or directly. This chapter also analyzes the extent to which the project's primary and secondary effects would commit resources to uses that future generations will probably be unable to reverse.
6. **Alternatives Analysis.** This chapter presents an overview of the alternatives development process and describes the alternatives to the proposed project that were considered.
7. **Acronyms.** This chapter provides a description of the abbreviations used in this Draft EIR.
8. **List of Preparers.** This chapter provides a list of individuals who contributed to the preparation of this Draft EIR.

CHAPTER 2
Project Description

2.1 Introduction

The Westpark Promenade Project includes the development of 191 single family attached condominiums, a 118,354 square foot (sf) commercial retail center (one big box and two multi-tenant buildings including two (2) 8,000 sf restaurant pads) on a 27.6-acre site in the City of Wildomar. The proposed project will require the following approvals from the City: 1) a general plan amendment to change the land use designation from Commercial Office (CO) to Commercial Retail (CR) on 14.12 acres, and Very High Density Residential (VHDR) on 13.48 acres; 2) a zoning change from CPS (Scenic Highway Commercial) to R-3 (General Residential Zone) on 13.48 acres; 3) a tentative parcel map (TPM No. 36612) to subdivide the 27.6 acre site into three (3) parcels; 4) a tentative tract map (TTM No. 36781) to subdivide parcel 2 of TPM No. 36612 into one lot for condominium purposes; and 5) a tentative tract map (TTM No. 36782) to subdivide parcel 3 of TPM No. 36612 into one lot for condominium purposes.

2.2 Project Location and Site Characteristics

The City of Wildomar

The City of Wildomar (City) encompasses a land area of approximately 24 square miles, and is located in southwestern Riverside County. The City is adjacent to the Cities of Lake Elsinore to the north, the City of Menifee to the east and the City of Murrieta to the south, and unincorporated Riverside County to the west (**Figure 2-1**). The City is served by two major freeways, Interstate 15 (I-15) which bisects the City in a northwest to southeast direction and Interstate 215 (I-215) which is located approximately two miles east of the City.

Like most cities in the southwestern Riverside County, Wildomar is primarily a residential community with concentrated areas of rural and single-family residential neighborhoods with rural mountainous and open space areas. The construction of the I-15 highway brought suburban-type growth to Wildomar, which led to a mixture of suburban and rural land uses.

Project Location

The project site is located in the southern portion of the City of Wildomar, on the east side of I-15 freeway, south of Depasquale Road and north of Clinton Keith & Catt Road (see **Figure 2-2**).The project site is bounded on the west by the I-15 freeway, the north by Depasquale Road and an existing single family residential neighborhood to the north of Depasquale Road, the east by an

existing single-family residential neighborhood, and the south by a vacant lot and the USA gas station along Catt Road.

Site Characteristics

The 27.6-acre project site is vacant and undeveloped, but has been disturbed by human activities over the last several decades. According to historical information available on the project site, the property was used for agricultural purposes and was initially developed in 1985 with a wood frame structure and was primarily used for residential purposes. The structure has been occupied by multiple tenants since its construction (Earth-Strata Inc., 2013). A majority of the site is covered with disturbed grassland communities and contains a few trees in the northwest portion and along the eastern boundary, which is associated with a drainage swale. The project site averages 1,334 feet above mean sea level (amsl) with the topography varying from approximately level to slightly undulating with a drainage flowing from the northeast to the southwest.

The project site is located immediately on the east side of the I-15 freeway; there is no Caltrans ROW on the site and no ROW dedication is needed with this project. The current ROW contains three concrete headwalls that capture flows from three existing drainages located on the project site. One of the drainages accept offsite surface water flows, extends from the northern property line, and then extends to the northernmost concrete headwall. The second drainage accedpts offsite surface water flows, extends from the northeastern portion of the project site, and extends to the second northernmost concrete headwall. The third drainage is minor and extends from within the southeastern portion of the project site. The concrete headwalls are the entrances to culverts that divert surface water flows from the project site to the west side of I-15.

The project site is located in a seismically active region. Southern California is dominated by northwest-trending faults associated with the San Andreas Fault system, known active faults within this system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults. There is a mapped fault north of the project site, which has been determined to be the Glen Ivy branch of the Elsinore fault zone and is active. The Glen Ivy fault is probably the most important fault to the site from a seismic shaking standpoint.

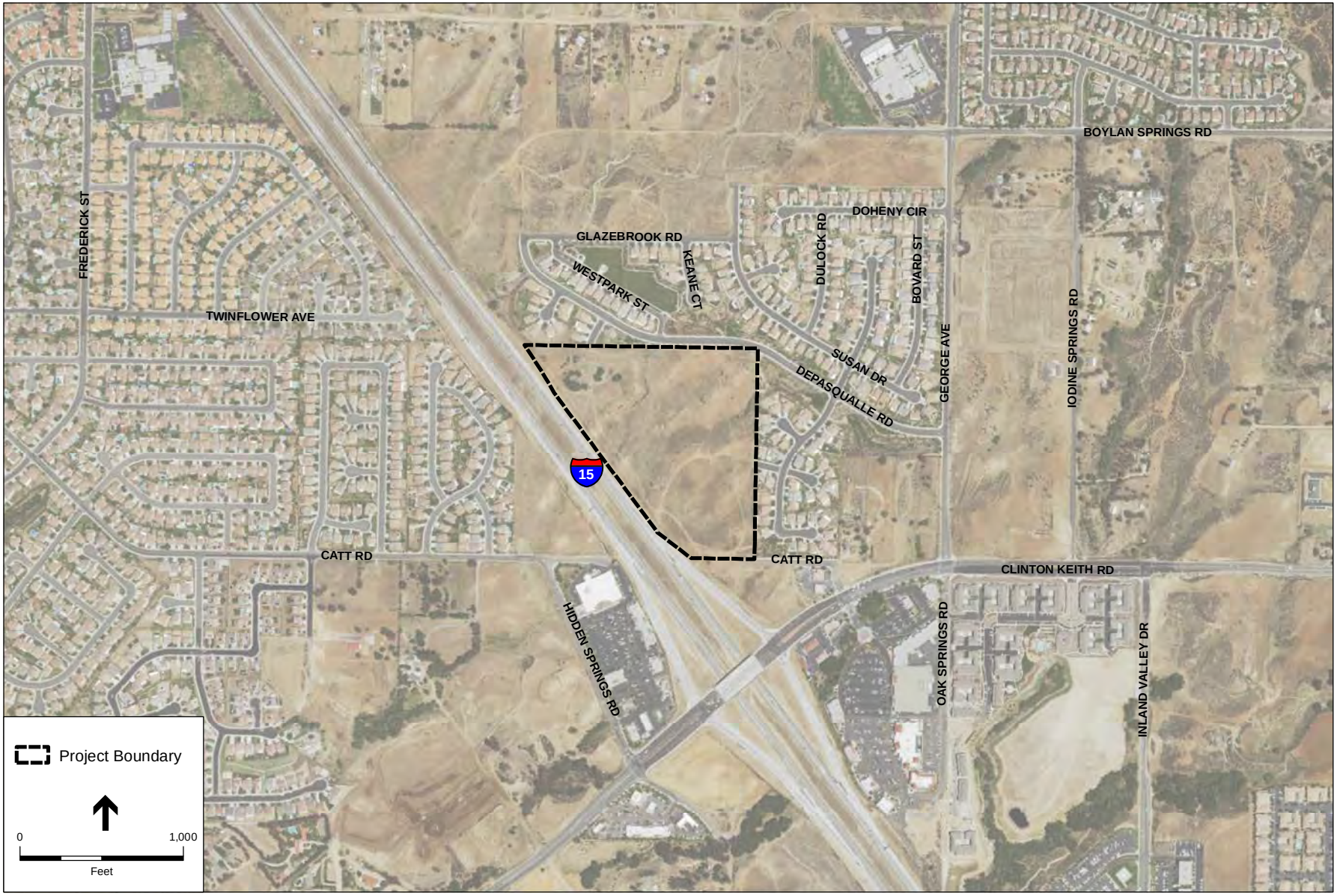


SOURCE: Riverside County GIS.

City of Wildomar - Westpark Promenade . 130266

Figure 2-1

Regional Location



SOURCE: ESRI

City of Wildomar - Westpark Promenade . 130266

Figure 2-2

Project Location

2.3 Project Objectives

Section 15124(b) of the CEQA Guidelines states that the project description shall contain "a statement of the objectives sought by the proposed project." Section 15124(b) further states that "the statement of objectives should include the underlying purpose of the project." The underlying purpose of the proposed project is to create an integrated mixed-use center within the Wildomar community by providing an array of shopping and dining choices and residential development, in order to enhance the City as a walkable community with options to live, work, and shop.

As set forth by the CEQA Guidelines, the list of objectives that the project applicant and the City of Wildomar seek to achieve for the proposed project is provided below. Several of the proposed project objectives would support many of the goals, objectives, and policies set forth in the General Plan which guide land use in the proposed project area.

The City of Wildomar and the project applicant have developed the following objectives of the proposed project:

- To provide a mixed-use project that emphasizes pedestrian accessibility between the very high density residential component and the commercial component.
- To provide a mixed use community that contains residential and commercial elements in an integrated design that is both complimentary to each other as well as complimentary to existing development in the project area.
- To provide a mix of housing opportunities affordable to residents of Wildomar.
- To provide Very High density housing to increase the diversity of housing stock in the City consistent with the City's Land Use Element and Housing Element.
- To create a walkable community for visitors, employees and residents through the provision of new pedestrian and biking paths.
- To encourage sustainable development through the use of materials that promote sustainability and minimize the project's carbon footprint.
- To increase the variety of retail services in the City of Wildomar, including new restaurant uses.
- To provide development that helps diversify and increase revenue sources and employment opportunities within the City.

2.4 Project Components

The project applicant proposes to develop a two-phase mixed-use residential and commercial project. The project site consists of three parcels as shown on the project site plan (**Figure 2-3**). The first parcel encompasses 14.12 acres and would be developed with two 8,000 sf restaurant pads, a 17,354 sf multiple tenant commercial retail building, an 85,000 sf major retail building, and 797 surface parking spaces. The second and third parcels would be developed with 191

multiple family attached townhomes totaling 13.48 acres with 485 residential and guest parking spaces and related site and landscape improvements. Table 2-1 provides a detailed description of the improvements proposed for each parcel.

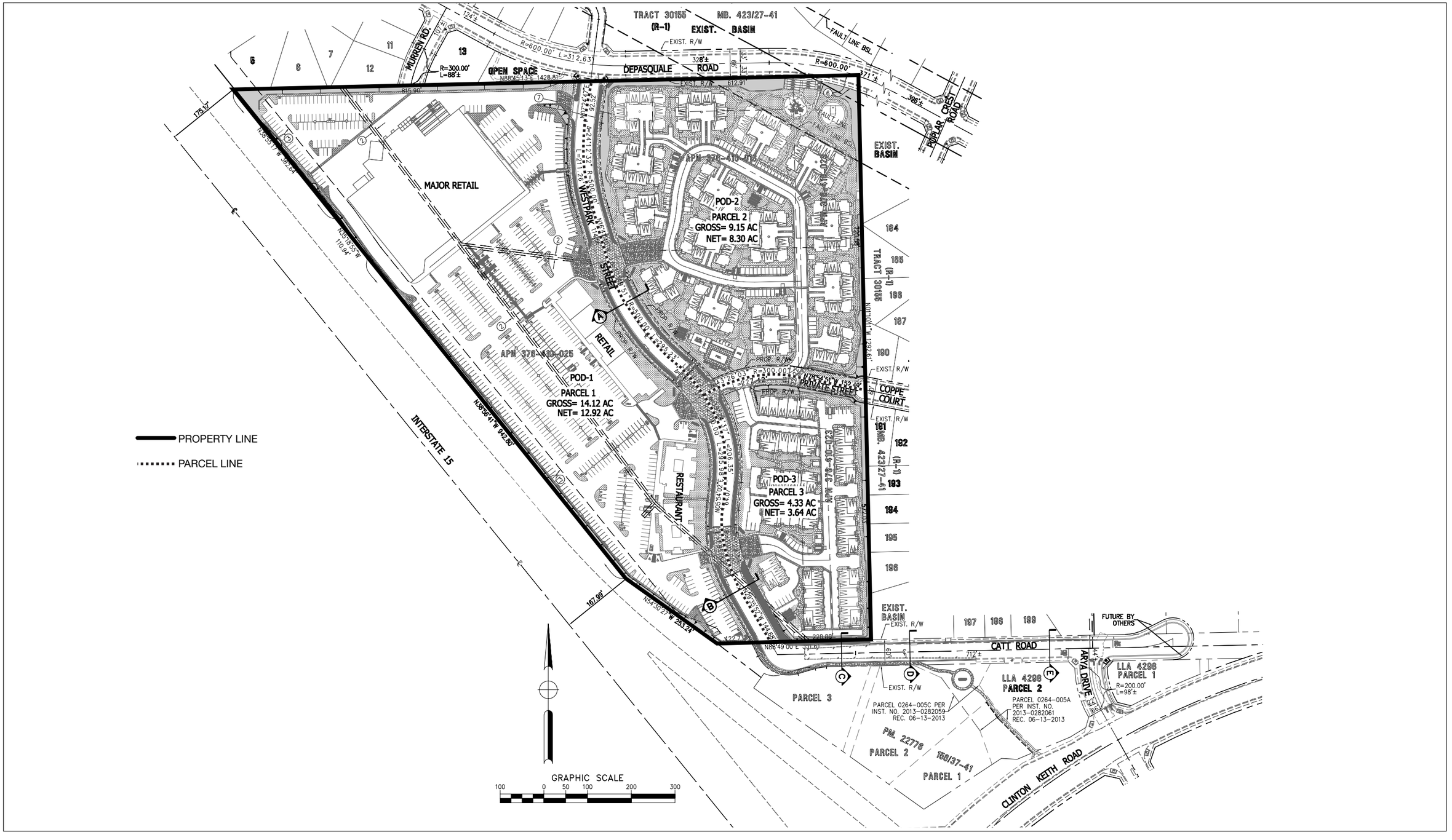
TABLE 2-1
WESTPARK PROMENADE PROPOSED LAND USES

Parcel/Land Use	Gross Acres (ac) or Square Footage (sf)	Dwelling Units (du)	Maximum Building Height	Proposed Surface Parking Spaces
Parcel 1	14.12 ac			
Restaurant 1	8,000 sf	NA	21'-8"	95
Restaurant 2	8,000 sf	NA	21'-8"	95
Retail	17,354 sf	NA	38'-0"	96
Major Retail (Big-Box)	85,000 sf	NA	38'-0"	701
Parcel 2	9.15 ac			
Multiple Family Attached Townhomes	246,547 sf	124	38'-1"	320
Parcel 3	4.33 ac			
Multiple Family Attached Townhomes	113,384 sf	67	37'-1"	165
Total	**27.6 ac**	**191**	**NA**	**1,472**
	118,354 sf restaurant/retail			
	359,931 sf residential			

The project is anticipated to generate a total of 13,574 daily vehicle trips that includes 1,110 daily vehicle trips from the townhome component, 2,034 daily vehicle trips from the restaurant components, and 10,430 daily vehicle trips from the retail/major retail component.

The restaurant and retail uses would be located on the westernmost 14.12-acre parcel. **Figures 2-4 and 2-5** provides conceptual rendering of the proposed elevations of the restaurant pads. As shown, the heights of the restaurants would be 21'-8". **Figures 2-6 and 2-7** provide a conceptual rendering of the proposed elevations of the retail building and major retail building, respectively. As shown, the heights of these two commercial buildings would be a maximum of 38'-0". Preparation of the site would include land clearing, grading, and the installation of utilities, sewers, streets and sidewalks. The sewer, storm drain, gas, telephone, electric, and cable would be underground and extended from Catt Road and Depasquale Road to the project site.

In the eastern portion of the project site, the applicant is proposing the addition of two residential areas on 13.48-acres. **Figures 2-8 and 2-9** provide conceptual renderings of the proposed elevations of the multiple family residential structures. As shown, the maximum height of these residential structures would be 38'-1". Preparation of the site would include land clearing, grading, and the installation of utilities, sewers, streets and sidewalks. Improvements would include creation of foundations and building pads for the proposed lots. The residential component would include some recreational facilities including a half basketball court and a tot-lot.

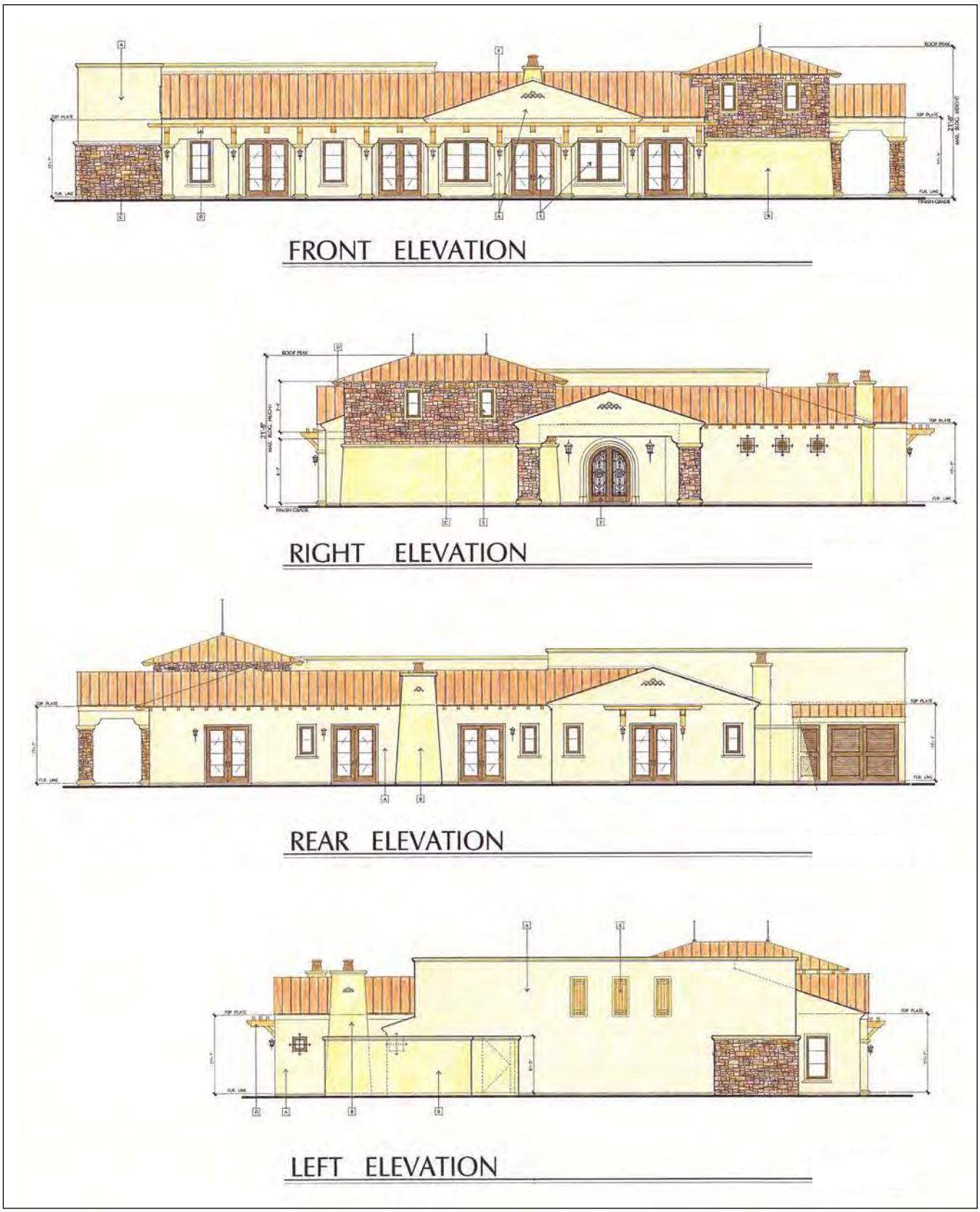


SOURCE: City of Wildomar

City of Wildomar - Westpark Promenade . 130266

Figure 2-3
Project Site Plan

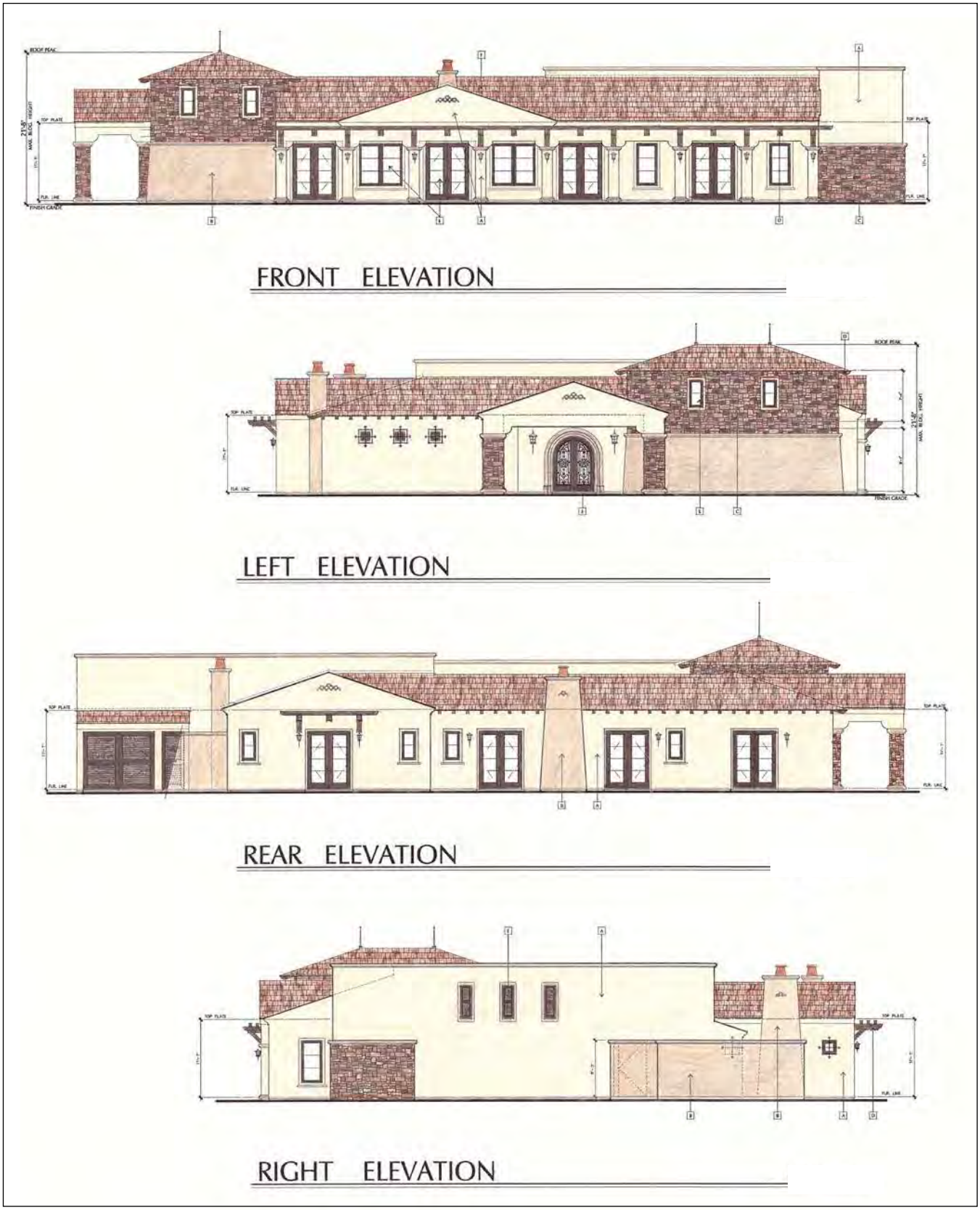
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City of Wildomar - Westpark Promenade . 130266

SOURCE: ADKVAS Group

Figure 2-4
Proposed Restaurant Building 1 Elevations



City of Wildomar - Westpark Promenade . 130266

SOURCE: ADKVAS Group

Figure 2-5
Proposed Restaurant Building 2 Elevations

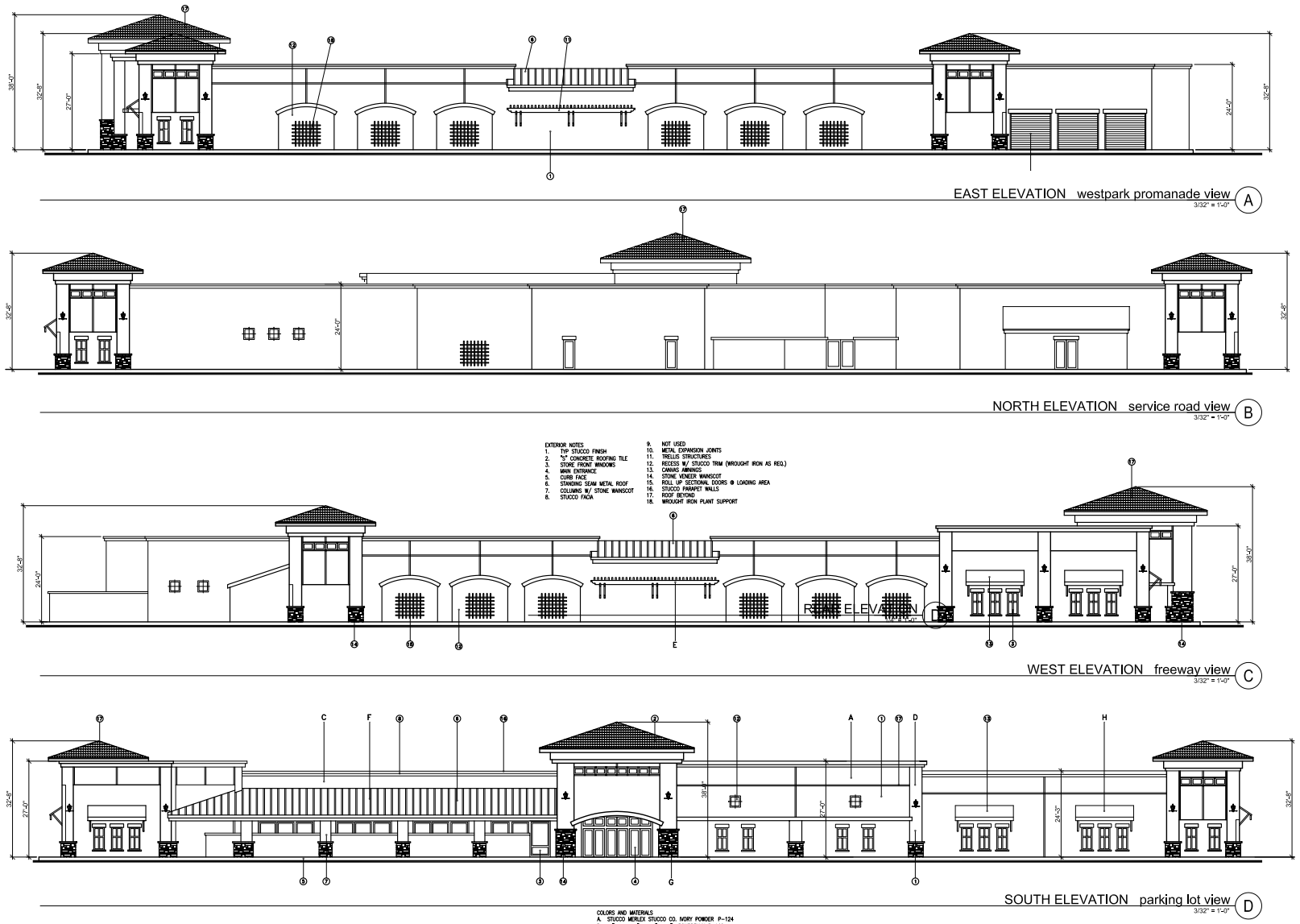


SOURCE: Adkvas Group

City of Wildomar - Westpark Promenade . 130266

Figure 2-6

Retail Building Elevations



SOURCE: Allenback Architecture

City of Wildomar - Westpark Promenade . 130266

Figure 2-7

Major Retail Building Elvations



FRONT ELEVATION



LEFT ELEVATION



LEFT



FRONT

COURT YARD ELEVATIONS

City of Wildomar - Westpark Promenade . 130266

SOURCE: ADKVAS Group

Figure 2-8

Proposed Multiple Family Residential Building 1A Elevations



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SOURCE: ADKVAS Group

City of Wildomar - Westpark Promenade . 130266

Figure 2-9

Proposed Multiple Family Residential Building 2A Elevations

2.4.1 Landscape and Drainage

Landscaping

The proposed project includes native and drought-tolerant landscaping throughout the project site (**Figure 2-10)**. Landscaping would consist of project entry theme trees (i.e., date palm or Mexican fan palm) at the northern and southern entrances along Westpark Street as well as selective entrances along Westpark Street. The project landscaping also includes evergreen perimeter trees (i.e., blackwood, majestic beauty Shamel ash, and Afgan pine) along the perimeter of the project site as well as portion of Westpark Street. The residential, retail, and recreational areas include various types of trees, shrubs and groundcover. The project also includes enhanced stamped concrete as well as project monuments at project entries, 6-foot high masonry walls with pilasters along the northern, eastern and southern property lines. Along the western property line adjacent to the Caltrans I-15 right-of-way, 6-foot tubular steel fence with pilasters are proposed to allow motorist views of the project site.

Drainage

The proposed project would include the construction of various drainage facilities throughout the project site **(Figure 2-11)**. The project would extend an existing 54-inch storm drain located at the existing Murrieta Valley/Depasquale Road south along the proposed Westpark Street to convey the off-site flows to the northernmost concrete headwall located in the Caltrans I-15 right-of-way (ROW). The headwall is the entrance into an existing concrete culvert that extends under and to the west side of I-15. The project site would contain two other storm drains, one of which would tie-in to and accept drainage from the existing unnamed storm drain to the east of the project site and would run along a continuation of Copper Court and through the intersection of Copper Court and Westpark Street, eventually discharging to the existing second northernmost headwall within the Caltrans I-15 right-of-way. This second headwall is the entrance to a second concrete culver that extends under and to the west side of I-15. The third storm drain line would collect stormwater from the southern portion of the project site and would cross Westpark Street, discharging to the southernmost concrete headwall within the Caltrans I-15 right-of-way. This southernmost headwall is the entrance to a third concrete culvert that extends under and to the west side of I-15. Construction of these new storm drains would be adequately sized to capture and convey the anticipated amount of run-on and runoff generated onsite compliant with City drainage control requirements.

The proposed drainage plan also includes structural best management practices (BMPs) to remove pollutants from stormwater. Catch basins are proposed on the project site and would be fitted with inserts designed to capture large floatables and debris, as well as providing some filtration of hydrocarbons. Additional BMPs include bio-retention, sand infiltration, and water quality trench facilities that are located adjacent to proposed storm drain lines. In addition, the project would include detention vault facilities to allow trash and pollutants to settle as well as reduce peak concentration storm flows from exiting the project site.

2.4.2 Access, Parking and Circulation

Primary vehicular access to the project site would be provided by the proposed entry drive located along the southern boundary of Catt Road (Westpark Street) and a northern entry at the intersection of Westpark Street and Depasquale Road. The entry drive would be have a 44-foot ROW and would traverse the project site in a north/south direction. A secondary access to the residential parcels would be provided along Copper Court (see Figure 2.3), which would connect to Westpark Street in an east/west manner. This street would also have a total 44-foot ROW. In addition, both internal and public sidewalks would be developed throughout the site. The public sidewalk system will be connected to the private sidewalk system within each residential area. All sidewalks would be connected beyond the project boundaries to help create a more walkable and connected pedestrian environment.

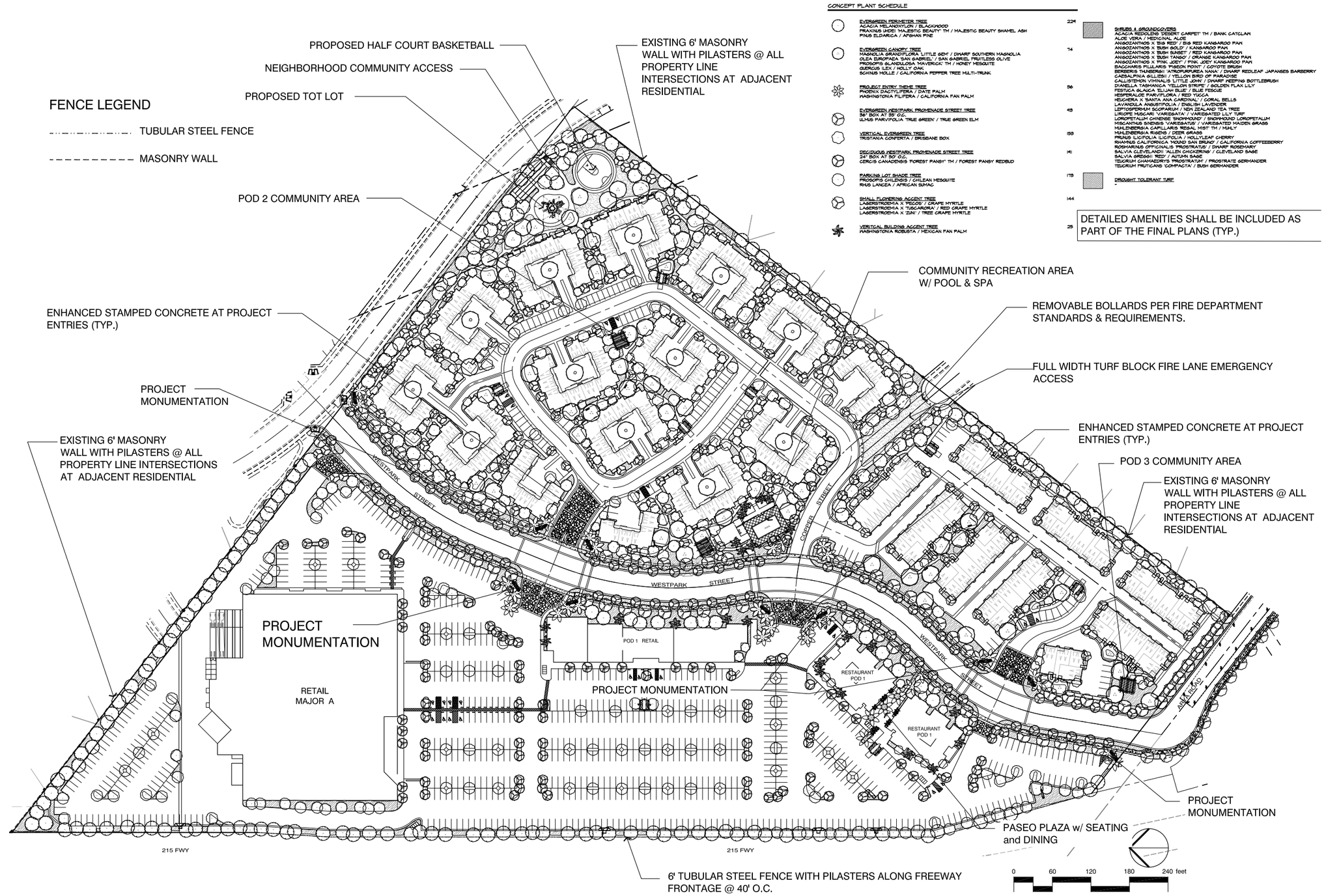
The project includes two offsite roadway improvements. The project would install a median along Arya Road to prohibit left turns into the existing USA gas station off of Arya Road. A left turn pocket off of Catt Road would also be constructed to allow vehicles to turn into the USA gas station. These improvements will ensure adequate access into and out of the existing USA gas station.

Approximately 1,284 parking spaces would be provided as part of the project, which would be in compliance with the City's requirements for commercial office and multi-family residences. The proposed project would provide a total of approximately 797 spaces for the commercial retail center and restaurant parcel and 487 parking spaces for the larger high density residential parcel. The smaller high-density residential parcel would include 165 parking spaces.

Emergency vehicle access would be provided via Copper Court; however the access would be gated to limit vehicles at this point to emergency vehicles only. Pedestrian access would be encouraged at this location.

2.4.3 Infrastructure

Development of the proposed project would include the provision of drainage, sewage disposal, water, solid waste, electricity, natural gas, and telecommunications on the project site. The infrastructure for the project would tie into the existing infrastructure lines that would be extended from Catt Road and Depasquale Road.

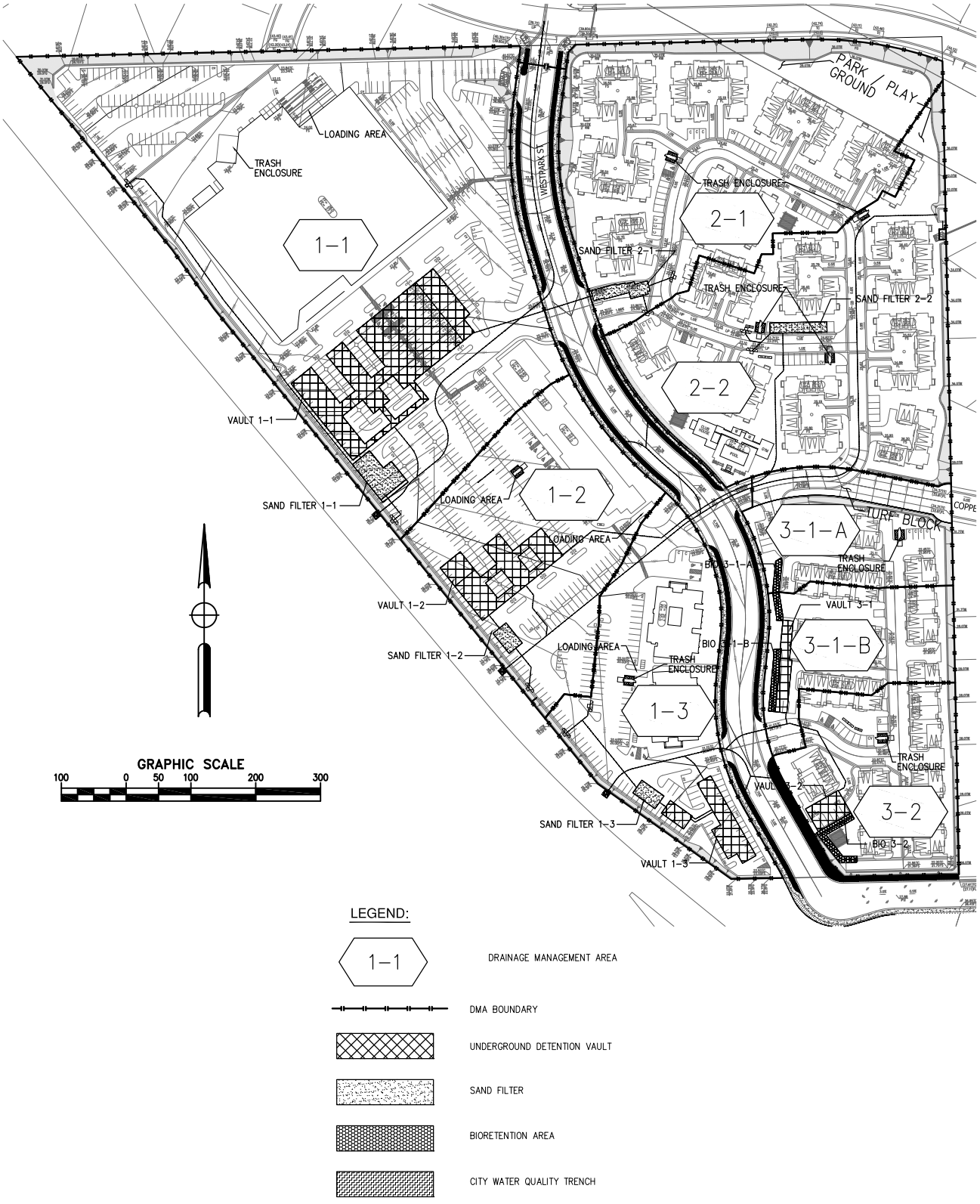


SOURCE: ADKVAS Group

City of Wildomar - Westpark Promenade . 130266

Figure 2-10
Proposed Landscape Plan

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SOURCE: City of Wildomar

City of Wildomar - Westpark Promenade . 130266

Figure 2-11

Proposed Drainage Infrastructure Plan

2.4.4 Greenhouse Gas Reduction Project Design Features

The following design features of the project are proposed to reduce greenhouse gas emissions primarily during operation of the proposed project. One greenhouse gas reduction design feature is provided for construction of the commercial uses.

Proposed Residential Development Features

The following design features are proposed within the residential areas of the proposed project.

Building Envelope

- Enhance insulation of proposed structures by more than 15 percent than required under Title 24
- Modestly enhance windows by more than 5 percent than required under Title 24
- Enhance door insulation by more than 15 percent than required under Title 24
- Reduce building envelop leakage by more than 15 percent than required under Title 24
- Reduce heating distribution losses by more than 15 percent than required under Title 24

Indoor Space Efficiencies

- Provide high efficiency HVAC by more than 15 percent than required under Title 24
- Provide high efficiency water heaters by more than 15 percent than required under Title 24
- Provide daylight for all habitable rooms
- Provide efficient lights by more than 15 percent than required under Title 24
- Provide Energy Star appliances by more than 15 percent than required under Title 24

Miscellaneous Residential Building Efficiencies

- Provide north-south building alignment

Irrigation and Landscaping

- Provide Smart Irrigation Systems
- Provide recycled water for irrigation

Potable Water

- Provide high efficiency showerheads by more than 15 percent than required under Title 24
- Provide high efficiency toilets by more than 15 percent than required under Title 24
- Provide high efficiency faucets by more than 15 percent than required under Title 24

Mixed Use Development

- Provide sidewalks on both sides of the majority of the project streets
- Provide pedestrian linkages between residential and commercial uses
- Provide biking linkages between residential and commercial uses
- Provide charging circuits in all garages
- Provide walking or biking access between uses

Miscellaneous Residential Features

- No wood burning fireplaces will be provided
- Provide exterior electrical outlets for landscaping
- Provide green waste composting bins
- Provide dedicated recycling bins separated by type of recyclables
- Recycle at least 75 percent of construction waste

Proposed Commercial Development Features

The following design features are proposed within the commercial areas of the proposed project.

Building Envelope

- Enhance insulation of proposed structures by more than 15 percent than required under Title 24
- Modestly enhance windows by more than 5 percent than required under Title 24
- Enhance door insulation by more than 15 percent than required under Title 24
- Reduce building envelop leakage by more than 15 percent than required under Title 24
- Reduce heating distribution losses by more than 15 percent than required under Title 24

Indoor Space Efficiencies

- Provide high efficiency HVAC by more than 20 percent than required under Title 24
- Provide high efficiency water heaters by more than 20 percent than required under Title 24
- Provide efficient lights by more than 20 percent than required under Title 24
- Provide high efficiency appliances by more than 20 percent than required under Title 24

Renewable Energy

- Use renewable energy for at least 20 percent of all power needs

Water Use Reduction

- Provide water efficient landscaping

- Provide Smart Irrigation Systems that reduce water demand by at least 20 percent
- Provide high efficiency showerheads by more than 15 percent than required under Title 24
- Provide high efficiency toilets by more than 15 percent than required under Title 24
- Provide high efficiency faucets by more than 15 percent than required under Title 24
- Provide high efficiency dishwashers that provide at least 20 percent water savings
- Provide high efficiency laundry equipment that provides at least 30 percent water savings

Trip/Vehicle Miles Travelled Reduction

- Provide a car/vanpool program
- Provide complete sidewalks to the adjacent residential uses
- Provide bike lockers and racks
- Provide preferred parking for carpool or low emission cars

Exhaust Emissions Reduction

- Install electric vehicle charging stations
- Limit commercial vehicles to 5 minutes of idling

Recycling

- Provide dedicated recycling bins separated by type of recyclables

Construction

- Recycle at least 5 percent of demolition debris

2.5 Construction Process and Timeline

Construction of the proposed project would occur over a two year period, anticipated to begin in April 2016 and last until April 2018. The project would be developed in two phases. Construction of the commercial retail component would begin in 2016, and would take a total of approximately 12 months to complete. Lot preparation for the residential component would begin in April 2017. Construction of the residential component is assumed to be completed by April 2018. Construction activity would take place during the daylight hours, with limited weekend construction. The proposed construction activities will comply with the City of Wildomar's Municipal Code because construction would not occur between the hours of 6:00 P.M. and 6:00 A.M during the months of June through September and between the hours of 6:00 P.M. and 7:00 A.M. during the months of October through May. Nighttime construction is not proposed.

The project site would be balanced, thus not requiring the import or export of soil. An estimated 162,000 square feet of paving is required for the proposed project. The project is anticipated to disturb three acres per day during peak construction grading activity. The proposed project would

be graded to an elevation of approximately 1,332 to 1,345 feet, and the parking area would be slightly raised above the residential buildings.

Heavy equipment such as scrapers, dozers, water trucks, flat-bed trucks, stake bed trucks, backhoes, trenchers, scissor lifts, fork lifts, trash bins, concrete trucks, asphalt paving rollers, dump trucks, barber-green pavers, paint sprayers and semi-trucks will be used during construction. Approximately 100 construction workers would be expected to work onsite at any given time. An estimated 2,500 total vehicle trips are expected to and from the site for the transport of construction workers and construction equipment. Haul routes will come off Clinton Keith Road and go west on Catt Road. Construction activities would occur over the entire site, but construction staging would occur on the southwest corner of the project site so as to minimize disturbance to the residential communities surrounding the site.

2.6 Intended Use of the EIR and Project Approvals

This EIR is intended to be used by lead, responsible, and trustee agencies that may have review authority over the project. It is also intended to inform the public of the environmental effects of the proposed project. Actions and approvals required from the City in association with the proposed project include:

- Certification of the Final EIR and adoption of the Mitigation Monitoring and Reporting Plan (MMRP)
- Approval of a General Plan Amendment and Change of Zone
- Approval of a Tentative Parcel Map (TPM 36612)
- Approval of a Tentative Tract Map (TTM 36781)
- Approval of a Tentative Tract Map (TTM 36782)
- Approval of a Plot Plan

Actions and approvals that may be required from other agencies for the proposed project include:

- U.S. Army Corps of Engineers (USACE) – Nationwide Permit for conversion of the concrete drainage channel
- State Water Resources Control Board (SWRCB) – National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP)
- Santa Ana Regional Water Quality Control Board (SARWQCB) – Section 401, NPDES and SWPPP
- Streambed Alteration Agreement may be required from the California Department of Fish and Wildlife (CDFW), subject to future agency jurisdictional review.

Additional coordination will be required between the proposed project proponent and the Hartford Park Home Owners Association. Specifically, the project would share the use of the parks that are part of the proposed project and the existing parks in the existing adjacent development.

CHAPTER 3
Project Environmental Impact Analysis

Approach to Project Analysis

Sections 3.1 through 3.15 of this Draft EIR contain discussions of the potential environmental impacts related to the construction and operation of the proposed project. These evaluations address the potential impacts of adding the project to the existing environmental setting and no other development.

Project Baseline

The baseline assumptions, which were established at the time the NOP was issued, per CEQA Guidelines Section 15125 (a), are used for the project impact analysis and includes the project site as an undeveloped 27.6-acre site with no current uses. Surrounding uses include the I-15 freeway immediately to the west, an existing single family residential neighborhood to the north of Despasquale Road, an existing single family neighborhood to the east and a vacant lot to the south.

Format Used for Project Impact Analysis

Each the environmental impact analysis section typically contains the following components:

- **Environmental Setting** identifies and describes the existing onsite physical environmental conditions associated with each of the impact sections.
- **Regulatory Framework** provides an understanding of the regulatory environment associated with the project.
- **Thresholds of Significance** identifies thresholds from Appendix G of the CEQA Guidelines that assist in a determination of whether an impact is significant. Unless specifically identified within each environmental issue section of this document, the thresholds of significance used are those contained in Appendix G of the Guidelines.
- **Impact Assessment** identifies the thresholds of significance and methodology used for the analysis and describes the environmental changes to the existing physical conditions that may occur if the proposed project is implemented. Mitigation measures are provided, if required, and the impact significance remaining after the mitigation measures have been implemented is provided.

3.1 Aesthetics

This section describes the existing visual or aesthetic resources within and surrounding the project area, and analyzes the impacts of the proposed on these resources. The evaluation is based on the proposed project's potential to impact visual character and quality and create light and glare, and compares the existing visual character of the site to that resulting from implementation of the project. Visual or aesthetic resources are generally defined as both the natural and built features of the landscape that contribute to the public's experience and appreciation of the environment. An area's visual character is generally a description of the visual attributes of a particular land use setting. The purpose of defining the visual character of an area is to provide the context within which the visual quality of a particular site or locale is most likely to be perceived by the viewing public. For urban areas, visual character is typically described on the neighborhood level or in terms of areas of common land use, intensity of development, and/or landscaping and urban design features. For natural and open space settings, visual character is most commonly described in terms of areas with common landscape attributes, such as landform, vegetation, or water features.

3.1.1 Environmental Setting

Regional Setting

Regional views within the vicinity of the City of Wildomar (City) are characterized by flat or gently rolling terrain with residential communities, industrial/commercial development, and agricultural land that transition into homes and residential neighborhoods. The Santa Rosa Plateau, located at the southern end of the Santa Ana Mountains, provides a prominent visual backdrop southwest of the City, south of the City are distant views of Palomar Mountain. The primary scenic resources adjacent to the City include the San Mateo Wilderness Area and Cleveland National Forest and associated and hillsides in the western area of the City. However, these scenic resources do not dominate the project area.

Much of the City comprises urbanized areas developed primarily with low-density residential development. Approximately 69.5% of the City's housing stock comprised single-family homes and 4.64% were multi-family units, with the remaining 25.9% mobile homes/other (SCAG, 2015). The project site is located south and west of single-family residential developments. While the City itself contains large residential areas, surrounding areas are more rural and agricultural in nature, with the exception of the cities of Murrieta and Lake Elsinore, to the south and north of the City of Wildomar, respectively. The largest commercial areas in the City are located on both the eastern and western corners at the I-15/Clinton Keith junction. There are small pockets of other commercial developments scattered throughout the City. The City also contains areas of land developed or devoted to open space, recreation, or agricultural uses in the northern and southwest portions of the City.

Project Area

The project area has some topographical relief with small undulating hills. A majority of the site is covered with disturbed grassland communities and contains a few trees in the northwest portion of the site and a few trees along the eastern boundary in association with a drainage swale. There is also a large drainage feature that traverses the project site in a northeast to southwest manner.

Long distance views to the west of the San Mateo Wilderness area and the Cleveland National Forest provide scenic views from within the project site. Although the project site is undeveloped, the areas surrounding the project site can be characterized as developed and suburban, including Interstate 15 (I-15) to the west and the residential land uses to the north and south.

Viewshed

Viewshed corridors specific to a project are generally defined as public viewing areas (e.g., public roadways, parks, and open space areas) that are within proximity of the project site, and that have relative open views of the project area from which alteration of the site would be noticed and the visual quality of the viewshed degraded. The viewsheds associated with the proposed project are mostly characterized by hillside views of the San Mateo Wilderness area and the Cleveland National Forest and Santa Ana Mountains recreational area to the west of the project site.

Light and Glare

The project area is largely built out and, therefore, includes existing sources of light and glare. The nighttime lighting environment surrounding the site mainly consists of passing vehicle headlights and lighting of the I-15 corridor, and residential street lights and building lighting. Beyond the immediate project vicinity is lighting supporting the commercial areas located on the western and eastern sides of the I-15/Clinton Keith junction.

There are no substantial sources of glare from sunlight or artificial light other than from glare reflecting from cars passing on I-15 and in nearby parking lots.

Scenic Highway or Corridors

The proposed project is located adjacent to I-15, which is designated as an “Eligible State Scenic Highway,” however it is not officially designated as a State Scenic Highway by the California Department of Transportation (Caltrans, 2015).

The project site is not located in a designated scenic area, and none of the adjacent roads are designated as scenic highways or corridors. The nearest Eligible Scenic Highway is the I-15, which bounds the project area on the west. According to the State Scenic Highways Program, State Route 74 (SR-74) and State Route 243 (SR-243) are designated as State Scenic Highways in Riverside County. These highways intersect approximately 32 miles to the east of the project and are not visible from within the project site or the surrounding areas.

3.1.2 Regulatory Framework

State

State Scenic Highway Program

The State Scenic Highway Program, created by the California Legislature in 1963, was established to preserve and protect scenic highway corridors from change that would diminish the aesthetic value of lands adjacent to highways. Under this program, a highway is designated as a scenic highway when a local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation (Caltrans) for scenic highway approval, and receives notification from Caltrans that the highway has been designated as a scenic highway. Caltrans defines a scenic corridor as "*land generally adjacent to and visible from the highway. A scenic corridor is identified using a motorist's line of vision. A reasonable boundary is selected when the view extends to the distance horizon. Jurisdictional boundaries of the applicants are also considered.*"

Local

City of Wildomar General Plan

The City of Wildomar General Plan contains polices that regulate visual resources in the project area. The following General Plan policies for visual resources and aesthetics are relevant to the project.

TABLE 3.1-1
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – AESTHETICS

General Plan Land Use Element Policies	Consistency Determination	Analysis
Policy LU 13.1: Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)	Consistent	The existing scenic vistas in the project vicinity are of the San Mateo Wilderness area and the Cleveland National Forest which are located west of the project site and west of I-15. Therefore, public views of the scenic vista from I-15 would not be impacted with the development of the project. Therefore, the project would be consistent with this policy.
Policy LU 13.3: Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment. (AI 3, 32, 39)	Consistent	The proposed project includes structures with a maximum height of about 38 feet that are located at least 50 feet away from the existing property line/Caltrans right-of-way. The proposed landscaping on the project site and along the property line includes evergreen trees that include trucks that are 40 feet apart. These project features are compatible with development in the vicinity of the project site. The landscaping will improve the visual characteristics and aesthetic environment in the project area.
Policy LU 13.4: Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways. (AI 3)	Consistent	The proposed project includes development of commercial and retail buildings on the parcel adjacent to the I-15 which is designated as an Eligible State Scenic Highway. The nearest building to the I-15 right-of-way is the proposed Major Retail which is located 50 feet northeast of the existing I-15 right-of-way. Therefore, the proposed project would be consistent with this policy.

TABLE 3.1-1
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – AESTHETICS

General Plan Land Use Element Policies	Consistency Determination	Analysis
Policy LU 13.5: Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. (AI 3, 32)	Consistent	The project includes placing utility lines including electrical and communication lines underground. Therefore, the proposed project would be consistent with this policy.
Policy LU 13.6: Prohibit offsite outdoor advertising displays visible from Designated and Eligible State and County Scenic Highways. (AI 6)	Consistent	The proposed project does not include offsite outdoor advertising displays. Therefore, the proposed project would be consistent with this policy.
Policy LU 13.7: Require that the size, height, and type of on-premise signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible. (AI 3)	Consistent	The proposed project will be required to be in conformance with Section 17.252.040 of the City of Wildomar Municipal Code which provides requirements on the size, height, and type of on-premise signs. In addition, the project will not include outdoor advertising displays because these types of signs are prohibited as discussed in Section 17.252.030 of the City of Wildomar Municipal Code. The project would be consistent with this policy.
Policy LU 13.8: Avoid the blocking of public views by solid walls.	Consistent	The proposed project includes a 6-foot high tubular steel fence with steel tubular pickets at 6-inches on center with intermittent concrete pilasters along the western property line adjacent to I-15. The proposed spacing of the steel tubular pickets allow views from I-15 into the project site. 6-foot high masonry walls are only proposed adjacent to existing and proposed residential areas. The proposed project would be consistent with this policy.

City of Wildomar Light Pollution Ordinance

The City of Wildomar is located within proximity to the Palomar Observatory. To preserve the access to the dark night sky enjoyed by Wildomar residents and residents of surrounding communities as well as to prevent "sky glow" condition, the observatory requires unique nighttime lighting restrictions. This sky glow condition would adversely impact the use of the telescope at the observatory. Generally, observatory sites need to be 30 to 40 miles from the large lighted areas so that the nighttime sky will not be brightened.

Chapter 8.64 of the Wildomar Municipal Code provides requirements for the total light output permitted per acre for the different lighting areas and the fixture shielding requirements for lamp type and lighting area. For residential areas, pursuant to Section 8.64.150 Residential lighting provisions, all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way. All unshielded fixtures or lighting sources shall not exceed 3,000 lumens per luminaire. Further, the maximum permitted lumens per acre for residential parcels is 55,000 lumens per acre, with an 11,000 lumen limit on the unshielded component. If at least 75 percent of the installed lumens are from low sodium pressure sodium lighting sources, the total lumens may be increased by 50 percent.

Security lighting is permitted, under this ordinance, only if triggered by motion or sound. The security lighting must include a full cutoff shield to prevent light spillage onto adjacent properties, and up to 5,000 lumens is exempt, with any additional security lighting subject to the provisions of Section 8.64.150 of the Municipal Municipal Code.

3.1.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the State CEQA Guidelines, impacts related to aesthetic issues may be considered significant if the proposed project would:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Methodology

The project would involve adoption and implementation of the Westpark Promenade Final EIR and Mitigation Monitoring and Reporting Plan, General Plan Amendment and Change of Zone, a Tentative Parcel Map and two Tentative Tract Maps. The project would develop a cohesive community area though the creation of a mixed-use commercial and residential area. This would include signage, landscaping, two- and three-story residential buildings with maximum heights of about 38 feet and commercial/retail structures with heights ranging from about 22 feet to 38 feet. The potential aesthetic impacts of the project are evaluated considering such factors as the scale, mass, proportion, orientation, architectural detailing, and landscaping/buffering associated with the design of the project.

Impact 3.1-1: The project would not have a substantial adverse effect on a scenic vista.

A scenic vista is usually a view of a valued resource, such as waterways, the ocean, hills, valleys, or mountains. The City has not identified any important scenic viewsheds in the project area or within direct sight from the proposed project.

There are some slight differences in ground elevation between I-15 and the project site. There is also a drainage that traverses the project site from the northeast corner to the southwest towards I-15. A majority of the site is covered with mostly disturbed grassland. There are a few trees in the northwest portion of the site, and there are also a few trees and some riparian vegetation along the eastern boundary associated with the drainage swale.

The I-15 from Corona south to the San Diego County line has been designated as an Eligible State Scenic Highway. While this portion of the I-15 is eligible to be designated as a state scenic highway, it has not yet been recognized as such (Caltrans, 2015).

The project site would be graded to elevations of about 1,315 feet to 1,338 feet. The commercial area would include elevations ranging from about 1,315 to 1,328 while the residential area would include elevations ranging from 1,320 to 1,338. The northwestern boundary of the project site would be about 18 feet lower in elevation than the adjacent residential lots. The eastern portion of the site would be about 10 to 12 feet lower in elevation compared to the adjacent residential lots. Overall, the elevation of the proposed surface on the project site would be lower than the elevation of the surface grade of the adjacent uses. This grade differential would maintain existing residential views of the Santa Ana Mountains to the west.

Development of the project would not substantially obstruct existing existing residential views of the Santa Ana Mountains due to the project's lower elevation compared to the adjacent residential areas as well as the project's setbacks and orientation that would allow views of the mountains from adjacent residences. Therefore, development within the project area would result in less than significant impacts related to scenic vistas.

Significance Determination: Less than significant.

Impact 3.1-2: The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

The proposed project is not located within a designated scenic highway corridor. As stated in the Environmental Setting section above, SR-74 and SR-243 are designated as State Scenic Highways in Riverside County. The portions of these highways that are designated are located about 32 miles east of the project area and are not visible from within the project area or surrounding areas. The project is located adjacent to the I-15, which is designated by Caltrans as an Eligible State Scenic Highway; however, it is not officially designated as a State Scenic Highway by Caltrans. Public views of the distant mountains (Cleveland National Forest) from I-15 would not be obscured by development of the proposed project with commercial and residential buildings. Under the project, public views of the site would change from an undeveloped site with some scattered trees to include a built environment with residential and commercial buildings. Therefore, views of the project area for passengers along I-15 would not be substantially altered by the proposed project and impacts would be less than significant.

Significance Determination: Less than significant.

Impact 3.1-3: The project would not substantially degrade the existing visual character or quality of the site and its surroundings.

The project site is currently undeveloped and is covered with disturbed grassland communities and contains a few trees in the northwest portion of the site and a few trees along the eastern boundary in association with a drainage swale. There is also a large drainage feature that traverses the project site in a northeast to southwest manner.

Three visual simulations were created showing views of the project from the southeast, northwest, southwest, as indicated on **Figure 3.1-1** Key Views Map. The following analysis is organized using each of the following figures as a visual guide, starting with **Figure 3.1-2**,shows views from the west of the project site and the subsequent figures (**Figures 3.1-3** and **3.1-4**) continuing counter-clockwise, showing views from the south and north of the project site. Each view point location is first described, compares existing and with project conditions, and finally, analyzes the changes in the visual environment relative to the identified threshold of significance follows:

View 1: From I-15 Looking Southeast

Figure 3.1-2 (View #1 from I-15 looking southeast) shows views of the project site from I-15. Views of the project site in this location include views of the interstate highway in the foreground as well as views of the disturbed grass land on the project site. There is a line of mature trees in the background and the roofline of existing single-family residential developments, which border the eastern boundary of the project site. To the north of the project site, the topography steps up and a property wall associated with the neighboring land use sits along the perimeter of an existing single-family detached development. The site is undeveloped and primarily consists of non-native vegetation in the middle ground.

Under developed project conditions, mature landscaping would be provided along I-15 (and along the entire western perimeter of the site). From this location, the northwestern corner of the major big box retailer can be seen. The development would utilize natural building materials (stucco, masonry and stone veneer). The proposed architectural style would be Early California Mediterranean which is consistent with the applicable design guidelines as described in the City of Wildomar Draft General Plan Community Design Element Update currently under consideration by the City for adoption. This style would blend with the existing development in the project vicinity. The proposed onsite landscaping includes entry theme trees (i.e., date palm or Mexican fan palm) at the northern and southern entrances along Westpark Street as well as selective entrances along Westpark Street. The project landscaping also includes evergreen perimeter trees (i.e., blackwood, majestic beauty Shamel ash, and Afgan pine) along the perimeter of the project site as well as portion of Westpark Street. The residential, retail, and recreational areas include various types of trees, shrubs and groundcover. The proposed landscaping would blend with the natural environment.

View 2: From South of the Project Site Looking Northwest

Figure 3.1-3 (View #2 from the southern end of the project site looking northwest) shows views of the project site from the southern end of the project site, near Arya Road. Views of the project site at this location in the foreground incudes, a dirt road that serves as parking and a turnaround area, several large rocks along the southern boundary of the site designed to prevent people from entering the site, and several aboveground utility lines that border the project site. The site is undeveloped and covered with non-native grassland in the middle-ground. In the background, single-family residential developments border the site to the north, and several mature trees line the northern perimeter of the project site. Views of hills to the north of the site and within the City can be seen in the distance, northeast of the project site.

Under developed project conditions, the existing dirt road would be paved and act as one of two entry ways into the proposed development. Landscaping consisting of mature evergreen street trees, deciduous trees, and small shrubs and groundcover line both sides of the paved road entering the proposed development. To the west, a surface parking lot for the commercial and restaurant patrons and to the east, are several multiple-family attached townhomes that would be constructed as part of the proposed project. The residences include an Early California Mediterranean architectural style similar to the Mission or Spanish Colonial Revival Styles, which carry out the vision that the City has described in the City of Wildomar Draft General Plan Community Design Element Update currently under consideration by the City for adoption. The residences are characterized by smooth stucco finishes that mimic adobe, deeply recessed openings or balconies, clay-tiled roofs with colors that are typically natural earth tones of light brown to white, cream and flesh tones. There is also two car garages and street parking available in front of the residences. Under project conditions, background view of the hills north of the site are impeded by the trees and rooflines associated with the proposed project.

View 3 From North of the Project Site Looking Southwest

Figure 3.1-4 (View #3 from north of the project site looking southwest) shows views of the project site from the northern end, near Despasquale Road. Views to the project site include a paved road and sidewalk in the foreground, as well as a white picket fence and small shrubs and a larger wrought iron fence just beyond that. Four trees line the northern boundary of the project site, and in the middle-ground is the gently rolling undeveloped non-native grasslands. The background shows views of the neighboring commercial uses across the southern boundary of the project site and views of the I-15 to the southwest of the project site. Distant views of the Cleveland National Forest can be seen to the southwest of the project site.

Under developed project conditions, the existing paved road would be extended to enter the project site. East of the project site includes an existing single-family residence and mature trees and shrubs and groundcover would line the paved road leading into the proposed development. In the background, the roofline of a proposed commercial building can be seen over the tree line and would utilize similar natural building materials and colors as the existing single-family residence. To the west, views show the parking lot and the northeastern wall in the distance for the proposed major big box retailer.

The existing visual character of the area would change as a result of the project. The project would introduce commercial and high density residential adjacent to single-family residential, but located near other commercial and high density residential land uses. However, the proposed project would utilize building materials and design in the Early California Mediterranean style, similar to the surrounding single-family residences and commercial uses in the project vicinity to blend in with the existing environment. Therefore, because the project aims to enhance rather than degrade the visual character of the area, impacts would be less than significant.

Significance Determination: Less than significant.



SOURCE: VisionScape Imagery

City of Wildomar - Westpark Promenade . 130266

Figure 3.1-1
Key Views Map



Existing View



Proposed View

SOURCE: VisionScape Imagery

City of Wildomar - Westpark Promenade . 130266

Figure 3.1-2
View #1 From I-15
Looking Southeast



Existing View



Proposed View

SOURCE: VisionScape Imagery

City of Wildomar - Westpark Promenade . 130266

Figure 3.1-3
View #2 From South of the Project Site
Looking Northwest



Existing View



Proposed View

SOURCE: VisionScape Imagery

City of Wildomar - Westpark Promenade . 130266

Figure 3.1-4
View #3 From North of the Project Site
Looking Southwest

Impact 3.1-4: The project would create a new source of light or glare, but the increase in light and glare would not result in a substantial adverse effect on day or nighttime views in the area.

Sources of new and increased nighttime lighting and illumination include, but are not limited to, new residential development, lighting from commercial uses, light 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 the development. All outdoor luminaires must be located, adequately shielded and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way. Unshielded fixtures or lighting sources shall not exceed 3,000 lumens per luminaire. Further, the maximum permitted lumens per acre for residential parcels is 55,000 lumens per acre, with an 11,000-lumen limited on the unshielded component. Security lighting is permitted if only triggered by motion or sound and must include a cutoff shield to prevent light spill onto adjacent properties. Up to 5,000 lumens are exempt, with any additional security lighting subject to the provisions of the City's ordinance (City of Wildomar, 2013). Compliance with the ordinance will result in a less than significant impact on nighttime light pollution. The incorporation of ornamental landscaping throughout the proposed project would also provide additional shielding from spillover nighttime lighting. While it is not anticipated that the ornamental landscaping would include outdoor lighting, the City's ordinance states that all light fixtures are required to be shielded and installed in a manner such that the shielding is effective and permanent. The proposed project includes 797 parking spaces which would require nighttime illumination. According to the ordinance, all parking lot lighting shall have no light emitted above 90 degrees.

The proposed project would result in an increase in potential lighting sources associated with a new commercial-residential development, including lighting from vehicular traffic, street lighting, parking lot lighting and security lighting. The City's Light Pollution Ordinance would require residential and commercial luminaires to be full cutoff within 25 feet of adjacent residential property lines. Further, light fixtures on the residential side of commercial property adjacent to residential property shall be full cutoff and shall be installed not higher than 14 feet above grade at the property line, measured perpendicular to the lot. Although the project will increase lighting on the project site, compliance with the City's Light Pollution Ordinance would reduce potential lighting impacts to less than significant.

Further, the effect produced by indirect light sources is commonly referred to as "glare". Daytime glare is typically caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glare or reflective materials. Daytime glare generation is common in urban areas and is typically associated with mid- to high-rise buildings with exterior facades that are largely or entirely comprised of highly reflective glass or mirror-like materials from which the sun can reflect, particularly following sunrise and prior to sunset. Daytime glare generation is typically related to sun angles, although glare resulting from reflected sunlight can occur regularly at certain times of the year. Glare can also be produced during evening and nighttime hours by artificial light directed toward a light-sensitive land use. The proposed project would

include 191 multiple-family attached townhomes and 118,354 sf of commercial retail and restaurant uses. Based on visual simulations prepared for the proposed project, the proposed residential units and commercial retail uses would primarily use non-reflective building materials and building windows would be coated with tinting materials to reduce glare to minimize visibility of interior lighting. Consistent with the City of Wildomar Community Design Element of the Draft General Plan, the residential and commercial uses would follow the Mission and Spanish Colonial Revival Styles, which would utilize earth tones, clay-tile roofs, and mimic adobe to blend with the natural landscape and existing developments within the vicinity of the project site. Implementation of this architectural style would reduce potential glare impacts associated with the project to less than significant.

Significance after Mitigation: Less than Significant

References

Caltrans, *Riverside County Scenic Highway Mapping System*, http://www.dot.ca.gov/hq/LandArch/scenic_highways/, accessed May 15, 2015.

City of Wildomar, *Municipal Code Section 8.64 Light Pollution*, http://www.qcode.us/codes/wildomar/view.php?topic=8-8_64&showAll=1&frames=on, 2013, accessed September 22, 2015.

Southern California Association of Governments (SCAG), *Local Profiles Report 2015: City of Wildomar*, http://www.scag.ca.gov/Documents/Wildomar.pdf, 2015, accessed September 22, 2015.

3.2 Air Quality

This section provides an overview of the existing air quality at the proposed project site and surrounding region, a summary of applicable air quality regulations, and analyses of potential short-term and long-term air quality impacts from implementation of the proposed project. Mitigation Measures are recommended as necessary to reduce significant air quality impacts. The primary sources of information used in this analysis are derived from the Air Quality and GHG Impact Analyses (Giroux and Associates, 2015) and the Health Risk Assessment Report (Mirabella, 2015). These reports are included as Appendix B1 and B2, respectively.

3.2.1 Environmental Setting

Climate and Meteorology

The project site is located in the City of Wildomar in the portion of Riverside County that lies within the South Coast Air Basin (Basin). The project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

The ambient concentrations of air pollutants are determined by the amount of emissions released by sources and the atmosphere's ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and sunlight. Therefore, existing air quality conditions in the area are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources.

Atmospheric conditions such as wind speed, wind direction, and air temperature gradients interact with the physical features of the landscape to determine the movement and dispersal of air pollutants. The topography and climate of southern California combine to make the Basin an area of high air pollution potential. The Basin is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean to the west and high mountains around the rest of the perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific, resulting in a mild climate tempered by cool sea breezes with light average wind speeds. The usually mild climatological pattern is disrupted occasionally by periods of extremely hot weather, winter storms, or Santa Ana winds. During the summer months, a warm air mass frequently descends over the cool, moist marine layer produced by the interaction between the ocean's surface and the lowest layer of the atmosphere. The warm upper layer forms a cap over the cool marine layer and inhibits the pollutants in the marine layer from dispersing upward. In addition, light winds during the summer further limit ventilation. Furthermore, sunlight triggers the photochemical reactions that produce ozone. The region experiences more days of sunlight than any other major urban area in the nation except Phoenix (SCAQMD, 2013a).

Criteria Air Pollutants

The California Air Resources Board (CARB) and the United States Environmental Protection Agency (EPA) currently focus on the following air pollutants as indicators of ambient air quality: ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), respirable particulate matter with an aerodynamic diameter of 10 micrometers or less (PM_{10}), fine particulate matter with an aerodynamic diameter of 2.5 micrometers or less ($PM_{2.5}$), and lead. The pollutants are referred to as "criteria air pollutants" since they are the most prevalent air pollutants known to be injurious to human health and extensive health-effects criteria documents are available about their effects on human health and welfare. Standards have been established for each criteria pollutant to meet specific public health and welfare criteria set forth in the federal Clean Air Act (CAA). California has adopted more stringent ambient air quality standards for the criteria air pollutants (referred to as State Ambient Air Quality Standards, or state standards) and has adopted air quality standards for some pollutants for which there is no corresponding national standard.

Ozone

Ozone, the main component of photochemical smog, is primarily a summer and fall pollution problem. Ozone is not emitted directly into the air, but is formed through a complex series of chemical reactions involving other compounds that are directly emitted. These directly emitted pollutants (also known as ozone precursors) include reactive organic gases (ROGs) or volatile organic compounds (VOCs), and oxides of nitrogen (NO_X). While both ROGs and VOCs refer to compounds of carbon, ROG is a term used by CARB and is based on a list of exempted carbon compounds determined by CARB. VOC is a term used by the EPA and is based on EPA's own exempt list. The time period required for ozone formation allows the reacting compounds to spread over a large area, producing regional pollution problems. Ozone concentrations are the cumulative result of regional development patterns rather than the result of a few significant emission sources.

Once ozone is formed, it remains in the atmosphere for one or two days. Ozone is then eliminated through reaction with chemicals on the leaves of plants, attachment to water droplets as they fall to earth ("rainout"), or absorption by water molecules in clouds that later fall to earth with rain ("washout").

Short-term exposure to ozone can irritate the eyes and cause constriction of the airways. In addition to causing shortness of breath, ozone can aggravate existing respiratory diseases such as asthma, bronchitis, and emphysema.

Carbon Monoxide

CO, a colorless and odorless gas, is a relatively non-reactive pollutant that is a product of incomplete combustion and is mostly associated with motor vehicles. When inhaled at high concentrations, CO combines with hemoglobin in the blood and reduces the oxygen-carrying capacity of the blood. This results in reduced oxygen reaching the brain, heart and other body tissues. This condition is especially critical for people with cardiovascular diseases, chronic lung disease, or anemia. CO measurements and modeling were important in the early 1980s when CO

levels were regularly exceeded throughout California. In more recent years, CO measurements and modeling have not been a priority in most California air districts due to the retirement of older polluting vehicles, lower emissions from new vehicles, and improvements in fuels.

Nitrogen Dioxide

NO_2 is a reddish-brown gas that is a by-product of combustion processes. Automobiles and industrial operations are the main sources of NO_2. Combustion devices emit primarily nitric oxide (NO), which reacts through oxidation in the atmosphere to form NO_2. The combined emissions of NO and NO_2 are referred to as NOx, which are reported as equivalent NO_2. Aside from its contribution to ozone formation, NO_2 can increase the risk of acute and chronic respiratory disease and reduce visibility. NO_2 may be visible as a coloring component of a brown cloud on high pollution days, especially in conjunction with high ozone levels.

Sulfur Dioxide

SO_2 is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal, and from chemical processes occurring at chemical plants and refineries. When SO_2 oxidizes in the atmosphere, it forms sulfur trioxide (SO_3). Collectively, these pollutants are referred to as sulfur oxides (SO_X).

Major sources of SO_2 include power plants, large industrial facilities, diesel vehicles, and oil-burning residential heaters. Emissions of SO_2 aggravate lung diseases, especially bronchitis. It also constricts the breathing passages, especially in people with asthma and people involved in moderate to heavy exercise. SO_2 potentially causes wheezing, shortness of breath, and coughing. Long-term SO_2 exposure has been associated with increased risk of mortality from respiratory or cardiovascular disease.

Particulate Matter

PM_{10} and $PM_{2.5}$ consist of particulate matter that is 10 microns or less in diameter and 2.5 microns or less in diameter, respectively (a micron is one-millionth of a meter). PM_{10} and $PM_{2.5}$ represent fractions of particulate matter that can be inhaled into the air passages and the lungs and can cause adverse health effects. Acute and chronic health effects associated with high particulate levels include the aggravation of chronic respiratory diseases, heart and lung disease, and coughing, bronchitis and respiratory illnesses in children. Recent mortality studies have shown an association between morbidity and mortality and daily concentrations of particulate matter in the air. CARB has estimated that achieving the ambient air quality standards for PM_{10} could reduce premature mortality rates by 6,500 cases per year (CARB, 2004). Particulate matter can also damage materials and reduce visibility. One common source of $PM_{2.5}$ is diesel exhaust emissions.

PM_{10} consists of particulate matter emitted directly into the air, such as fugitive dust, soot, and smoke from mobile and stationary sources, construction operations, fires, and natural windblown dust; and particulate matter formed in the atmosphere by condensation and/or transformation of SO_2 and ROG. Traffic generates particulate matter emissions through entrainment of dust and dirt particles that settle onto roadways and parking lots. PM_{10} and $PM_{2.5}$ are also emitted by burning

wood in residential wood stoves and fireplaces and open agricultural burning. PM_{10} can remain in the atmosphere for up to seven days before gravitational settling, rainout, and washout remove it.

Lead

Lead is a metal found naturally in the environment and present in some manufactured products. There are a variety of activities that can contribute to lead emissions, which are grouped into two general categories, stationary and mobile sources. On-road mobile sources include light-duty automobiles; light-, medium-, and heavy-duty trucks; and motorcycles.

Emissions of lead have dropped substantially over the past forty years. The reduction before 1990 is largely due to the phase-out of lead as an anti-knock agent in gasoline for on-road automobiles. Substantial emission reductions have also been achieved due to enhanced controls in the metals processing industry. In the Basin, atmospheric lead is generated almost entirely by the combustion of leaded gasoline and contributes less than one percent of the material collected as total suspended particulates.

Toxic Air Contaminants

Concentrations of toxic air contaminants (TACs), or in federal parlance, hazardous air pollutants (HAPs), are also used as indicators of ambient air quality conditions. A TAC is defined as an air pollutant that may cause or contribute to an increase in mortality or in serious illness, or that may pose a hazard to human health. TACs are usually present in minute quantities in the ambient air; however, their high toxicity or health risk may pose a threat to public health even at low concentrations.

According to The California Almanac of Emissions and Air Quality (CARB, 2009), the majority of the estimated health risk from TACs can be attributed to relatively few compounds, the most important being particulate matter from diesel-fueled engines (diesel PM). Diesel PM differs from other TACs in that it is not a single substance, but rather a complex mixture of hundreds of substances. Although diesel PM is emitted by diesel-fueled internal combustion engines, the composition of the emissions varies depending on engine type, operating conditions, fuel composition, lubricating oil, and whether an emission control system is present.

Unlike the other TACs, no ambient monitoring data are available for diesel PM because no routine measurement method currently exists. However, CARB has made preliminary concentration estimates based on a particulate matter exposure method. This method uses the CARB emissions inventory's PM_{10} database, ambient PM_{10} monitoring data, and the results from several studies to estimate concentrations of diesel PM. In addition to diesel PM, the TACs for which data are available that pose the greatest existing ambient risk in California are benzene, 1,3-butadiene, acetaldehyde, carbon tetrachloride, hexavalent chromium, para-dichlorobenzene, formaldehyde, methylene chloride, and perchloroethylene.

Odorous Emissions

Odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation,

anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). Offensive odors are unpleasant and can lead to public distress generating citizen complaints to local governments. Although unpleasant, offensive odors rarely cause physical harm. The occurrence and severity of odor impacts depend on the nature, frequency, and intensity of the source, wind speed, direction, and the sensitivity of receptors.

Project Area Air Quality Setting

Existing Air Quality

SCAQMD maintains monitoring stations within district boundaries that monitor air quality and compliance with associated ambient standards. Currently, the nearest monitoring station to the Project site is the Lake Elsinore monitoring Station (506 W. Flint St. Lake Elsinore). This station monitors ambient concentrations of ozone, NO_2, and CO, but does not monitor SO_2 or PM_{10}, or $PM_{2.5}$. The nearest monitoring station that monitors ambient concentrations of PM_{10} is the Perris Station. The closest monitoring station that monitors $PM_{2.5}$ is the Rubidoux Station. Concentrations from the monitoring stations for the most recent four years (2011 – 2014) are shown in **Table 3.2-1**.[1]

Both CARB and USEPA use this type of monitoring data to designate areas according to their attainment status for criteria air pollutants. The purpose of these designations is to identify the areas with air quality problems and thereby initiate planning efforts for improvement. The three basic designation categories are nonattainment, attainment, and unclassified. Unclassified is used in an area that cannot be classified on the basis of available information as meeting or not meeting the standards. In addition, the California designations include a subcategory of nonattainment-transitional, which is given to nonattainment areas that are progressing and nearing attainment. The current attainment status for the Basin is provided in **Table 3.2-2.**

[1] 2014 data has been finalized for most pollutants, but does not include $PM_{2.5}$ at this time.

TABLE 3.2-1
AIR QUALITY DATA SUMMARY (2011 – 2013)[2]

Pollutant	Standard[a]	Monitoring Data by Year 2011	2012	2013	2014
Ozone – Lake Elsinore Monitoring Station					
Highest 1 Hour Average (ppm)		0.133	0.111	0.102	0.104
Days over State Standard	0.09 ppm	19	10	6	4
Highest 8 Hour Average (ppm)		0.106	0.089	0.089	0.086
Days over National Standard	0.075 ppm	28	17	12	6
Days over State Standard	0.070 ppm	45	29	25	13
Carbon Monoxide – Lake Elsinore Monitoring Station					
Highest 8 Hour Average (ppm)		0.7	0.7	06	1.4
Days over National Standard	9 ppm	0	0	0	0
Days over State Standard	9.0 ppm	0	0	0	0
Nitrogen Dioxide – Lake Elsinore Monitoring Station					
Highest 1 Hour Average (ppm)		0.0503	0.0483	0.0466	0.0453
Days over National Standard	0.100 ppm	0	0	0	0
Days over State Standard	0.18 ppm	0	0	0	0
Annual Average (ppm)		0.0096	0.0102	0.0084	0.0082
Days over National Standard	0.053 ppm	0	0	0	0
Days over State Standard	0.030 ppm	0	0	0	0
Particulate Matter (PM_{10}) – Perris Monitoring Station					
Highest 24 Hour Average ($\mu g/m^3$)[b]		65	62	70	87
Days over National Standard (measured)[c]	150 $\mu g/m^3$	0	0	0	0
Days over State Standard (measured)[c]	50 $\mu g/m^3$	3	1	10	8
Annual Average ($\mu g/m^3$)[b]	20 $\mu g/m^3$	29.2	26.5	33.6	35.1
Particulate Matter ($PM_{2.5}$) – Rubidox Air Monitoring Station					
Highest 24 Hour Average ($\mu g/m^3$)[b]		60.8	38.1	60.3	*
Days over National Standard (measured)[c]	35 $\mu g/m^3$	4	7	6	*

ppm = parts per million; $\mu g/m^3$ = micrograms per cubic meter.
* = Insufficient data available to determine the value.

[a] Generally, state standards and national standards are not to be exceeded more than once per year.

[b] Concentrations and averages represent federal statistics. State and federal statistics may differ because of different sampling methods.

[c] Measurements are usually collected every six days. Days over the standard represent the measured number of days that the standard has been exceeded.

SOURCE: SCAQMD, 2014, 2013b, 2012, 2011.

[2] Sulfur Dioxide is not monitored within a reasonable distance from the project site and therefore is not included in the above table.

TABLE 3.2-2
SOUTH COAST AIR BASIN ATTAINMENT STATUS

	Attainment Status	
Pollutant	**California Standards**	**Federal Standards**
Ozone	Extreme Nonattainment (1-hr); Nonattainment (8-hr)	No Standard (1-hr); Extreme Nonattainment (8-hr)
CO	Attainment	Attainment (Maintenance)
NO_2	Attainment	Unclassified/Attainment
SO_2	Attainment	Unclassified/Attainment
PM_{10}	Nonattainment	Attainment (Maintenance)
$PM_{2.5}$	Nonattainment	Nonattainment
Lead	Attainment	Attainment

SOURCE: CARB, 2013a; USEPA, 2013.

Sensitive Land Uses

Land uses such as schools, children's daycare centers, hospitals, and convalescent homes are considered to be more sensitive to poor air quality than the general public because the population groups associated with these uses have increased susceptibility to respiratory distress. In addition, residential uses are considered more sensitive to air quality conditions than commercial and industrial uses, because people generally spend longer periods of time at their residences, resulting in greater exposure to ambient air quality conditions. Recreational land uses are considered moderately sensitive to air pollution. Exercise places a high demand on respiratory functions, which can be impaired by air pollution, even though exposure periods during exercise are generally short. In addition, noticeable air pollution can detract from the enjoyment of recreation.

Currently, sensitive uses located in the Project site vicinity include single-family residential uses. Specifically, the nearest residential development is located directly adjacent to the Project site on the north and east. Additionally, the proposed Project itself would also introduce new sensitive residential uses into the project site.

3.2.2 Regulatory Framework

The project site is located in the southwestern portion of Riverside County within the Basin. Air quality in the project area is regulated by EPA, CARB, and SCAQMD.

USEPA

Criteria Air Pollutants

At the federal level, EPA has been charged with implementing national air quality programs. USEPA's air quality mandates are drawn primarily from the federal Clean Air Act (CAA), which

was enacted in 1970. The most recent major amendments to the CAA were made by Congress in 1990.

The CAA requires EPA to establish National Ambient Air Quality Standards (NAAQS). EPA has established primary and secondary NAAQS for the following "criteria air pollutants": ozone, CO, NO_2, SO_2, PM_{10}, $PM_{2.5}$, and lead. **Table 3.2-3** shows the NAAQS for these pollutants.

The CAA also requires each state to prepare an air quality control plan, referred to as a state implementation plan (SIP). The CAA Amendments of 1990 (CAAA) added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins, as reported by their jurisdictional agencies. EPA is responsible for reviewing all SIPs to determine whether they conform to the mandates of the CAA and its amendments, and to determine whether implementing the SIPs will achieve air quality goals. If EPA determines a SIP to be inadequate, a federal implementation plan that imposes additional control measures may be prepared for the nonattainment area. If an approvable SIP is not submitted or implemented within the mandated time frame, sanctions may be applied to transportation funding and stationary sources of air pollution in the air basin.

EPA also has regulatory and enforcement jurisdiction over emission sources beyond state waters (outer continental shelf), and those that are under the exclusive authority of the federal government, such as aircraft, locomotives, and interstate trucking. EPA's primary role at the state level is to oversee state air quality programs. EPA sets federal vehicle and stationary source emissions standards and provides research and guidance in air pollution programs.

California Air Resources Board

Criteria Air Pollutants

CARB, a department of the California Environmental Protection Agency (Cal/EPA), oversees air quality planning and control throughout California by administering the SIP. Its primary responsibility lies in ensuring implementation of the 1989 amendments to the CCAA, responding to the federal CAA requirements, and regulating emissions from motor vehicles sold in California. It also sets fuel specifications to further reduce vehicular emissions.

The amendments to the CCAA establish CAAQS, and a legal mandate to achieve these standards by the earliest practical date. These standards apply to the same criteria pollutants as the federal CAA, and also include sulfates, visibility reducing particulates, hydrogen sulfide and vinyl chloride. They are also generally more stringent than the federal standards.

TABLE 3.2-3
AMBIENT AIR QUALITY STANDARDS FOR CRITERIA POLLUTANTS

Pollutant	Averaging Time	State Standard	National Standard	Pollutant Health and Atmospheric Effects	Major Pollutant Sources
Ozone	1 hour 8 hours	0.09 ppm 0.07 ppm	--- 0.075 ppm	High concentrations can directly affect lungs, causing irritation. Long-term exposure may cause damage to lung tissue.	Formed when ROG and NO_X react in the presence of sunlight. Major sources include on-road motor vehicles, solvent evaporation, and commercial / industrial mobile equipment.
Carbon Monoxide (CO)	1 hour 8 hours	20 ppm 9.0 ppm	35 ppm 9 ppm	Classified as a chemical asphyxiant, carbon monoxide interferes with the transfer of fresh oxygen to the blood and deprives sensitive tissues of oxygen.	Internal combustion engines, primarily gasoline-powered motor vehicles.
Nitrogen Dioxide (NO_2)	1 hour Annual Arithmetic Mean	0.18 ppm 0.030 ppm	0.100 ppm 0.053 ppm	Irritating to eyes and respiratory tract. Colors atmosphere reddish-brown.	Motor vehicles, petroleum refining operations, industrial sources, aircraft, ships, and railroads.
Sulfur Dioxide (SO_2)	1 hour 3 hours 24 hours Annual Arithmetic Mean	0.25 ppm --- 0.04 ppm ---	75 ppb 0.50 ppm 0.14 ppm 0.03 ppm	Irritates upper respiratory tract; injurious to lung tissue. Can yellow the leaves of plants, destructive to marble, iron, and steel. Limits visibility and reduces sunlight.	Fuel combustion, chemical plants, sulfur recovery plants, and metal processing.
Respirable Particulate Matter (PM_{10})	24 hours Annual Arithmetic Mean	50 µg/m^3 20 µg/m^3	150 µg/m^3 ---	May irritate eyes and respiratory tract, decreases in lung capacity, cancer and increased mortality. Produces haze and limits visibility.	Dust and fume-producing industrial and agricultural operations, combustion, atmospheric photochemical reactions, and natural activities (e.g., wind-raised dust and ocean sprays).
Fine Particulate Matter ($PM_{2.5}$)	24 hours Annual Arithmetic Mean	--- 12 µg/m^3	35 µg/m^3 15 µg/m^3	Increases respiratory disease, lung damage, cancer, and premature death. Reduces visibility and results in surface soiling.	Fuel combustion in motor vehicles, equipment, and industrial sources; residential and agricultural burning; Also, formed from photochemical reactions of other pollutants, including NO_X, sulfur oxides, and organics.
Lead (Pb)	30 Day Average Calendar Quarter Rolling 3-Month Average	1.5 µg/m^3 --- ---	--- 1.5 µg/m^3 0.15 µg/m^3	Disturbs gastrointestinal system, and causes anemia, kidney disease, and neuromuscular and neurological dysfunction (in severe cases).	*Present source:* lead smelters, battery manufacturing and recycling facilities. Past source: combustion of leaded gasoline.
Hydrogen Sulfide	1 hour	0.03 ppm	No National Standard	Nuisance odor (rotten egg smell), headache and breathing difficulties (higher concentrations)	Geothermal power plants, petroleum production and refining
Sulfates (SO_4)	24 hour	25 µg/m^3	No National Standard	Decrease in ventilatory functions; aggravation of asthmatic symptoms; aggravation of cardio-pulmonary disease; vegetation damage; degradation of visibility; property damage.	Industrial processes.
Visibility Reducing Particles	8 hour	Extinction of 0.23/km; visibility of 10 miles or more	No National Standard	Reduces visibility, reduced airport safety, lower real estate value, and discourages tourism.	See $PM_{2.5}$.

NOTE: ppm = parts per million; ppb = parts per billion; µg/m^3 = micrograms per cubic meter.

SOURCE: CARB, 2013b.

CARB is also responsible for regulations pertaining to TACs. The Air Toxics "Hot Spots" Information and Assessment Act was enacted in 1987 as a means to establish a formal air toxics emission inventory risk quantification program. Assembly Bill (AB) 2588, as amended, establishes a process that requires stationary sources to report the type and quantities of certain substances their facilities routinely release.

South Coast Air Quality Management District

Criteria Air Pollutants

SCAQMD attains and maintains air quality conditions in the SCAB through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues. The clean air strategy of SCAQMD includes preparation of plans for attainment of ambient air quality standards, adoption and enforcement of rules and regulations concerning sources of air pollution, and issuance of permits for stationary sources of air pollution. SCAQMD also inspects stationary sources of air pollution and responds to citizen complaints; monitors ambient air quality and meteorological conditions; and implements programs and regulations required by the CAA, CAAA, and CCAA.

Air Quality Management Plan

SCAQMD and the SCAG are responsible for preparing the air quality management plan (AQMP), which addresses federal and state CAA requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin.

The 2012 AQMP was adopted by the SCAQMD Governing Board on December 7, 2012. The purpose of the 2012 AQMP for the SCAB is to set forth a comprehensive and integrated program that will lead the region into compliance with the federal 24-hour $PM_{2.5}$ air quality standard, and to provide an update to the SCAB's commitment towards meeting the federal 8-hour ozone standards (SCAQMD, 2013a). The AQMP also serves to satisfy USEPA requirements for a new attainment demonstration of the revoked 1-hour ozone standard, as well as a vehicle miles travelled (VMT) emissions offset demonstration. Specifically, the AQMP serves as the official SIP submittal for the federal 2006 24-hour $PM_{2.5}$ standard. In addition, the AQMP updates specific new control measures and commitments for emissions reductions to implement the attainment strategy for the 8-hour ozone SIP. The 2012 AQMP sets forth programs which require integrated planning efforts and the cooperation of all levels of government: local, regional, state, and federal.

SCAQMD Rules and Regulations

All projects are subject to SCAQMD rules and regulations in effect at the time of construction. Specific rules applicable to the construction anticipated under the proposed Project would include the following:

Rule 401 – Visible Emissions. A person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than

three minutes in any 1 hour that is as dark or darker in shade as that designated No. 1 on the Ringelmann Chart, as published by the United States Bureau of Mines.

Rule 402 – Nuisance. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any such persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule do not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

Rule 403 – Fugitive Dust. This rule is intended to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (human-made) fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. Rule 403 applies to any activity or human-made condition capable of generating fugitive dust.

Rule 1113 – Architectural Coatings. No person shall apply or solicit the application of any architectural coating within the SCAQMD with VOC content in excess of the values specified in a table incorporated in the Rule.

Toxic Air Contaminants

At the local level, air pollution control or management districts may adopt and enforce CARB control measures. Under SCAQMD Regulation XIV (Toxics and Other Non-Criteria Pollutants), and in particular Rule 1401 (New Source Review), all sources that possess the potential to emit TACs are required to obtain permits from SCAQMD. Permits may be granted to these operations if they are constructed and operated in accordance with applicable regulations, including new source review standards and air toxics control measures. SCAQMD limits emissions and public exposure to TACs through a number of programs. SCAQMD prioritizes TAC-emitting stationary sources based on the quantity and toxicity of the TAC emissions and the proximity of the facilities to sensitive receptors.

The Air Toxics Control Plan (March 2000, revised March 26, 2004) is a planning document designed to examine the overall direction of SCAQMD's air toxics control program. It includes development and implementation of strategic initiatives to monitor and control air toxics emissions. Control strategies that are deemed viable and are within SCAQMD's jurisdiction will each be brought to the SCAQMD Board for further consideration through the normal public review process. Strategies that are to be implemented by other agencies will be developed in a cooperative effort, and the progress will be reported back to the Board periodically.

In September 2008, the SCAQMD completed the Multiple Air Toxics Exposure Study III (MATES III). MATES III is a monitoring and evaluation study conducted in the Basin and is a follow up to previous air toxics studies. The study consists of several elements including a monitoring program, an updated emissions inventory of toxic air contaminants, and a modeling effort to characterize risk across the Basin.

In May of 2015 the MATES IV Report was published. This is a follow-up of the previous air toxics studies in the SCAB. Like the MATES III study, this study focuses on carcinogenic risk from exposure to air toxics but does not estimate mortality or other health effects from particulate exposure. In addition, the MATES IV study includes measurements of ultrafine particle concentrations. MATES IV shows that the region around the project site area has an estimated carcinogenic risk of up to 141 in a million (Mirabella, 2015). These model estimates were based on data collected at monitoring sites within the Basin.

City of Wildomar General Plan

When the City of Wildomar incorporated in 2008, the City adopted the County of Riverside General Plan (including the Elsinore Area Plan) and began using that document as the Wildomar General Plan. In 2013, the City decided to create an updated General Plan that would be tailored to Wildomar and better address local issues. The City is still in the process of preparing an update to the General Plan. Therefore, the following policy discussion refers to those policies laid out in the current Wildomar General Plan which reflect the County of Riverside General Plan (including the Elsinore Area Plan). Air pollutants are not limited to jurisdictional boundaries. Local land use patterns, emission sources, and airflow patterns throughout southern California contribute to the air quality of the City of Wildomar and Riverside County. While the City can enact policies that limit emissions within its boundaries, it is necessary to support efforts to decrease region-wide pollution emissions as surrounding jurisdictions significantly impact the City's air quality. The following policies are designed for the City to establish a regional basis for improving air quality:

Policies:

AQ 1.1 Promote and participate with regional and local agencies, both public and private, to protect and improve air quality.

AQ 1.2 Support the Southern California Association of Government's (SCAG) Regional Growth Management Plan by developing intergovernmental agreements with appropriate governmental entities such as the Western Riverside Council of Governments (WRCOG), the Coachella Valley Association of Governments (CVAG), sanitation districts, water districts, and those subregional entities identified in the Regional Growth Management Plan.

AQ 1.3 Participate in the development and update of those regional air quality management plans required under federal and state law, and meet all standards established for clean air in these plans.

AQ 1.4 Coordinate with the SCAQMD and MDAQMD to ensure that all elements of air quality plans regarding reduction of air pollutant emissions are being enforced.

AQ 1.5 Establish and implement air quality, land use and circulation measures that improve not only the County's environment but the entire region's.

AQ 1.6 Establish a level playing field by working with local jurisdictions to simultaneously adopt policies similar to those in this Air Quality Element.

AQ 1.7 Support legislation which promotes cleaner industry, clean fuel vehicles and more efficient burning engines and fuels

AQ 1.8 Support the introduction of federal, state or regional enabling legislation to permit the County to promote inventive air quality programs, which otherwise could not be implemented.

AQ 1.9 Encourage, publicly recognize and reward innovative approaches that improve air quality.

AQ 1.10 Work with regional and local agencies to evaluate the feasibility of implementing a system of charges (e.g., pollution charges, user fees, congestion pricing and toll roads) that requires individuals who undertake polluting activities to bear the economic cost of their actions where possible.

AQ 1.11 Involve environmental groups, the business community, special interests, and the general public in the formulation and implementation of programs that effectively reduce airborne pollutants.

The City's Air Quality Element identifies sensitive receptors as those segments of the population most susceptible to poor air quality (i.e. children, elderly and the sick) and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities. The intent of the following policies is to reduce the negative impacts of poor air quality on the City's sensitive receptors. In addition, there are policies that would reduce vehicle miles travelled and thus reduce mobile emissions. Following are the air quality policies that are relevant to the proposed project.

TABLE 3.2-4
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – AIR QUALITY

General Plan Air Quality Element Policies	Consistency Determination	Analysis
Policy AQ 2.1: The [City] land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible.	Consistent	A health risk assessment was prepared for the project and determined that the future residents of the proposed residential uses and future employees of the proposed commercial and retail uses would be exposed to toxic air contaminants from vehicles travelling along I-15; however, based on a detailed evaluation the cancer and non-cancer risks associated with the toxic air contaminants for residents and workers would not exceed the SCAQMD's thresholds. Therefore, the proposed project would be consistent with this policy.

TABLE 3.2-4
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – AIR QUALITY

General Plan Air Quality Element Policies	Consistency Determination	Analysis
Policy AQ 2.2: Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.	Consistent	The proposed residential uses are proposed to be set back so that existing toxic air contaminant thresholds are no exceeded. Therefore, the project is consistent with this policy.
Policy AQ 2.3: Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.	Consistent	The proposed project includes landscaping and vegetation that will assist in trapping particular matter during the operation of the project. The incorporation of these features into the project would be consistent with this policy.
Policy AQ 2.4: Consider creating a program to plant urban trees on an Area Plan basis that removes pollutants from the air, provides shade and decreases the negative impacts of heat on the air.	Consistent	The proposed project includes trees as part of the landscape plan. Trees can assist in the removal of air pollutants. The incorporation of trees into the project would result in a project that would be consistent with this policy.
Policy AQ 3.1: Allow the market place, as much as possible, to determine the most economical approach to relieve congestion and cut emissions.	Consistent	The implementation of the proposed project would result in five intersections in the project vicinity to operate at LOS F prior to the incorporation of traffic improvements. Mitigation measures TRA-1 and TRA-2 (see Section 3.14, Transportation and Traffic) would reduce congestion, thereby reduce the number of idling vehicles and the localized release of pollutants at these five intersections.
Policy AQ 3.2: Seek new cooperative relationships between employers and employees to reduce vehicle miles traveled.	Consistent	To reduce vehicle miles travelled, the project includes the implementation of employee vanpools and ride share as identified in Section 2, Project Description. Therefore, the project would be consistent with this policy.
Policy AQ 3.3: Encourage large employers and commercial/industrial complexes to create Transportation Management Associations.	Consistent	The City of Wildomar will determine if the project is considered to contain large employers or is considered a large commercial complex that would require the creation of Transportation Management Associations. The project's consistency with this policy will be determined by the City.
Policy AQ 3.4: Encourage employee rideshares and transit incentives for employers with more than 25 employees at a single location.	Consistent	Ridesharing is identified in Section 2, Project Description. Therefore, the project would be consistent with this policy.

3.2.3 Impact Assessment

Thresholds of Significance

Based on the state CEQA Guidelines, a project would have a significant adverse effect on air quality resources if it would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;

- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);
- Expose sensitive receptors to substantial pollutant concentrations; or
- Create objectionable odors affecting a substantial number of people.

The City of Wildomar has not developed specific air quality thresholds for air quality impacts. However, as stated in Appendix G of the CEQA Guidelines, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the above determinations. As such, the significance thresholds and analysis methodologies in SCAQMD's CEQA Air Quality Handbook are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in **Table 3.2-5**.

Aside from regional air quality impacts, projects in the Basin are also required to analyze local air quality impacts. SCAQMD has developed localized significance thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs

TABLE 3.2-5
SCAQMD REGIONAL AIR QUALITY SIGNIFICANCE THRESHOLDS

	Mass Daily Thresholds (lbs/day)	
Pollutant	**Construction**	**Operations**
Oxides of Nitrogen (NO_X)	100	55
Reactive Organic Gases (ROG)	75	55
Respirable Particulate Matter (PM_{10})	150	150
Fine Particulate Matter ($PM_{2.5}$)	55	55
Oxides of Sulfur (SO_X)	150	150
Carbon Monoxide (CO)	550	550
TACs (including carcinogens and non-carcinogens	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	

[a] As the project would not involve the development of any major lead emissions sources, lead emissions would not be analyzed further in this report.

SOURCE: SCAQMD, 2015.

are developed based on the ambient concentrations of that pollutant for each of the 38 source receptor areas (SRAs) in the Basin. The localized thresholds, which are found in the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to five acres in size or have a disturbance of less than or equal to five acres daily. The construction LSTs for the proposed project were based on a three-acre site because construction activities associated with the project was determined to disturbed three acres during peak construction grading activities each day. The operational LSTs for the project were based on a five-acre site in SRA 25 (Lake Elsinore), which are shown in **Table 3.2-6**. Although the project site encompasses 27.6 acres, the use of a five-acre site to establish localized significance thresholds is considered a worst-case threshold to evaluate the project's localized air quality impacts.

TABLE 3.2-6
SCAQMD LOCALIZED SIGNIFICANCE THRESHOLDS

Pollutant Monitored Within SRA 25 – Lake Elsinore	Allowable emissions (pounds/day) as a function of receptor distance of 25 meters (82 feet) from site boundary			
	CO	NOx	PM_{10}	$PM_{2.5}$
Construction (3-acre site)	1,388	280	10	6
Operation (5-acre site)	1965	371	4	2

[a] The localized thresholds listed for NOx in this table take into consideration the gradual conversion of NO to NO_2.The analysis of localized air quality impacts associated with NOx emissions focuses on NO_2 levels as they are associated with adverse health effects.

SOURCE: Giroux and Associates, 2015 (Construction); SCAQMD, 2009 (Operation).

It should be noted that with regards to NOx emissions, the two principal species of NOx are NO and NO_2, with the vast majority (95 percent) of the NOx emissions being comprised of NO. However, because adverse health effects are associated with NO_2, not NO, the analysis of localized air quality impacts associated with NOx emissions is focused on NO_2 levels. For combustion sources, SCAQMD assumes that the conversion of NO to NO_2 is complete at a distance of 5,000 meters from the source.

CO Hotspots

For the purposes of this analysis, intersections where LOS at an intersection is worsened to F from D or better with the incorporation of mitigation, would require refined analysis to determine if the project specific CO emissions exceed the regulatory thresholds of 20 ppm for a one-hour average or 9 ppm for an eight-hour average. Where impacts do not cause the LOS at intersections to worsen to E or F with the incorporation of mitigation, these intersections are considered to be less than significant.

Methodology

Air pollutant emissions associated with the project would result from operations of the proposed townhomes, commercial retail center and restaurant pads at the project site and from traffic volumes generated by this new use. Construction activities would also generate air pollutant emissions at the project site and on roadways resulting from construction-related traffic. The increase in emissions generated by these activities and other secondary sources have been estimated and compared to the applicable thresholds of significance recommended by SCAQMD. The following analysis is summarized from the *Air Quality and GHG Impact Analysis Westpark Promenade Wildomar, California* completed for the proposed project by Giroux and Associates (Giroux and Associates, 2015).

Construction Impacts

Short-term construction-generated emissions of criteria air pollutants and ozone precursors associated with the project were modeled using the California Emissions Estimator Model (CalEEMod), Version 2013.2.2, as recommended by SCAQMD. Modeling was based on project-specific data provided by the applicant, where available. Where project-specific information was not available, reasonable assumptions based on other similar projects and default model settings were used to estimate criteria air pollutant and ozone precursor emissions. Construction emissions include all emissions associated with the construction equipment, worker trips, and supply truck deliveries. Modeling Assumptions and output files are provided in the project specific air quality and GHG analysis included as Appendix B-1 of this Draft EIR.

Construction emissions are considered short term and temporary, but have the potential to represent a significant impact with respect to air quality. Particulate matter (i.e., PM_{10} and $PM_{2.5}$) are among the pollutants of greatest localized concern with respect to construction activities. Particulate emissions from construction activities can lead to adverse health effects and nuisance concerns, such as reduced visibility and soiling of exposed surfaces. Particulate emissions can result from a variety of construction activities, including excavation, grading, demolition, vehicle travel on paved and unpaved surfaces, and vehicle and equipment exhaust. Construction emissions of PM can vary greatly depending on the level of activity, the specific operations taking place, the number and types of equipment operated, local soil conditions, weather conditions, and the amount of earth disturbance. The following measures are assumed to be incorporated into the project as part of SCAQMD Rule 403 compliance:

- Apply soil stabilizers or moisten inactive areas.
- Prepare a high wind dust control plan.
- Address previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 3 times/day).
- Cover all stock piles with tarps at the end of each day or as needed.
- Provide water spray during loading and unloading of earthen materials.
- Minimize in-out traffic from construction zone

- Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard
- Sweep streets daily if visible soil material is carried out from the construction site.

Emissions of ozone precursors ROG and NOx are primarily generated from mobile sources and vary as a function of vehicle trips per day associated with debris hauling, delivery of construction materials, vendor trips, and worker commute trips, and the types and number of heavy-duty, off-road equipment used and the intensity and frequency of their operation. A large portion of construction-related ROG emissions also result from the application of architectural coatings and vary depending on the amount of coatings applied each day. The proposed project is assumed to comply with the following California Code of Regulations to reduce ROG and NOx emissions:

- Enforce 5-minute idling limits for both on-road trucks and off-road equipment per the California Air Resources Board, Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations which imposes a requirement that heavy duty trucks shall not idle for greater than five minutes at any location.

In addition, to determine whether or not construction activities associated with the project would create significant adverse localized air quality impacts on nearby sensitive receptors, the worst-case daily emissions contribution from the project were compared to SCAQMD's LSTs. The LSTs developed by SCAQMD are based on the pounds of emissions per day that can be generated by a project without causing or contributing to adverse localized air quality impacts, and only applies to the following criteria pollutants: CO, NOx, PM_{10}, and $PM_{2.5}$. The analysis of localized air quality impacts focuses on the on-site activities of a project, and does not include emissions that are generated offsite such as from on-road haul or delivery truck trips (SCAQMD, 2003a).

For the purpose of analyzing localized air quality impacts, SCAQMD has developed LSTs for three project site sizes: one-acre, two-acre and five-acres. The LSTs established for each of the aforementioned site acreages represent the amount of pollutant emissions that would not exceed the most stringent applicable federal or state ambient air quality standards. The SCAQMD has issued guidance on applying CalEEMod to LSTs. LST pollutant screening level concentration data is currently published for 1, 2 and 5 acre sites for varying distances. Since CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, the maximum daily disturbed-acreage for comparison to LSTs is determined based on project specific construction activities and equipment used. According to the project specific construction activities, the project is anticipated to disturb three acres per day during peak construction grading activity. Therefore, the project construction emissions are compared to LSTs as identified for a three acre site. This is determined by interpolating emissions levels between the emissions provided for a two and five acre site.

Since SCAQMD only provides LSTs at receptor distances of 82, 164, 328, 656, and 1,640 feet from the emissions source, and the nearest receptor is adjacent to the project site, the LSTs for a receptor distance of 82 feet from the project site was used to evaluate the potential localized air

quality impacts, as per the SCAQMD's methodology. While the nearest receptor locations are closer than 82 feet, the methodology for determining significance based on the LST tables indicates that projects with receptors closer than 82 feet should use the 82-foot LSTs. This is because the look-up tables used for this analysis are screening levels and are designed to be conservatively higher emission estimates than one would expect if detailed modeling was done for every project.

Under conditions where the project's on-site construction emissions would, even with incorporation of mitigation, exceed the LSTs for a three-acre site, air dispersion modeling of the project's construction emissions would be required to evaluate the potential localized air quality impacts of the project on the closest offsite sensitive receptors, in accordance with SCAQMD's recommendation. However, under conditions where it is determined that the project's peak daily construction emissions would not exceed the LSTs for a three-acre site, then it can be concluded that the project's construction emissions would not result in any adverse localized air quality impacts on off-site sensitive receptors.

Operational Impacts

Long-term (i.e., operational) regional emissions of criteria air pollutants and precursors associated with the project, including mobile- and area-source emissions, were also quantified using the CalEEMod computer model. Area-source emissions, which are widely distributed and made of many small emissions sources (e.g., building heating and cooling units, landscaping equipment, consumer products, painting operations, etc.), were modeled according to the size and type of land use proposed. Mass mobile-source emissions were modeled based on the daily vehicle trips that would result from the project. Project trip generation rates were obtained from the project's traffic impact analysis (Trames Solutions Inc., 2015). The resulting long-term operational emissions were then compared with the applicable SCAQMD thresholds for determination of significance. Modeling Assumptions and output files are provided in the project specific air quality and GHG analysis included as Appendix B-1 of this Draft EIR.

Wood burning fireplaces may not be installed in new construction unless natural gas service is unavailable within reasonable distance. Such service is assumed to be available within the proposed project. Therefore, this measure is a matter of compliance with SCAQMD Rule 445 and not discretionary mitigation. Although CalEEMod considers this a discretionary mitigation measure, it is considered to be a standard operating condition.

In addition to the regional air quality impacts, the project's localized air quality impacts during operation are also analyzed by extracting the on-site operational emissions from the CalEEMod model run for the project and evaluating those emissions against SCAQMD's applicable operational LSTs. The methodology for determining the appropriate LST acreage table and receptor distance to use with the analysis is the same as discussed above for construction emissions. Although the project is greater than 5 acres in size, emissions from the project were compared to the 5-acre LST thresholds to provide a screening-level analysis. Where the project's localized operational emissions exceed the 5-acre LSTs, dispersion modeling of the emissions would be required to evaluate the potential localized air quality impacts of the project on the

nearest off-site sensitive receptors. Where localized operational emissions do not exceed the 5-acre LSTs, the project is considered to be less than significant.

CO Hotspots

Qualitative screening procedures and guidelines contained in the Transportation Project-Level Carbon Monoxide Protocol (the Protocol) are used to determine whether a project poses the potential for a CO hotspot (UCD ITS, 1997). According to the Protocol, projects may worsen air quality if they increase the percentage of vehicles in cold start modes by two percent or more; significantly increase traffic volumes (by five percent or more) over existing volumes; or worsen traffic flow, defined for signalized intersections as increasing average delay at intersections operating at level of service (LOS) E or F or causing an intersection that would operate at LOS D or better without the project, to operate at LOS E or F. If these screening conditions are not met and the project does not incorporate special conditions (i.e., it is not located in a street canyon, the project traffic does not have a higher percentage of heavy duty trucks or cold-start vehicles in high-volume areas; there are no nearby stationary sources of CO; and the ambient levels of CO do not exceed thresholds) then the project would result in a less than significant impact. If these conditions are met, then a refined analysis would be required to determine the potential impacts of the project.

Toxic Air Contaminants

TAC generators located within the Basin are associated with diesel-fueled vehicles and specific types of facilities such as dry cleaners, gas stations, distribution centers, and ports. The project consists of commercial retail and residential land uses that would not include any of the aforementioned TAC emitter facilities nor would it be anticipated to include diesel-powered generators or emergency backup generators. Therefore, it is not anticipated that off-site receptors would be impacted by TAC emissions resulting from project's operations. Therefore, this analysis discusses impacts from TACs on a qualitative basis.

However, the proposed project introduces sensitive receptors within 300 feet of the I-15 freeway. Therefore, a detailed health risk assessment was conducted to determine the potential impacts to new residents (see Appendix B-2). This assessment used methods approved by the USEPA, CARB, SCAQMD, and the OEHHA to derive the impact estimates. It should be noted that use was made of the new California OEHHA cancer risk guidance to estimate cancer risks. However, this guidance has not been officially adopted by the SCAQMD. Therefore, cancer risk estimates were approximated using the OEHHA guidance, OEHHA guidance with a modification to incorporate mean daily breathing rates, and the currently recommended cancer risk guidance that is based on a 70-year exposure duration. The following models, guidelines and data sources were used to perform the health risk. These are described in detail in the Health Risk Assessment included in Appendix B-2 to this Draft EIR:

- The USEPA AMS/EPA Regulatory Model (AERMOD) air dispersion model which is used to estimate pollutant impacts at nearby receptor locations.

- The CARB EMFAC2014 mobile emission source model, which is used to calculate exhaust and idling emissions from the mobile sources such as automobiles and diesel trucks.
- The California Office of Environmental Health Hazard Assessment (OEHHA) Tier I risk assessment guidance used to estimate potential cancer risks from TAC emissions.
- The California Department of Transportation vehicle and traffic count databases for the California freeway system.

Impact 3.2-1: The project would not conflict with or obstruct implementation of the applicable air quality plan.

The project is located within the South Coast Air Basin, which is under the jurisdiction of the SCAQMD. As such, SCAQMD's 2012 AQMP is the applicable air quality plan for the project. Projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, because SCAG's regional growth forecasts are based upon, among other things, land uses designated in general plans, a project that is consistent with the growth forecasts and/or land uses designated in a general plan would also be consistent with the SCAG's regional forecast projections, and thus also with the AQMP growth projections.

According to the SCAG's draft 2016 RTP/SCS, the population of Wildomar is expected to increase from 31,500 in 2008 to 42,100 in 2020 and finally to 53,700 by 2035 (SCAG, 2012). The project would generate a net population increase of approximately 593 new residents, which would constitute approximately three percent of the population growth expected in the city between 2008 and 2035. Thus, the population associated with the proposed residential uses would be within the anticipated population growth for the City and would not exceed the projections on which the AQMP based its forecast.

In addition, the project would generate new employment populations in the area. The project is anticipated to introduce approximately 238 new employees to the area (as detailed in Section 3.11, Population and Housing). Development for Wildomar has been anticipated in the regional air quality plan and predicted a growth of 2,500 jobs in the project area between 2008 and 2020 (Giroux and Associates, 2015). The SCAG anticipates a growth of 2,500 jobs within Wildomar between 2008 and 2020 (SCAG, 2012). This is approximately 10 percent of the projected job increase in Wildomar by 2020 according to both the AQMP and SCAG. Because the project's growth is within the current employment projections in the AQMP, the project is not anticipated to result in a population growth beyond what was already anticipated in the AQMP to accommodate the City's employment increases. Additionally, the current land use designation is commercial office. By reducing office employment and increasing retail, it is anticipated that the projected employment growth for the project would be less than was anticipated in the AQMP based on the commercial office land use designation. Therefore, the project would not result in a new population of employees that would result in growth inducement beyond that already projected for the City.

While the project would result in a general plan amendment to convert land uses to very high density residential and commercial retail, the project would remain consistent with the growth projections as identified by SCAG and the AQMP. Because the proposed project is anticipated to be consistent with SCAG's regional forecast projections it is, in turn, consistent with the growth projections accounted for in SCAQMD's AQMP. Therefore, the project would not conflict with, or obstruct, implementation of the AQMP, and this impact would be less than significant.

Significance after Mitigation: Less than significant.

Impact 3.2-2: The project would violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Construction Emissions

Construction activities associated with the project would generate pollutant emissions from the following construction activities: (1) grading; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by on-site construction equipment; (5) building construction; and paving. These construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring simultaneously at the time.

It is mandatory for all construction projects in the SCAB to comply with SCAQMD Rule 403 for controlling fugitive dust. Incorporating Rule 403 into the project would reduce regional PM_{10} and $PM_{2.5}$ emissions from construction activities. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12 inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling.

The modeled worst case daily construction emissions are listed in **Table 3.2-7**.

TABLE 3.2-7
PROPOSED REGIONAL CONSTRUCTION EMISSIONS

	Estimated Maximum Daily Emissions (lbs/day)					
	ROG	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
2016	6.6	74.9	51.7	0.1	7.4	4.8
2017	5.3	37.4	48.3	0.1	7.2	3.2
2018	66.2	33.3	45.3	0.1	6.9	3.0
Total w/ overlap (Construction, paving and painting)	66.2	33.3	45.3	0.1	6.9	3.0
Regional Significance Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Significant Impact?	No	No	No	No	No	No

NOTE: Total with overlap is calculated to represent a worst case scenario with multiple construction phases overlapping.

Source: Giroux and Associates, 2015

As shown in Table 3.2-7, the maximum daily construction emissions generated by the project would not exceed SCAQMD's daily significance threshold for any criteria pollutants. Therefore, construction phase emissions would have a less than significant impact related to regional air quality.

Significance Determination: Less than significant.

Operational Emissions

Implementation of the project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational mobile emissions. According to the traffic impact analysis prepared for the project, development of the project would result in an increase in 13,574 vehicle trips per day during the week.

Modeled operations emissions are presented in **Table 3.2-8**. As shown, the project would result in long-term regional emissions of criteria pollutants that would exceed the SCAQMD's applicable thresholds for NOx. Vehicular travel related to project development could cause the SCAQMD's recommended NOx threshold levels to be exceeded by approximately 40%. Therefore, the project's operational emissions would constitute a significant impact.

TABLE 3.2-8
PROPOSED PROJECT UNMITIGATED OPERATIONAL EMISSIONS

	Estimated Emissions (lbs/day)[a]					
Emissions Source	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area Sources	18.4	0.2	16.0	0.0	0.3	0.3
Energy Sources	0.3	2.6	1.8	0.0	0.2	0.2
Mobile Sources	35.6	74.5	279.4	0.7	47.4	13.4
Total Emissions	**54.3**	**77.3**	**297.2**	**0.7**	**47.9**	**13.9**
Regional Significance Threshold	*55*	*55*	*550*	*150*	*100*	*55*
Significant Impact?	No	**Yes**	No	No	No	No

[a]The estimated emissions are from the mitigated operational emissions table in Appendix B-1 because the CalEEMod 2013.22 Output for unmitigated emissions assumes that natural gas service is unavailable and wood burning fireplaces would be installed in the proposed residential units. However, SCAQMD Rule 445 states that wood burning fireplaces may be installed if natural gas service is not available. Because natural gas service is available, the emissions have considered the required use of natural gas fireplace, and therefore, the emissions identified in the CalEEMod 2013.22 Output for mitigated emissions is appropriate.

SOURCE: Giroux and Associates, 2015.

Mitigation Measures:

Implementation of the following mitigation measures will reduce NOx emissions during operational activities.

AQ-1: The applicant, in coordination with the City, shall cooperate with local transit agencies to determine bus routing in the project area that can accommodate bus stop(s) at the project access points. The project shall provide bus passenger benches and shelters at any approved locations.

AQ-2: The project applicant shall provide preferred parking for low-emitting and fuel efficient vehicles. The number and location of preferred parking spaces must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.

AQ-3: The project applicant shall provide secure bicycle racks. The number and location of bicycle racks must be identified by the project proponent and be approved by the City of Wildomar prior to issuance of building permits.

Mitigation measure AQ-1 was modeled in CalEEMod in an effort to reduce impacts and the results are summarized in **Table 3.2-9** Reductions from mitigation measures AQ-1 through AQ-3 cannot be quantified at this time, and therefore, emissions shown in Table 3.2-9, below, will remain the same as shown in Table 3.2-8. Even with the incorporation of mitigation measures, the regional NO_x impact would remain significant.

TABLE 3.2-9
PROPOSED PROJECT MITIGATED OPERATIONAL EMISSIONS

	Estimated Emissions (lbs/day)					
Emissions Source	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area Sources	18.4*	0.2	16.0	0.0	0.3	0.3
Energy Sources	0.3	2.6	1.8	0.0	0.2	0.2
Mobile Sources	35.6	74.5	279.4	0.7	47.4	13.4
Total Emissions	**54.3**	**77.3**	**296.8**	**0.7**	**47.9**	**13.9**
Regional Significance Threshold	*55*	*55*	*550*	*150*	*100*	*55*
Significant Impact?	No	**Yes**	No	No	No	No

*assumes use of natural gas hearths for residential use

SOURCE: Giroux and Associates, 2015

Significance Determination: Significant and unavoidable.

Impact 3.2-3: The project would not expose sensitive receptors to substantial pollutant concentrations.

Localized Operational Air Quality Impacts – CO Hotspots

Twenty-two local intersections (including 4 project driveways) were analyzed as part of the traffic study that was prepared for the proposed project (Trames Solutions, Inc., 2015). As detailed in the traffic study (included as Appendix J to this report) and in Section 3.14 of this Draft EIR, under the existing plus ambient plus project conditions, five intersections would operate at an LOS of F without the incorporation of traffic improvement measures, as shown in **Table 3.14-12** in Section 3.14, Transportation and Traffic**.** With the incorporation of traffic mitigation measures TRA-1 and TRA-2, the LOS for these intersections would be improved to LOS D or better. Mitigation measures TRA-1 and TRA-2 would reduce congestion on the roadways and at the intersections, thereby reducing the number of idling vehicles and the localized release of pollutants at these five intersections.

According to the SCAQMD methodology, projects that worsen traffic flow, by increasing average delay at intersections operating at level of service (LOS) E or F or causing an intersection that would operate at LOS D or better without the project, to operate at LOS E or F with the project could potentially result in a CO hotspot. Because all of the intersections are mitigated to a LOS D or better, the project specific traffic would not result in CO impacts to localized receptors. Therefore, no additional mitigation would be required, and the impact would be less than significant.

Localized Construction Air Quality Impacts – Criteria Air Pollutants

The daily on-site construction emissions generated by the project were evaluated against SCAQMD's LSTs which were interpolated between a 2- and 5-acre site to determine whether the emissions would cause or contribute to adverse localized air quality impacts. The nearest offsite

sensitive receptors are the existing residences adjacent to the project site to the east and north. As discussed previously, because the mass rate look-up tables provided by SCAQMD only provides LSTs at receptor distances of 82, 164, 328, 656, and 1,640 feet, the LSTs for a receptor distance of 82 feet are used to evaluate the potential localized air quality impacts associated with the project's peak day construction emissions, as per SCAQMD methodology. **Table 3.2-10** identifies the daily unmitigated, localized onsite emissions that are estimated to occur during the project's worst-case construction scenario.

As shown in Table 3.2-10, the daily unmitigated emissions generated onsite by the project's worst-case construction scenario would not exceed the applicable SCAQMD LSTs for a three-acre site in SRA 25. Therefore, localized air quality impacts associated with the project during construction would be less than significant.

TABLE 3.2-10
PROPOSED PROJECT UNMITIGATED LOCALIZED DAILY CONSTRUCTION EMISSIONS

LST 3.0 acres/25 meters	Estimated Maximum Daily On-Site Emissions (lbs/day)			
Lake Elsinore	**CO**	**NO_X**	**PM_{10}[a]**	**$PM_{2.5}$[a]**
Grading	49	75	7	5
Construction	19	29	2	2
Paving	14	17	1	1
Architectural Coatings	2	2	<1	<1
Localized Significance Threshold[b]	**280**	**1,388**	**10**	**6**
Significant Impact?	No	No	No	No

[a] Emissions account for implementation of dust control measures as required by SCAQMD Rule 403—Fugitive Dust.
[b] LST values were interpolated between a 2 and 5 acre site

SOURCE: Giroux and Associates, 2015; Appendix B

Project construction would result in short-term emissions of diesel PM, a TAC. Diesel PM poses a carcinogenic health risk that is measured using an exposure period of 70 years. The exhaust of off-road heavy-duty diesel equipment would emit diesel PM during demolition, site preparation (e.g., clearing); site grading and excavation; paving; installation of utilities, materials transport and handling; building construction; and other miscellaneous activities. SCAQMD has not adopted a methodology for analyzing such impacts and has not recommended that health risk assessments be completed for construction-related emissions of TACs.

The dose to which receptors are exposed is the primary factor used to determine health risk (i.e., the potential exposure to TACs to be compared to applicable standards). Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the maximally exposed individual. Thus, the risks estimated

for a maximally exposed individual are higher if a fixed exposure occurs over a longer period of time. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a temporary construction period due to the lack of health risk associated with short-term exposure. The effect of equipment exhaust exposure is further minimized by prevailing daytime winds which blow mainly north to south, generally parallel to the I-15. Dust or exhaust transport from the construction area is unlikely to affect homes to the north and east.

Localized Operational Air Quality Impacts – Criteria Air Pollutants

During project operations, the daily amount of localized pollutant emissions generated onsite by the project would not be substantial. The proposed project's on-site operational emissions are shown in **Table 3.2-11**. As shown, the project's total operational-related emissions generated onsite would not exceed SCAQMD's screening operational LSTs. Thus, no dispersion modeling is required and localized air quality impacts during project operations would be less than significant.

TABLE 3.2-11
PROPOSED PROJECT LOCALIZED OPERATIONAL EMISSIONS

	Estimated Emissions (lbs/day)			
	CO	**NO_X**	**PM_{10}**	**$PM_{2.5}$**
Daily Operational Emissions	17.7	2.6	0.5	0.5
Localized Significance Threshold	1,965	371	4	2
Significant Impact?	No	No	No	No

SOURCE: ESA, 2015; SCAQMD, 2009

Typical sources of acutely and chronically hazardous TACs include industrial manufacturing processes, automotive repair facilities, and dry cleaning facilities. The project would not include any of these potential sources, although minimal emissions may result from the use of consumer products. Additionally, it is not anticipated that an emergency back-up generator would be part of the project development. However, if a generator was implemented, it would typically only be used during emergencies and may be turned on periodically for maintenance and inspection purposes. Further, emergency back-up generators are subject to SCAQMD regulatory requirements which limit the allowable emissions to a level below that which would result in an impact. As such, the periodic operation of the backup generator at the project site would not expose surrounding sensitive receptors to substantial pollutant or TAC emissions.

A separate Health Risk Assessment Report was prepared and examines the potential health risk impacts to the residents and workers at the Westpark Promenade from exposures to emissions from the I-15 freeway (Appendix B-2). Specifically, the report examines toxic air contaminants (TACs) from vehicle traffic on the I-15 freeway, located approximately 300 feet west of the proposed project to the closest residences. The health risk assessment supports the following conclusions related to the health risk impacts of TAC emissions from the I-15 freeway. As

shown, neither the cancer or non-cancer risks for residents or workers would exceed the SCAQMD's thresholds, therefore the impacts would be less than significant.

- The maximum predicted cancer risk at the proposed project's sensitive/residential receptors based on the new OEHHA guidance with the inclusion of a future long term increase of the I-15 freeway traffic of 1.125 percent per year is estimated to be 9.6 in one million which does not exceed the SCAQMD cancer risk significance threshold of 10 in one million. The maximum predicted cancer risk without the future long-term increase of the I-15 freeway traffic is estimated at 8.9 in one million.
- The maximum predicted cancer risk at the proposed project's sensitive/residential receptors based on the currently approved SCAQMD guidance with a 70-year exposure duration including future I-15 freeway traffic growth is estimated to be 2.6 in one million, which does not exceed the SCAQMD cancer risk significance threshold of 10 in one million.
- The maximum predicted cancer risk for the proposed project's worker receptors based on the new OEHHA guidance with the inclusion of a future increase of the I-15 freeway traffic of 1.125 percent per year is estimated to be 0.8 in one million which does not exceed the SCAQMD cancer risk significance threshold of 10 in one million.
- The maximum predicted acute and chronic non-cancer hazard indices would be 0.01 and 0.003 respectively at ground level. These would not exceed the SCAQMD non-cancer risk hazard index threshold of 1 at any receptor location.

In addition to potential TACs from vehicle traffic along I-15, the project includes a loading and unloading area for the Major Retail building proposed in the northern portion of the project site. The loading and unloading area includes four bays and will be periodically used. TAC emissions are anticipated to be generated; however, due to the low volume of loading and unloading activity compared to truck traffic travelling along I-15, the project would be result in substantially less TACs than the SCAQMD cancer risk significance threshold which is 10 in one million for maximum incremental increase. This incremental increase is above the existing ambient level of TAC emissions which is estimated at 8.9 in one million.

Significance Determination: Less than significant.

Impact 3.2-4: The project would not create objectionable odors affecting a substantial number of people.

Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The project does not propose any such uses or activities that would result in potentially significant operational source odor impacts. Potential sources of operational odors generated by the project would include restaurant food cooking, disposal of miscellaneous commercial refuse, and disposal of restaurant food wastes. Odors from restaurant grilling/charbroiling activities would be limited to the restaurant environs and would dissipate rapidly. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances. Consistent with City requirements, all project generated refuse

would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. Therefore, impacts would be less than significant.

Significance Determination: Less than significant.

Impact 3.2-5: The project would result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

The proposed project is located within the SCAB, which is considered the cumulative study area for air quality. Because the SCAB is currently classified as a state nonattainment area for ozone, PM_{10}, and $PM_{2.5}$, cumulative development consisting of the proposed project along with other reasonably foreseeable future projects in the SCAB as a whole could violate an air quality standard or contribute to an existing or projected air quality violation.

The SCAQMD recommends how to address cumulative impacts from air pollution in the *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution* (SCAQMD, 2003b). In this report the SCAQMD states (Page D-3):

> *"…the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR. The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for toxic air contaminant (TAC) emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility-wide) is HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts.*
>
> *Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant."*

As shown in Table 3.2-7, the project's construction emissions would not exceed SCAQMD's daily thresholds during construction. Thus, because the proposed project's construction-period impact would be less than significant, the proposed project would result in a less than significant cumulative impact, when considered with other past, present and reasonably foreseeable projects.

Operational emissions associated with the proposed project, as shown in Tables 3.2-8 and 3.2-9 would exceed the SCAQMD's thresholds of significance for NOx even with the implementation

of Mitigation Measures AQ-1 and AQ-3. The proposed project would result in a cumulatively considerable net increase in nonattainment pollutants during operations, specifically for the ozone precursor NOx. Therefore, cumulative impacts associated with operational emissions would remain significant.

Twenty-two local intersections (including 4 project driveways) were analyzed as part of the traffic study that was prepared for the proposed project (Trames Solutions, Inc., 2015). As detailed in the traffic study (included as Appendix J to the Draft EIR) and in Section 3.14 of this EIR, under the existing plus ambient plus project plus cumulative conditions (2017), no intersections would operate at LOS F, (See Table 3.14-15, in the transportation and traffic section of this EIR). In addition, horizon year (2035) plus project conditions were analyzed. As shown in Table 3.14-18 in the transportation and traffic section of this EIR, eight intersections would operate at LOS E or worse without the incorporation of mitigation. With the incorporation of traffic mitigation measure TRA-5, the LOS for these intersections would be improve to an LOS D or better.

As discussed previously, projects that worsen traffic flow, by increasing average delay at intersections operating at level of service (LOS) E or F or causing an intersection that would operate at LOS D or better without the project, to operate at LOS E or F could potentially result in a CO hotspot. Because all of the intersections are mitigated to LOS D or better, the project specific traffic would not result in CO impacts to localized receptors. Therefore, the impact would be less than significant.

Mitigation Measures:

Mitigation Measures AQ-1 through AQ-3 and TRA-1, TRA-2, and TRA-5 in Section 3.14 of this EIR. Mitigation measures TRA-1, TRA-2, and TRA-5 would reduce congestion at intersections thereby reducing the number of idling vehicles. The reduction in vehicle idling time reduces the localized release of pollutants at these intersections, and therefore reduces potential impacts to nearby sensitive receptors.

Significance after Mitigation: Significant and unavoidable for cumulatively considerable regional operational criteria pollutants (i.e., NOx emissions). Less than significant for construction related regional air pollutants and localized construction and operational pollutants.

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3.3 Biological Resources

This section describes and evaluates potential impacts to biological resources that could result from implementation of the project. Existing biological conditions within the project site, applicable policies, ordinances, and regulations, potential environmental impacts, and mitigation measures, where appropriate, are described. The project is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) which allows local jurisdictions to authorize take of plant and wildlife species and habitats that are considered threatened, endangered, and rare; and which are otherwise regulated by the California Department of Fish and Wildlife (CDFW) and/or US Fish and Wildlife Service (USFWS). Projects proposed within the Western Riverside County MSHCP with unavoidable impacts to riparian/riverine areas or vernal pools must complete a Determination of Biological Equivalent or Superior Preservation (DBESP) which analyze the impacts to those resources on the project site and provides mitigation to offset those impacts. The project is also located within the Habitat Conservation Plan (HCP) for the federally-endangered Stephen's kangaroo rat (SKR) (*Dipodomys stephensi*), which establishes USFWS-approved mitigation for impacts to the species within its core habitat areas. In addition, the project site includes two drainages that have been determined to be within the jurisdiction of U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) and CDFW. The primary sources of information used in this analysis are derived from a General Biological Resources Assessment of the project site prepared in September 2014, a Determination of Biological Equivalent or Superior Preservation (DBESP) for Riparian/Riverine Habitat prepared in January 2015, and a Jurisdictional Waters Delineation prepared in November 2015. All three reports were prepared by RCA Associates, LLC and are included in **Appendices C-1, C-2** and **C-3,** respectively.

3.3.1 Environmental Setting

The project site is located in the southern portion of the City of Wildomar, east of Interstate 15 (I-15), approximately five miles southeast of Lake Elsinore. The project site is generally flat with elevations ranging from 399 to 410 meters (1,310 to 1,345 feet) above mean sea level. Most of the project site has been significantly disturbed and supports a disturbed grassland community. A few trees are located in the northwest portion of the project site and along the eastern site boundary. Surrounding areas are primarily developed with residential uses (with scattered open spaces), and the I-15 abuts the western boundary of the project site.

Vegetation Communities

Disturbed Grassland

Most of the project site supports a disturbed grassland community. Common perennial plant species found throughout the site include elderberry (*Sambucus mexicana*) and buckwheat (*Eriogonum* sp.); and common annual plant species on the project site include snakeweed (*Gutierrezia sorothrae*), fiddleneck (*Amsinckia tessellata*), plantain (*Plantago erecta*), croton (*Croton californica*), and coyote melon (*Cucurbita foetidissima*). A few olive trees (*Olea europea*) occur in the northwest portion of the project site. A small mesic area is found on the

eastern edge of the project site that includes perennials such as narrowleaf goldenbush (*Haplopappus linearifolius*), lotus (*Lotus pershianus*), Pacific willow (*Salix lasiandra*), cattail (*Typha latifolia*), mugwort (*Artemisia douglasiana*), broom baccharis (*Baccharis sarothroides*), brickelbush (*Brickella californica*), and salt cedar (*Tamarix rammissima*). Annuals found in the mesic area include phacelia (*Phacelia distans*), pearly everlasting (*Gnaphalium californicum*), and centaurem (*Centaurea squarrosa*).

Sensitive Natural Communities

Natural communities considered sensitive by the California Department of Fish and Wildlife (CDFW) were not observed during surveys conducted by RCA Associates, LLC in February and May, 2013; therefore, they are presumed to be absent from the project site.

Common Wildlife

The project site supports a limited diversity of wildlife species, largely due to the existing disturbed habitat conditions. Mammal species identified during the biological field surveys include California ground squirrels (*Spermophilus beecheyi*) and cottontail rabbits (*Sylvilagus auduboni*). Other species that may inhabit the site in limited numbers include deer mice (*Peromyscus maniculatus*), pocket gophers (*Thomonys bottae*), and California mice (*P.californicus*). Coyotes (*Canis latrans*) are also common in the region. Avian species observed onsite include American crow (*Corvus brachyrhynchos*), western meadowlark *(Sturnella neglecta*), Anna's hummingbird (*Calypte anna*), California quail (*Callipepla californica*), greater roadrunner (*Geococcyx californianus*), rock dove (*Columbia livia*), western kingbird (*Tyrannus verticalis*), and mourning dove (*Zenaida macroura*). Other birds observed at the project site or in the surrounding area are listed in the General Biological Resources Assessment in Appendix C1. Reptiles observed include side-blotched lizard (*Uta stansburian*), western fence lizard (*Sceloporus occidentalis*), and granite spiny lizards (*Sceloporus orcuttii*). Other common species that may be expected in the area include gopher snake (*Pituophis melanoleucus*) and common garter snake (*Thamnophis sirtalis*). No amphibians were observed during the field surveys, although species common to the region include western toad (*Bufo boreas*) and tree frogs (*Hyla* sp.) that may inhabit the small mesic area along the eastern boundary of the project site.

Special-Status Species

A list of 51 special-status plant species and 37 special-status animal species that have the potential to occur within the vicinity of the Project was compiled based on data in the California Natural Diversity Database (CNDDB) (CNDDB, 2013). **Tables 3.3-1** and **3.3-2** provide a list of special-status species and habitats that have been documented within a five-mile search of the project site. Conclusions regarding habitat suitability and species potential of occurrence on the project site are based on the General Biological Resources Assessment prepared by RCA Associates, LLC and information in the CNDDB.

Special-Status Plants

Based on review of the CNDDB, a total of 50 special-status plant species were recorded within a five-mile radius of the project site, and were evaluated for their potential to occur on the project

site based on elevations and the type and quality of soils and habitats present (Table 3.3-1). According to the General Biological Resources Assessment, two of the 50 special-status plant species have a low potential to occur on the project site and the remaining 48 special-status plant species have no potential to occur on the project site because suitable habitat is absent from the site.

TABLE 3.3-1
SPECIAL-STATUS PLANT SPECIES POTENTIAL OCCURRENCE WITHIN THE VICINITY OF THE PROJECT SITE

Species	Listing Status MSHCP/USFWS/ CDFW/ CRPR	General Habitat	Potential for Species Occurrence within the Project Site
Special-status plant species that have a potential to occur on the project site.			
California macrophylla Round-leaved filaree	CA/--/--/1B.1	Native valley grasslands and foothill woodlands.	Low Potential. Marginal habitat is present on the project site.
Centromadia pungens ssp. laevis Smooth tarplant	CA/--/--/1B.1	Native grassland.	Low Potential. Marginal habitat is present on the project site.
Special-status plant species that have no potential to occur on the project site.			
Abronia villosa var.aurita Chaparral sand-verbena	-/-/-/1B.1	Open sandy places below 5,000 feet elevation. Coastal sage scrub and Chaparral.	No Potential. Suitable habitat is absent from the project site.
Arctostaphylos rainbowensis	AC/-/-/1B.1	Chaparral in lower elevations.	No Potential. Suitable habitat is absent from the project site.
Rainbow Manzanita			
Brodiaea filifolia Thread-leaved brodiaea	CA/FT/SE/1B.1	Coastal sage scrub, chaparral below 4,500 feet elevation.	No Potential. Suitable habitat is absent from the project site.
Brodiaea orcuttii Orcutt's brodiaea	-/-/-/1B.1	Chaparral, near streams and vernal pools below 5,500 feet elevation.	No Potential. Suitable habitat is absent from the project site.
Calochortus weedii var. *intermedius* Intermediate mariposa-lily	AC/--/--/1B.2	Coastal sage scrub and native grassland communities.	No Potential. Suitable habitat is absent from the project site.
Chorizanthe parryi var. *parryi* Parry's spineflower	AC/--/--/1B.1	Coastal sage scrub communities below 2,500 feet elevation	No Potential. Suitable habitat is absent from the project site.
Chorizanthe polygonoides var. *longispina* Long-spined spineflower	AC/--/--/1B.2	Chaparral plant community.	No Potential. Suitable habitat is absent from the project site.
Clinopodium chandleri San Miguel savory	NE/-/-/1B.1	Mountain chaparral.	No Potential. Suitable habitat is absent from the project site.
Eryngium aristulatum var. parishii San Diego button-celery	-/FE/SE/1B.1	Coastal sage scrub and coastal salt marsh below 3,000 feet elevation.	No Potential. Suitable habitat is absent from the project site.
Horkelia cuneate var. puberula Mesa horkelia	-/-/-/1B.1	Open sandy fields and woods, coastal sage scrub.	No Potential. Suitable habitat is absent from the project site.
Juncus luciensis Santa Lucia dwarf rush	-/-/-/1B.2	Wet meadow below 6,500 feet elevation.	No Potential. Suitable habitat is absent from the project site.

TABLE 3.3-1
SPECIAL-STATUS PLANT SPECIES POTENTIAL OCCURRENCE WITHIN THE VICINITY OF THE PROJECT SITE

Species	Listing Status MSHCP/USFWS/ CDFW/ CRPR	General Habitat	Potential for Species Occurrence within the Project Site
Lasthenia galbrata ssp. Coulteri Coulter's goldfields	CA/-/-/1B.1	Coastal salt marshes, vernal pools and damp alkaline areas	No Potential. Suitable habitat is absent from the project site.
Lepidium virginicum var. *robinsonii* Robinson's pepper-grass	AC/--/--/1B.2	Coastal sage scrub and chaparral communities.	No Potential. Suitable habitat is absent from the project site.
Myosurus minimus ssp. apus Little mousetail	CA/-/-/3.1	Vernal pools and alkaline marshes below 1,500 feet elevation.	No Potential. Suitable habitat is absent from the project site.
Navarretia fossalis Spreading navarretia	NE/FT/--/1B.1	Freshwater marshes and vernal pools.	No Potential. Suitable habitat is absent from the project site.
Navarretia prostrata Prostrate vernal pool navarretia	CA/-/-/1B.1	Vernal pools and moist places below 2,000 feet elevation	No Potential. Suitable habitat is absent from the project site.
Orcuttia californica California Orcutt grass	NE/FE/SE/1B.1	Drying mud flats and grasslands	No Potential. Suitable habitat is absent from the project site.
Pseudognaphilum leucocepephalum White rabbit-tobacco	-/-/-/2.2	Occurs on sandy/gravelly substrate in chaparral, cismontane woodlands, and coastal sage scrub	No Potential. Suitable habitat is absent from the project site.
Scutellaria bolanderi ssp. austromontana Southern mountains skullcap	-/-/-/1B.2	Chaparral, oak woodlands and damp places 3,000 to 4,500 feet elevation	No Potential. Suitable habitat is absent from the project site.
Symphyotrichum defoliatum San Bernardino aster	-/-/-/1B.2	Cismontane woodlands, coastal sage scrub, marshes, and lower montane coniferous forests.	No Potential. Suitable habitat is absent from the project site.
Allium munzii Munz's onion	NE/FE/ST/1B.1	Vernal pool areas 1,000 to 2,000 feet elevation	No Potential. Suitable habitat is absent from the project site.
Atriplex coronata var. notatior San Jacinto Valley crownscale	-/FE/-/1B.1	Alkali flats	No Potential. Suitable habitat is absent from the project site.
Atriplex parishii Parish's brittlescale	CA/-/-/1B.1	Alkali flats	No Potential. Suitable habitat is absent from the project site.
Atriplex serenana var. davidsonii Davidson's saltscale	CA/-/-/1B.2	Alkaline valleys at low elevations, coastal sage scrub communities	No Potential. Suitable habitat is absent from the project site.
Berberis nevinii Nevin's barberry	CA/FE/SE/1B.1	Chaparral, coastal sage scrub, Sandy and gravely places below 2,000 feet elevation.	No Potential. Suitable habitat is absent from the project site.
Ceanothus ophiochilus Vail Lake ceanothus	CA/FT/SE/1B.1	Chaparral and dry slopes below 4,500 feet elevation	No Potential. Suitable habitat is absent from the project site.
Dodecahema leptoceras Slender-horned spineflower	NE/FE/SE/1B.1	Isolated patches of large floodplain habitats	No Potential. Suitable habitat is absent from the project site.

TABLE 3.3-1
SPECIAL-STATUS PLANT SPECIES POTENTIAL OCCURRENCE WITHIN THE VICINITY OF THE PROJECT SITE

Species	Listing Status MSHCP/USFWS/ CDFW/ CRPR	General Habitat	Potential for Species Occurrence within the Project Site
Horkelia cuneate var. puberula Mesa horkelia	-/-/-/1B.1	Mats in moist places below 9,500 feet elevation	No Potential. Suitable habitat is absent from the project site.
Monardella hypoleuca ssp. lanata Felt-leaved mondardella	-/-/-/1B.2	Chaparral and dry slopes below 4,500 feet elevation.	No Potential. Suitable habitat is absent from the project site.
Nolina cismontane Chaparral nolina	-/-/-/1B.2	Chaparral communities and creosote bush scrub	No Potential. Suitable habitat is absent from the project site.
Packera ragwort Gander's ragwort	-/-/SR/1B.2	Chaparral habitat	No Potential. Suitable habitat is absent from the project site.
Tetracoccus dioicus Parry's tetracoccus	-/-/-/1B.2	Dry stony slopes below 2,500 feet elevation and chaparral	No Potential. Suitable habitat is absent from the project site.
Chaenactis glabriuscula var. orcuttiana Orcutt's pincushion	-/-/-/1B.1	Sand dunes near the coast and the costal strand.	No Potential. Suitable habitat is absent from the project site.
Dudleya multicaulis Many-stemmed dudleya	NE/-/-/1B.1	Coastal sage scrub, chaparral and dry stony places below 2,000 feet elevation	No Potential. Suitable habitat is absent from the project site.
Dudleya viscida Sticky dudleya	AC/-/-/1B.2	Coastal sage scrub and rocky slopes below 1,200 feet in elevation.	No Potential. Suitable habitat is absent from the project site.
Geothallus tuberosus Campbell's liverwort	-/-/-/1B.1	Coastal sage scrub and vernal pools.	No Potential. Suitable habitat is absent from the project site.
Horkelia truncate Ramona horkelia	-/-/-/1B.3	Dry slopes 2,000 to 4,000 feet elevation and chaparral.	No Potential. Suitable habitat is absent from the project site.
Mondardella hypoleuca ssp. Lanata Felt-leaved mondardella	-/-/-/1B.2	Chaparral communities.	No Potential. Suitable habitat is absent from the project site.
Ambrosia pumila San Diego ambrosia	-/FE/-/1B.1	Vernal pools in Chaparral and Coastal sage scrub	No Potential. Suitable habitat is absent from the project site.
Astragalus pachypus var. jaegeri *Jaeger*'s milk-vetch	-/-/-/1B.1	Chaparral and creosote bush communities	No Potential. Suitable habitat is absent from the project site.
Schizymenium shevockii Shevock's copper moss	-/-/-/1B.2	Cismontane woodlands	No Potential. Suitable habitat is absent from the project site.
Tortula californica California screw moss	-/-/-/1B.2	Chenopod scrub	No Potential. Suitable habitat is absent from the project site.
Ayenia compacta California ayenia	-/-/-/2.3	Creosote bush scrub	No Potential. Suitable habitat is absent from the project site.
Hesperocyparis forbesii Tecate cypress	-/-/-/1B.1	Chaparral and woodland habitats	No Potential. Suitable habitat is absent from the project site.
Lilium parryi Lemon lily	AC/-/-/1B.2	Springy places and wet banks 4,000 to 9,000 feet in elevation.	No Potential. Suitable habitat is absent from the project site.
Limnanthes alba ssp. parishii Parish's meadowfoam	-/-/SE/1B.2	Moist lake shores and wet places 4,500 to 5,000 feet elevation	No Potential. Suitable habitat is absent from the project site.

TABLE 3.3-1
SPECIAL-STATUS PLANT SPECIES POTENTIAL OCCURRENCE WITHIN THE VICINITY OF THE PROJECT SITE

Species	Listing Status MSHCP/USFWS/ CDFW/ CRPR	General Habitat	Potential for Species Occurrence within the Project Site
Sibaropsis hammittii Hammitt's clay-cress	NE/-/-/1B.2	Chaparral	No Potential. Suitable habitat is absent from the project site.
Sphaerocarpos drewei Bottle liverwort	-/-/-/1B.1	Chaparral and coastal sage scrub	No Potential. Suitable habitat is absent from the project site.

Protection Status Criteria:

Western Riverside County MSHCP
Plants
CA = Criteria Area Plant Species under the MSHCP - additional focused surveys may be required if directed to do so by the Conservation Report Generator *and* suitable habitat exists on-site
NE = Narrow Endemic Plant Species under the MSHCP - additional focused surveys may be required if directed to do so by the Conservation Report Generator and suitable habitat exists on-site
AC = Species Adequately Conserved under the MSHCP (subject to the terms and conditions in the MSHCP [Table 2-2])

Federal Status
FE – federally listed as endangered
FT – federally listed as threatened
FC – Federal candidate for listing
DE - Delisted

State of California
SE – State-listed as endangered
ST – State-listed as threatened
FP – Fully protected species
SC – State Species of Special Concern
WL – Watch List Species
SR – State-listed as rare

California Native Plant Society (CNPS): California Rare Plant Rank (CRPR)
CRPR 1B – plants rare, threatened, or endangered in California, and elsewhere
CRPR 2 – plants are rare, threatened, or endangered in California, but more common elsewhere
CRPR 3 – plants about which more information is needed
CRPR 4 – plants of limited distribution, a watch list
.1 – Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 – Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
.3 - Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

The two plant species that have a low potential to occur on the project site include the round-leaved filaree and the smooth tarplant.

Round-leaved filaree – This grass species occurs in cismontane woodland habitats, foothills, and valley grassland habitats on clay soils normally below 3,600 feet. Round-leaved filaree is classified as a CRPR List 1B.1 species and is rare throughout its distribution in Southern California. The round-leaved filaree is a covered species in the MSHCP. The disturbed grassland present on the project site is marginal habitat for the round-leaved filaree. Although focused rare plant surveys were not conducted on the project site due to ongoing drought conditions, this species was not observed during biological reconnaissance surveys performed during the blooming period for this species. Because the species was not observed during the general field surveys, and suitable habitat is marginal and is fragmented by surrounding development, a substantial population of this species is not expected to occur on the project site, and any loss of individual plants of this species would not threaten to eliminate or reduce the viability of a population or restrict the range of the plant species.

Smooth tarplant – This species is typically found in native grasslands in interior dry valleys and foothills, primarily below 1,000 feet elevation. It is a relatively rare species (CRPR List 1B.1) with a few documented populations in the region. Population levels are very low throughout Southern California. The round-leaved filaree is a covered species in the MSHCP. The project site supports a disturbed grassland community which provides marginal habitat for the species. Although focused rare plant surveys were not conducted on the project site due to ongoing drought conditions, this species was not observed during biological reconnaissance surveys performed during the blooming period for this species. Although the species has been observed in the surrounding region, there is a low probability of the plant occurring on the site given the relatively small size of the property and the absence of any documented observations in the immediate area. Because the species was not observed during the general field surveys, and suitable habitat is marginal and is fragmented by surrounding development, a substantial population of this species is not expected to occur on the project site, and any loss of individual plants of this species would not threaten to eliminate or reduce the viability of a population or restrict the range of the plant species.

Special-Status Wildlife

A total of 37 special-status wildlife species were recorded in the CNDDB within a five-mile radius of the project site, and evaluated for their potential to occur based on the type and quality of habitat and recent aerial photographs (**Table 3.3-2**). Environmental conditions within the project site are considered suitable for four special-status wildlife species, and are considered to have a moderate or high potential to occur onsite. Nine special-status wildlife species are considered to have a low potential to occur onsite.

TABLE 3.3-2
SPECIAL-STATUS WILDLIFE SPECIES POTENTIAL OCCURRENCE WITHIN THE VICINITY OF THE PROJECT SITE

Species	Listing Status MSHCP/USFWS/ CDFW	General Habitat	Potential for Species Occurrence within the Project Site
Special-status wildlife species that have a potential to occur on the project site.			
Athene cunicularia Burrowing owl	AS/--/SC	Open grassland areas where the owls utilize abandoned mammal burrows.	High Potential. Suitable burrows present on the project site; however, owls were not observed during the 2013 breeding season surveys.
Dipodomys stephensi Stephens' kangaroo rat	AC/FE/ST	Annual grasslands.	Moderate Potential. Suitable habitat is present onsite. While the project site is isolated from other upland areas by development, the project site is located within the MSHCP fee area for this species.

TABLE 3.3-2
SPECIAL-STATUS WILDLIFE SPECIES POTENTIAL OCCURRENCE WITHIN THE VICINITY OF THE PROJECT SITE

Species	Listing Status MSHCP/USFWS/ CDFW	General Habitat	Potential for Species Occurrence within the Project Site
Lepus californicus bennettii San Diego black-tailed jackrabbit	AC/--/SC	Open and semi-open grasslands.	Moderate Potential. Suitable habitat occurs on the project site and a CNDDB record occurs within one mile.
Phrynosoma coronatum blainvillei Coast (San Diego) horned lizard	AC/--/SC	Open areas with sandy soils where ant colonies are available.	Moderate Potential. Suitable habitat is present in open areas with sandy soils, and in the vicinity of the two drainages.
Spea hammondii Western spadefoot toad	AC/--/SC	Typically associated with alkali flats, washes, and floodplains.	Low Potential. Marginal habitat for dispersal may occur in open, sandy areas and in the vicinity of the two drainages and riparian habitat. However, as there are no known pools for breeding on the project site or vicinity; this species is not expected to occur onsite.
Circus cyaneus Northern Harrier	AC/-/SC	Marshlands, grasslands, and prairies.	Low Potential. Could occasionally forage over the site. Not expected to be a permanent resident on the site.
Neotoma lepida intermedia San Diego desert woodrat	AC/-/SC	Rocky and desert areas.	Low Potential. Could potentially occur on the site, but not observed during field investigations.
Lanius ludovicianus Loggerhead shrike	AC/-/SC	Very widespread habitat where perches can be less conspicuous	Low Potential. May occasionally occur on the site. Not expected to be a permanent resident on the site.
Euphydryas editha quino Quino checkerspot butterfly	AC/FE/SC	Open areas	Low Potential. Not expected to occur to occur on the project site.
Perognathus longimembris brevinasus Los Angeles pocket mouse	-/-/SC	Rocky slopes and desert areas.	Low Potential. Not expected to be on the project site.
Perognathus longimembris internationalis Jacumba pocket mouse	-/-/SC	Sandy deserts near stream beds.	Low Potential. Not expected to occur on the project site.
Rana draytonii California red-legged frog	AS/FT/SC	Ponds or other permanent water with dense vegetation.	Low Potential. Small riparian area onsite not expected to support populations of the species.
Onychomys torridus Ramona Southern grasshopper mouse	-/-/SC	Low deserts, creosote bush, mesquite and yucca.	Low Potential. Not expected to occur on the project site.
Special-status wildlife species that have no potential to occur on the project site.			
Chaetodipis fallax fallax Northwestern San Diego pocket mouse	-/-/SC	Coastal sage scrub and chaparral.	No Potential. Suitable habitat is absent from the project site.

TABLE 3.3-2
SPECIAL-STATUS WILDLIFE SPECIES POTENTIAL OCCURRENCE WITHIN THE VICINITY OF THE PROJECT SITE

Species	Listing Status MSHCP/USFWS/ CDFW	General Habitat	Potential for Species Occurrence within the Project Site
Streptocephalus woottoni Riverside fairy shrimp	WS/FE/--	Vernal pools.	No Potential. Suitable habitat is absent from the project site.
Polioptila californica californica Coastal California gnatcatcher	AC/FT/SC	Coastal sage scrub.	No Potential. Suitable habitat is absent from the project site.
Aspidoscelis hyperythra Orange-throated whiptail	AC/--/SC	Chaparral areas where loose sand and rocky habitats are available.	No Potential. Suitable habitat is absent from the project site.
Chaetodipus californicus femoralis Dulzera pocket mouse	-/-/SC	Rocky slopes and desert areas.	No Potential. Suitable habitat is absent from the project site.
Crotalus ruber Red-diamond rattlesnake	AC/-/SC	Desert areas, dense chaparral, coastal areas	No Potential. Suitable habitat is absent from the project site.
Emys marmorta Western pond turtle	-/-/SC	Ponds and small lakes with abundant vegetation.	No Potential. Suitable habitat is absent from the project site.
Eumops perotis californicus Western mastiff bat	-/-/SC	Rocky cliffs, canyons and structures	No Potential. Suitable habitat is absent from the project site.
Gila orcuuttii Arroyo chub	AC/-/SC	Rivers, streams and ponds.	No Potential. Suitable habitat is absent from the project site.
Taricha torosa Coast Range newt	AC/-/SC	Quiet streams, ponds, lakes and surrounding evergreen areas.	No Potential. Suitable habitat is absent from the project site.
Thamnophis hammondii Two-striped garter snake	-/-/SC	Brackish coastal marshes, ponds, and lakes	No Potential. Suitable habitat is absent from the project site.
Vireo bellii pusillus Least Bell's vireo	WS/FE/SE	Large riparian habitat areas	No Potential. Suitable habitat is absent from the project site.
Branchinecta lynchi Vernal pool fairy shrimp	WS/FT/-	Vernal pools.	No Potential. Suitable habitat is absent from the project site.
Haliaeetus leucocephalus Bald Eagle	AC/FD/SE	Ridges and cliffs usually near lakes and rivers	No Potential. Suitable habitat is absent from the project site.
Coccyzus americanus occidentalis Western yellow-billed cuckoo	WS/FC/SE	Woodlands, forest edges, thickets, orchards and farmlands.	No Potential. Suitable habitat is absent from the project site.
Plesstiondon skiltonianus interparietalis Coronado Island skink	-/-/SC	Forest, open woodlands, and grassy areas.	No Potential. Suitable habitat is absent from the project site.
Charadrius alexandrinus nivosus Western snowy plover	-/FT/SC	Coastal beaches, salt ponds and alkaline lakes.	No Potential. Suitable habitat is absent from the project site.
Salvadora hexalpis virgultea Coast patch-nosed snake	-/-/SC	Open woodland and forested mountain slopes.	No Potential. Suitable habitat is absent from the project site.
Lasiurus xanthinus Western yellow bat	-/-/SC	Rocky cliffs and structures	No Potential. Suitable habitat is absent from the project site.

TABLE 3.3-2
SPECIAL-STATUS WILDLIFE SPECIES POTENTIAL OCCURRENCE WITHIN THE VICINITY OF THE PROJECT SITE

Species	Listing Status MSHCP/USFWS/ CDFW	General Habitat	Potential for Species Occurrence within the Project Site
Antrozous pallidus Pallid bat	-/-/SC	Deserts, daytime roosts in buildings and crevices.	No Potential. Suitable habitat is absent from the project site.
Branchinecta sandiegonensis San Diego Fairy shrimp	-/FE/-/	Vernal pools.	No Potential. Suitable habitat is absent from the project site.
Campylorhynchus brunneicapillus sandiegensis Coastal cactus wren	AC/-/SC	Cactus, mesquite, Palo Verde and other thorny trees.	No Potential. Suitable habitat is absent from the project site.
Nyctinomops femorosaccus Pocket free-tailed bat	-/-/SC	Rock outcrops in deserts.	No Potential. Suitable habitat is absent from the project site.
Ambystoma californiense California tiger salamander	-/FT/ST	Subterranean retreats near ponds in grasslands and open woodlands.	No Potential. Suitable habitat is absent from the project site.

Protection Status Criteria:

Western Riverside County MSHCP
Wildlife
WS = Wetland Species under the MSHCP – additional surveys may be required as part of wetlands mapping per the MSHCP
AS = Additional surveys may be required for these species within locations shown on survey maps as described in *Section 6.3.2* of the MSHCP.
AC = Adequately Conserved Species under the MSHCP (subject to the terms and conditions in the MSHCP [Table 2-2 footnotes 'e' & 'f'])

Federal Status
FE – federally listed as endangered
FT – federally listed as threatened
FC – Federal candidate for listing
DE - Delisted

State of California
SE – State-listed as endangered
ST – State-listed as threatened
FP – Fully protected species
SC – State Species of Special Concern
WL – Watch List Species

Following is a discussion of the four wildlife species considered to have a moderate or high potential to occur onsite.

Burrowing Owl – This species occurs in open grassland areas where it utilizes abandoned mammal burrows. The burrowing owl is classified as a Species of Special Concern by CDFW. Suitable habitat for burrowing owl and numerous suitable burrows were determined to be present during the initial 2013 biological surveys conducted on the project site by RCA Associates, LLC. Therefore, a focused breeding season survey was conducted to determine the presence/absence of the species and/or evidence of owl sign (i.e., whitewash). Focused surveys were performed in accordance with the protocols outlined in the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012). The focused survey for owls and burrows was conducted by RCA Associates, LLC on May 17th, June 6th, and June 27th, 2013 by walking transects at 100-foot intervals throughout the project site. The entrances of all fossorial burrows were evaluated during each site visit for the presence of owls and any sign. No owls or owl signs were observed during the focused surveys. Although no owls or owl signs were observed, there is still a high potential

for the burrowing owl to occur on the project site before construction begins because there are suitable burrows on the project site.

Stephen's kangaroo rat – This species typically occurs in grassland communities. The Stephen's kangaroo rat (SKR) is listed as a federal endangered and state threatened species. Several populations of this species have been documented in the area. The Riverside County Habitat Conservation Agency (RCHCA) established a habitat conservation plan (HCP) for this species in western Riverside County for its member agencies which includes the City of Wildomar (RCHCA 2015). The HCP establishes a regional mechanism to achieve specific conservation goals in the RCHCA jurisdiction by preserving the biological diversity and natural open space. The HCP includes seven core reserves for conservation of the SKR and the ecosystem upon which it depends. The core reserves encompass approximately 41,000 acres, including 12,460 acres of SKR occupied habitat. The project site is not located within a core reserve area. There is a moderate potential for SKR to occur on the project site.

San Diego black-tailed jackrabbit – This species occurs in open and semi-open grasslands. It is classified as a Species of Special Concern by CDFW. This species was not seen during any of the field investigation on the project site. There is a moderate potential for this species to be located on the site.

Coast (San Diego) horned lizard – This species occurs in open areas with sandy soils where ant colonies are available. It is listed as a Species of Special Concern by CDFW. There is a moderate potential for this species to be located on the project site.

Jurisdictional Waters

The project site contains two drainage channels that have been identified as meeting the characteristics that define them as a nexus to the nearest Traditional Navigable Water (i.e., Murrieta Creek). Due to the direct connection to Murrieta Creek, these two drainage channels (Channel A and Channel B) meet the criteria to be considered waters of the U.S. and Waters of the State. Therefore, alterations to these channels require a USACE Section 404 permit, RWQCB Section 401 Certification and a CDFW Section 1600 Agreement.

Based on the results of the field investigations conducted as part of the Jurisdictional Waters Delineation, it was determined that Channel "A" bisects the site in a north-south direction eventually connecting to a culvert along the western boundary of the site. This culvert extends under Interstate 15 (I-15) and connects with a drainage swale on the west side of the I-15. Water flowing through the drainage swale flows under Catt Road located west of I-15 and connects with a well-defined channel south of Catt Road which in turn connects with Murrieta Creek about one mile to the west. Channel "A" appears to have been created by water flowing onto the project site from development directly north of the site. A 60-inch culvert is located along the northern boundary of the site and directs water onto the property.

Channel "B" bisects the site in an east-west direction and was created over the last several years due to overflow from a retention pond located directly east of the site. The overflow during

rainstorms has also created a small riparian feature (about 800 square feet) along the eastern boundary of the project site. Channel "B" conveys water in a westerly direction eventually connecting to a culvert which extends under I-15. Water flows from Channel "B" connect with a culvert which extends under Catt Road west ofI-15 and connects with the well-defined channel south of Catt Road.

Channels "A" and "B" along with the small riparian habitat along the eastern boundary of the site encompasses about 16,000 square feet (0.36 acres).

Critical Habitat

The project site is not located within USFWS designated critical habitat area. The nearest designated critical habitat to the project site is located approximately 1,200 feet east of the site; and this critical habitat is for the coastal California gnatcatcher (USFWS, 2014). As discussed above, the project site does not have suitable habitat for the coastal California gnatcatcher.

Habitat Conservation Planning

Western Riverside County MSHCP

The project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and lies north of the MSHCP Southwest Area Plan – Subunit 1 (Murrieta Creek). The project site is not located within any Criteria Area and is not subject to a HANS process review; however, the General Biological Resources Assessment was reviewed for consistency with the following issues according to the MSHCP:

- Protected species associated with riparian/riverine areas;
- Protected species associated with vernal pools and vernal pool guidelines;
- Protected narrow endemic plant species; and
- Habitat for burrowing owl.

Riparian/Riverine Areas and Associated Species

The western spadefoot toad (*Spea hammondii*) is the only sensitive riparian/riverine associated species which could potentially inhabit the site. The riparian habitat along the eastern boundary of the project site and Channels A and B provide marginal dispersal habitat for this species; however, as stated above, the potential for this species to occur onsite is considered low since there are no known pools for breeding.

The site does not support habitat considered suitable for various listed wildlife species documented in the general vicinity of the project area (e.g., least Bell's vireo and southwestern willow flycatcher). These species are typically found in large expansive areas of riparian woodlands in undisturbed areas, and the riparian habitat within the project site does not meet this criteria (RCA, 2014).

Vernal Pools and Associated Species

No evidence of vernal pools was identified during biological field surveys, and the soils onsite (sandy alluvial) are not consistent with those known to support vernal pools. In addition, the topography of the site is such that it lacks suitable areas which may pool or pond waters sufficiently to develop vernal pools. Therefore, surveys for western spadefoot toad (which could breed in vernal pools) or sensitive plant species typically associated with vernal pools were deemed not necessary.

Narrow Endemic Plant Species

Narrow endemic plant species are sensitive species which are highly restricted by their habitat requirements or other ecological factors and, therefore, have specific conservation measures that need to be applied if an endemic plant is present or expected to be present. Based on review of existing data, there is one endemic plant species which has been documented within approximately five miles of the project site (Dudek, 2003 and CNDDB, 2013). An historic population of spreading navarretia (*Navarretia fossalis*) was documented approximately two miles northeast of the project site in association with a vernal pool. This particular species is dependent upon marshes and vernal pools; therefore, due to the absence of suitable habitat on the project site, endemic plant surveys were deemed not necessary for this species.

Burrowing Owl

As discussed above, suitable habitat for burrowing owl and numerous suitable burrows were determined to be present during the initial 2013 biological surveys conducted on the project site by RCA Associates, LLC. A focused breeding season survey was conducted to determine the presence/absence of the species and/or evidence of owl sign (i.e., whitewash). No owls or owl signs were observed during the focused survey

Stephen's Kangaroo Rat HCP

The Riverside County Habitat Conservation Agency (RCHCA) established a habitat conservation plan (HCP) for the SKR in western Riverside County for its member agencies which includes the City of Wildomar (RCHCA 2015). The HCP includes seven core reserves for conservation of the SKR and the ecosystem upon which it depends. The core reserves encompass approximately 41,000 acres, including 12,460 acres of SKR occupied habitat. The project site is not located within a core reserve area. Because the project site is located within the City of Wildomar, and the City is a member agency to the RCHCA, a HCP fee for the SKR will be required for development of the project site.

Habitat Fragmentation and Wildlife Movement

Habitat fragmentation occurs when a single, unified habitat area is divided into two or more areas, such that the division isolates the two new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of a habitat to another habitat or from one habitat type to another. Habitat fragmentation results in a reduction in the amount of habitat available to local wildlife populations. In general, this is followed by a reduction in wildlife populations because the remaining areas are too small to support pre-fragmentation population

levels. If the fragmentation is too great, wildlife populations will not be able to persist, and some or all of the species in a fragmented habitat may disappear. This can occur on a local or regional scale, depending upon the degree and type of fragmentation occurring. Fragmentation is particularly critical for species that occupy already limited habitats, such as coastal sage scrub. If various stands of scrub are too fragmented to provide sufficient continuous cover, or are too isolated from each other for an animal to freely move among various stands, that particular portion of the overall habitat may be lost to use by certain species.

The project site is located in an area that was previously utilized for various agricultural activities over the last 50 years. More recently, the area has undergone a significant amount of development and there are now residential developments immediately north and east of the site. Interstate 15 also borders the property on the west, beyond which are residential and commercial developments. Various commercial businesses are located southeast of the site. Therefore, based on the existing site conditions and the surrounding developed land uses, the project site is not expected to be utilized as a wildlife corridor, as it does not connect two largely undisturbed, contiguous habitats.

3.3.2 Regulatory Framework

Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) was established to protect wildlife species and habitats from extinction and diminishment. The FESA is administered by the USFWS and applies to federally listed species and habitat occupied by the federally listed species. FESA Section 9 forbids acts that directly or indirectly harm listed species. Specifically, Section 9 identified prohibited acts related to endangered species, and all persons, including federal, state, and local governments, from taking listed fish and wildlife species, except as specified under the provisions for exceptions (16 U.S.C. § 1538). The term ‘take’ is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such activity (16 U.S.C. 1532[18]).

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918, as amended, (16 USC §§ 703-712) is designed to protect birds that migrate and cross state lines to provide management of migratory birds at a federal level. The MBTA prohibits the kill or transport of native migratory birds, or any part, nest, or egg of such bird unless allowed by another regulation adopted in accordance with the MBTA.

Bald and Golden Eagle Protection Act

The bald eagle and golden eagle are federally protected under the Bald and Golden Eagle Protection Act (16 USC §§ 668–668d). Under the act, it is illegal to take, possess, sell, purchase, barter, offer to sell or purchase or barter, transport, export, or import at any time or in any manner a bald or golden eagle, alive or dead; or any part, nest or egg of these eagles unless authorized by

the Secretary of the Interior. Violations are subject to fines and/or imprisonment for up to one year. Active nest sites are also protected from disturbance during the breeding season.

Section 404 Clean Water Act

Section 404 of the Clean Water Act (CWA) (33 USC § 1344) gives the U.S. Corps of Engineers (USACE) authority to dredge or fill material into waters of the U.S., including wetlands. The term "wetlands" signifies those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Under normal circumstances, the definition of wetlands requires three wetland identification parameters be present: wetland hydrology, hydric soils, and hydrophytic vegetation. Examples of wetlands may include freshwater marsh, seasonal wetlands, and vernal pool complexes that are adjacent to perennial waters of the U.S.

"Other waters of the U.S." refers to those hydric features that are regulated by the CWA but are not defined as wetlands (33 CFR 328.4). Examples of other waters of the U.S. may include rivers, creeks, ponds, and lakes. Swales are typically not considered waters of the U.S.

Section 401 Clean Water Act

Under Section 401 of the CWA (33 USC § 1341), the Regional Water Quality Control Board (RWQCB) must certify that actions receiving authorization under Section 404 of the CWA also meet state water quality standards. The RWQCB also regulates waters of the state under the Porter-Cologne Water Quality Control Act (Porter Cologne Act) (Cal. Water Code §§ 13000 et seq.). The RWQCB requires projects to avoid impacts to wetlands if feasible and requires that projects do not result in a net loss of wetland acreage or a net loss of wetland function and values. The RWQCB typically requires compensatory mitigation for impacts to wetlands and/or waters of the state. The RWQCB also has jurisdiction over waters deemed 'isolated' or not subject to Section 404 jurisdiction under the Solid Waste Agency of Northern Cook County (SWANCC) decision. Dredging, filling, or excavation of isolated waters constitutes a discharge of waste to waters of the state, and prospective dischargers are required to obtain authorization through an Order of Waste Discharge or waiver thereof from the RWQCB and comply with other requirements of Porter-Cologne Act.Executive Order 13112 – Invasive Species.

This executive order directs all federal agencies to refrain from authorizing, funding, or carrying out actions or projects that may spread invasive species. The order further directs federal agencies to prevent the introduction of invasive species, control and monitor existing invasive species populations, restore native species to invaded ecosystems, research and development prevention and control methods for invasive species, and promote public education on invasive species.

Fish and Wildlife Coordination Act of 1958

The Fish and Wildlife Coordination Act (16 USC §§ 661-666c) requires that whenever any body of water is proposed or authorized to be impounded, diverted, or otherwise controlled or modified, the lead federal agency must consult with the USFWS, the state agency responsible for

fish and wildlife management, and the National Marine Fisheries Service. Section 662(b) of the act requires the lead federal agency to consider the recommendations of the USFWS and other agencies. The recommendations may include proposed measures to mitigate or compensate for potential damages to wildlife and fisheries associated with a modification of a waterway.

Executive Order 11990 Protection of Wetlands

Executive Order 11990 requires federal agencies to provide leadership and take action to minimize destruction, loss, or degradation of wetlands and to preserve and enhance the natural qualities of these lands. Federal agencies are required to avoid understanding or providing support for new construction located in wetlands unless (1) no practicable alternative exists and (2) all practical measures have been taken to minimize harm to wetlands.

State

California Endangered Species Act

The California Endangered Species Act (CESA) is similar in many ways to the FESA. CESA is administered by the CDFW. CESA provides a process for CDFW to list species as threatened or endangered in response to a citizen petition or by its own initiative (Fish and Game Code § 2070 et seq.). Section 2080 of CESA prohibits the take of species listed as threatened or endangered pursuant to the Act (Fish and Game Code § 2080). Section 2081 allows CDFW to authorize take prohibited under Section 2080 provided that: (1) the taking is incidental to an otherwise lawful activity; (2) the taking will be minimized and fully mitigated; (3) the applicant ensures adequate funding for minimization and mitigation; and (4) the authorization will not jeopardize the continued existence of listed species (Fish and Game Code § 2081).

Porter-Cologne Water Quality Control Act

Under the Porter-Cologne Water Quality Control Act, waters of the state fall under the jurisdiction of the appropriate RWQCB. Under the act, the RWQCB must prepare and periodically update water quality control basin plans. Each basin plan sets forth water quality standards for surface water and groundwater, as well as actions to control nonpoint and point sources of pollution to achieve and maintain these standards. Projects that affect wetlands or waters must meet waste discharge requirements of the RWQCB, which may be issued in addition to a water quality certification or waiver under Section 401 of the CWA.

California Department of Fish and Game Code

Protection of Nests and Eggs

Section 3503 of the California Fish and Game Code (CFGC) states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptors (i.e., species in the orders Falconiformes and Strigiformes), including its nests or eggs. Typical violations of these codes include destruction of active nests resulting from removal of vegetation in which the nests are located. Violation of Section 3503.5 could also include failure of active raptor nests resulting from disturbance of

nesting pairs by nearby project construction. This statute does not provide for the issuance of any type of incidental take permit.

Section 3513 of the CFGC upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA.

Fully Protected Species

Protection of fully protected species is described in Sections 3511, 4700, 5050, and 5515 of the CFGC. These statutes prohibit take or possession of fully protected species. CDFW is unable to authorize incidental take of fully protected species when activities are proposed in areas inhabited by those species.

California Native Plant Protection Act

The Native Plant Protection Act (NPPA) (Cal. Fish and Game Code §§ 1900-1913) was enacted in 1977 and allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants that are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants, but includes some exceptions for agricultural and nursery operations; emergencies; and after properly notifying CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations. Individual landowners are required to notify the CDFW at least 10 days in advance of changing land uses to allow the CDFW to salvage any rare or endangered native plant material.

Streambed Alteration Agreement

CDFW regulates activities that would interfere with the natural flow of, or substantially alter, the channel, bed, or bank of a lake, river, or stream. These activities are regulated under the California Fish and Game Code Sections 1600-1616. Requirements to protect the integrity of biological resources and water quality are often conditions of streambed alteration agreements. Requirements may include avoidance or minimization of the use of heavy equipment, limitations on work periods to avoid impacts on wildlife and fisheries resources, and measures to restore degraded sites or compensate for permanent habitat losses.

All diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake in California that supports wildlife resources are subject to regulation by CDFW under Section 1602 of the California Fish and Game Code. A stream is defined as a body of water that flows at least periodically or intermittently through a bed or channel that has banks and supports fish or other aquatic life. This definition includes watercourses with a surface or subsurface flow that supports or has supported riparian vegetation. CDFW's jurisdiction within altered or artificial waterways is based on the value of those waterways to fish and wildlife. A CDFW streambed alteration agreement must be obtained for any project that would result in an impact on a river, stream, or lake.

Natural Community Conservation Planning Act

The Natural Community Conservation Planning (NCCP) Act, Sections 2800-2840 of the CFGC, authorized the preparation of NCCPs to protect natural communities and species while allowing a reasonable amount of economic development. The MSHCP, adopted by the County of Riverside on June 17, 2003, serves as a Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of the FESA as well as a NCCP under the NCCP Act.

CEQA Guidelines, Section 15380

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines Section 15380(b) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specified criteria. These criteria have been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or endangered plants or animals. This section was included in CEQA primarily to deal with situations in which a public agency is reviewing a project that may have a significant effect on, for example, a candidate species that has not been listed by either USFWS or CDFW. Thus, CEQA provides an agency with the ability to protect a species from the potential impacts of a project until the respective government agencies have an opportunity to designate the species as protected, if warranted. CEQA also calls for the protection of other locally or regionally significant resources, including natural communities. Although natural communities do not, at present, have legal protection of any kind, CEQA calls for an assessment of whether any such resources would be affected, and requires findings of significance if there would be substantial losses. California species of special concern (SSC) and natural communities listed by CNDDB as sensitive are considered by CDFW to be significant resources and fall under the CEQA Guidelines for addressing impacts. Local planning documents such as general plans often identify these resources as well.

During CEQA review, public agencies must evaluate and disclose impacts to the 220 plant species protected under CESA and the NPPA, and in most cases must mitigate all significant impacts to these species to less than significant. In addition, during the CEQA process, public agencies must also address plant species that may not be listed under CESA or the NPPA, but that may nevertheless meet the definition of rare or endangered provided in CEQA. CDFW works in collaboration with the CNPS and with botanical experts throughout the state to maintain an Inventory of Rare and Endangered Plants, and the similar Special Vascular Plants, Bryophytes, and Lichens List. Species on these lists may meet the CEQA definition of rare or endangered. As the trustee agency for the wildlife of California, which includes plants, ecological communities and the habitat upon which they depend, CDFW advises public agencies during the CEQA process to help ensure that the actions they approve do not significantly impact such resources. CDFW often advises that plant species with an appropriate California Rare Plant Rank (List 1 and 2) in the Inventory be properly analyzed by the lead agency during project review to ensure compliance with CEQA (CDFW 2014a).

Local

Western Riverside County Multiple Species Habitat Conservation Plan

The Project site lies within the Western Riverside County MSHCP. The MSHCP involves the assembly and management of a 500,000-acre Conservation Area for the conservation of natural habitats and their constituent wildlife populations. The MSHCP was developed to serve as a HCP pursuant to Section 10(a)(1)(B) of the FESA as well as a NCCP under the NCCP Act. It encompasses 1.26 million acres and includes all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line as well as jurisdictional areas of the Cities of Temecula, Murrieta, Lake Elsinore, Canyon Lake, Norco, Corona, Riverside, Moreno Valley, Banning, Beaumont, Calimesa, Perris, Hemet, and San Jacinto. The overarching purpose of the plan is to balance development and economic interests with species and lands conservation goals. The MSHCP permits development of lands and take of species "in exchange for the assembly and management of a coordinated MSHCP Conservation Area" (Riverside County, 2004). As part of the requirement of the MSHCP consistency analysis, an assessment of Riparian/Riverine Areas and Vernal Pools are required. If the analysis finds that Riparian/Riverine Areas and Vernal Pools are located on an analyzed site, a Determination of Biological Equivalent or Superior Preservation (DBESP) Analysis is required. This analysis must include an evaluation of whether a project is biologically equivalent or superior to the baseline condition of functions and values of the Riparian/Riverine Areas and Vernal Pools.

The approval of the MSHCP and the Implementing Agreement (IA) by the USFWS and the CDFW allows signatories of the IA to issue "take" authorizations for the 146 species covered by the MSHCP (termed "covered species"), including state and federally listed species, as well as other identified sensitive species. The "take" authorization includes impacts to the habitats of the covered species. The MSHCP requires any new development to pay fees to support the financing for the MSHCP. The fees are intended to meet mitigation requirements for CEQA, FESA and CESA. The MSHCP is further broken down into core areas and linkages, which are the focus of reserve and preservation actions.

The Project is not located within any of the identified core or special linkage areas, but is located within the MSHCP burrowing owl survey area for which additional survey needs and procedures are required if suitable habitat occurs on a project site.

Habitat Conservation Plan (HCP) for the SKR

The Riverside County Habitat Conservation Agency (RCHCA) established a habitat conservation plan (HCP) for the SKR in western Riverside County for its member agencies which includes the City of Wildomar (RCHCA 2015 The HCP includes seven core reserves for conservation of the SKR and the ecosystem upon which it depends. The core reserves encompass approximately 41,000 acres, including 12,460 acres of SKR occupied habitat. The project site is not located within a core reserve area. Because the project site is located within the City of Wildomar, and the City is a member agency to the RCHCA, an HCP fee (per acre fee) for the SKR will be required for development of the project site.

City of Wildomar General Plan

The General Plan includes the following policies that are applicable to the proposed project to address effects of prospective development on biological resources. The policies specifically address the protection of sensitive vegetation communities, special-status species, native trees, and wetlands. A consistency evaluation is provided in Table 3.3-3.

TABLE 3.3-3
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – BIOLOGICAL RESOURCES

General Plan Multipurpose Open Space Element Policies	Consistency Determination	Analysis
Policy OS 5.5: New development shall preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourse. Incentives shall be utilized to the maximum extent possible. (AI 25, 60)	Consistent	Due to the two onsite drainage channels bisecting the project site, it is not feasible to avoid the channels or the small riparian habitat. The implementation of Mitigation Measure BIO-5 would provide for the offsite restoration and enhancement of habitat at a ratio approved by the resource agencies (USACE, RWQCB and CDFW) on lands owned by the Elsinore Murrietta-Anza Resource Conservation District. The proposed project would be consistent with this policy with the implementation of this mitigation measure.
Policy OS 5.6: Identify and, to the maximum extent possible, conserve remaining upland habitat areas adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas.	Consistent	The project site contains upland habitat areas adjacent to wetland and riparian areas. The implementation of Mitigation Measure BIO-5 would provide for the offsite restoration and enhancement of habitat at a ratio approved by the resource agencies (USACE, RWQCB and CDFW) on lands owned by the Elsinore Murrietta-Anza Resource Conservation District. The proposed project would be consistent with this policy with the implementation of this mitigation measure.
Policy OS 6.1: During the development review process, ensure compliance with the Clean Water Act's Section 404 in terms of wetland mitigation policies and policies concerning fill material in jurisdictional wetlands. (AI 3)	Consistent	The project site contains jurisdictional wetland areas. The implementation of Mitigation Measure BIO-5 would provide for the offsite restoration and enhancement of habitat at a ratio approved by the resource agencies (USACE, RWQCB and CDFW) on lands owned by the Elsinore Murrietta-Anza Resource Conservation District. The proposed project would be consistent with this policy with the implementation of this mitigation measure.
Policy OS 6.2: Preserve buffer zones around wetlands where feasible and biologically appropriate (AI 61	Consistent	The proposed project includes the removal of the onsite wetlands and buffer zones. However, the project includes the implementation of Mitigation Measure BIO-5 that would provide for the offsite restoration and enhancement of habitat at a ratio approved by the resource agencies (USACE, RWQCB and CDFW) on lands owned by the Elsinore Murrietta-Anza Resource Conservation District. The proposed project would be consistent with this policy with the implementation of this mitigation measure.

TABLE 3.3-3
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – BIOLOGICAL RESOURCES

General Plan Multipurpose Open Space Element Policies	Consistency Determination	Analysis
Policy OS 6.3: Consider wetlands for use as natural water treatment areas that will result in improvement of water quality (AI 56)	Consistent	The proposed project includes the removal of the onsite wetlands. However, the project includes the implementation of Mitigation Measure BIO-5 that would provide for the offsite restoration and enhancement of habitat at a ratio approved by the resource agencies (USACE, RWQCB and CDFW) on lands owned by the Elsinore Murrietta-Anza Resource Conservation District. Through the permitting process of the offsite restoration and enhancement, the project applicant will be required to result in a quality of water to the satisfaction of the RWQCB. The proposed project would be consistent with this policy with the implementation of this mitigation measure.
Policy 9.3: Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes.	Consistent	The project site contains a few olive trees, but these trees are not considered sensitive and would not represent superior examples of native trees because they are an ornamental tree. Therefore, the proposed removal of these trees would result in a less than significant impact. The project would be consistent with this policy.
Policy OS-9.4: Conserve the oak tree resources in the County. (AI 3, 78)	Consistent	The project site does not include oak trees; therefore, the construction of the project would be consistent with this policy.

3.3.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, impacts to biological resources would be considered significant if the proposed project would:

- 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;
- 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;
- 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;
- 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;

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Methodology

Future development within the project area would result in a potential direct, indirect, temporary, and permanent impact to biological resources. A direct impact would be a modification, disturbance, or destruction of biological resources that would result from project-related activities, such as the removal of a wetland. An indirect impact would be an impact to protected plant and wildlife species or habitat from project-related development that has the potential to indirectly affect the species or habitat, such as the introduction of invasive plant species or increased noise levels. Temporary impacts would be impacts that are considered to be reversible and temporary in nature, such as noise generated during construction. Permanent impacts are impacts that are considered to be irreversible.

Impact 3.3-1: The project would not have a substantial adverse effect on any special-status, sensitive, or candidate plant species.

According to the General Biological Resources Assessment, there are two special-status plant species that have a low potential to occur on the project site, and the remaining special-status plant species that occur in the vicinity of the project site do not have a potential to be located on the project site because suitable habitat is absent. The two special-status plant species include the round-leaved filaree and the smooth tarplant, and these species are classified as CRPR List 1B.1. These two plant species are covered species in the MSHCP. The City of Wildomar has a standard development condition that requires payment of the MSHCP Mitigation Fee. The payment of the fee would reduce the potential impact on these two plant species. In addition, because these species were not observed during the general field surveys conducted during the respective blooming period for each species, and suitable habitat is marginal and is fragmented by surrounding development, a substantial population of this species is not expected to occur on the project site, and any loss of individual plants of this species would not threaten to eliminate or reduce the viability of a population or restrict the range of the plant species. Therefore, less than significant impacts to special-status, sensitive, or candidate plant species would occur with project implementation.

Significance Determination: Less than significant.

Impact 3.3-2: The project has the potential to impact sensitive wildlife species.

The project could have adverse effects on special-status wildlife species if a protected species were to occupy suitable habitat prior to or during construction. Potential impacts could result in mortality of individuals or interference with reproductive success. As described in Table 3.3-2,

there are four special-status species with a moderate or high potential to occur on the project site –burrowing owl, Stephens' kangaroo rat (SKR), San Diego black-tailed jackrabbit, and coast horned lizard. Direct and indirect impacts to the four above-mentioned wildlife species from project-level development activities (e.g., grading, vegetation removal, excavation and construction, temporary changes to the hydrology, and increased dust and noise levels during construction) could be significant.

Although no burrowing owls or owl signs were observed during the focused breeding surveys, there is still the potential for the burrowing owl to occur on the site before construction begins because there are suitable burrows on the project site. Potential impacts to this species could include loss of foraging, wintering and/or nesting (i.e., burrowing) habitat. Individual owls present during grading and other construction-related activities have the potential to be killed or displaced through burrow collapse and other impacts. Therefore, construction activities associated with the proposed project could result in a significant impact on burrowing owls.

The project site supports annual and perennial species within the disturbed grassland habitat which provides potential foraging and nesting (i.e., burrowing) habitat for the SKR. Grading, vegetation removal, and other construction-related activities within the disturbed grassland habitat could result in potential indirect impacts to SKR. Therefore, the project could result in a substantial impact on the Stephen's kagaroo rat. The City of Wildomar includes a standard development condition for projects located within the SKR Mitigation Fee Area. Applicants are required to show proof of payment of the fee that is submitted to the Riverside County Habitat Conservation Agency. The payment of this mitigation fee would reduce the potential direct impact on the SKR habitat and indirect impact on the SKR to less than significant because the HCP fees are utilized to provide the establishment, expansion, and ongoing management of permanent SKR reserves.

Potential impacts to San Diego black-tailed jackrabbit and coast horned lizard include direct loss of potential habitat as a result of grading and vegetation removal activities. Suitable habitat for these species includes open areas of the disturbed grassland habitat and/or the vicinity of the two drainages of the project site. Therefore, construction activities associated with the project could result in significant impacts to these species. In addition to the four special-status species with a moderate or high potential to occur on the project site, there are nine species of wildlife that have a low potential to occur on the site. These species include the northern harrier, San Diego desert woodrat, loggerhead shrike, Quino checkerspot butterfly, Los Angeles pocket mouse, Jacumba pocket mouse, western spadefoot toad, California red-legged frog, and southern grasshopper mouse.

The Quino checkerspot butterfly and the California red-legged frog are both federally-listed species. These species are not expected to be located on the site due to low quality habitat conditions. In addition, although focused surveys have not been conducted for either species, neither of these species were observed on the project site during biological reconnaissance surveys. Therefore, the project is not expected to impact these species, and no impact would occur.

The remaining seven wildlife species that have a low potential to occur on the project site are not expected to onsite because there is low quality habitat for these species, and they have not been observed on the site during the field surveys. Furthermore, the site is surrounded by existing development; therefore, a substantial population of any of these species is not expected to occur on the project site, and any loss of individual species would not cause the population of these species to drop below self-sustaining levels. Therefore, implementation of the proposed project would result in less than significant impacts to these special-status wildlife species.

Mitigation Measures:

BIO-1: Per the Burrowing Owl Survey Instructions for the MSHCP and MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within suitable habitat areas of the project site, shall be conducted within 30 days prior to disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) shall occur when owls are present outside the nesting season. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.

Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 500 feet (150 meters) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.

BIO-2: If burrowing owls are identified during the 30-day preconstruction survey, the applicant shall take the following actions to offset impacts prior to ground disturbance:

Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 250-foot (75-meter) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist.

If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied.

If relocation of the owls is approved for the site by the CDFW, the applicant shall hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:

- The location of the nest and owls proposed for relocation.
- The location of the proposed relocation site.
- The number of owls involved and the time of year when the relocation is proposed to take place.

- The name and credentials of the biologist who will be retained to supervise the relocation.
- The proposed method of capture and transport for the owls to the new site.
- A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).
- A description of efforts and funding support proposed to monitor the relocation.

If paired owls are present within 160 feet (50 meters) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. Any identified loss shall be reported to the CDFW.

BIO-3: A qualified biologist shall conduct a preconstruction clearance (trap and release) survey throughout the project site, including a 500-foot buffer (where access is allowed) for coast horned lizard and San Diego black-tailed jackrabbit. If the species are found onsite during the survey, the animals shall be relocated by a qualified biologist. The relocation areas and survey methods shall be developed in consultation with CDFW.

Significance after Mitigation: Less than significant.

Impact 3.3-3: The project has the potential to impact raptors and migratory birds during nesting activities.

Migratory birds and raptors protected under California Fish and Game Code and/or the MBTA have the potential to occur on or in the vicinity of the Project area based on the presence of suitable habitat and/or recorded historical observations discovered during the literature search. Potential impacts to raptors and migratory birds include direct loss of nesting habitat and potential foraging habitat. Most birds and raptors that may be found foraging and/or using the site as a stopover are not expected to be impacted by project-related construction activities, as they would be expected to move out of the way of workers and heavy machinery. In addition, other open space areas in the region would remain available for foraging and resting, such as Lake Elsinore and the Santa Ana Mountains. Therefore, construction impacts to avian species outside of the general avian nesting season would be less than significant.

Potential nesting habitat on-site includes mature trees and shrubs as well as grassland (in the case of ground-nesting birds such as northern harrier and mourning dove). It is possible that raptors and migratory birds would nest on-site due to the proximity to open space and to the riverine system of Murrieta Creek. Construction activities associated with the proposed project could result in significant impacts to potential nesting habitat..

Mitigation Measures:

BIO-4: Impacts to raptors and migratory birds during nesting activities shall be avoided by implementation of one of the following measures:

- All construction, vegetation disturbance, and ground-disturbing activities shall take place outside of the general avian breeding season (February 1-August 30).
- If construction, vegetation disturbance, or ground disturbing activities are necessary during the breeding season (February 1-August 30), a focused survey for active nests of raptors and migratory birds and sign of nesting behavior shall be conducted by a qualified, City-approved biologist. The survey shall occur no more than 3 days prior to any construction, vegetation disturbance or ground-disturbing activities. If active nest(s) (with eggs or fledglings) are identified within the project site, they shall not be disturbed until the young have hatched and fledged (matured to a state that they can leave the nest on their own), as determined by the City-approved biologist. A 500-foot construction setback from any active nesting location shall be adhered to in order to avoid disturbance of the nest until the young have fledged or the nest has failed, as determined by a qualified biologist. If no active nests are identified, construction may commence.

Significance after Mitigation: Less than significant.

Impact 3.3-4: The project would not impact critical habitat or sensitive natural communities.

Based on a review of the USFWS critical habitat areas, no critical habitat or sensitive habitats are present on the project site, and no evidence of vernal pools was identified during the biological field surveys. Therefore, no impacts to critical habitat or sensitive habitats, including vernal pools, would occur.

Significance Determination: No impact.

Impact 3.3-5: The project has the potential to impact jurisdictional waters including wetlands and riparian habitat.

The project site includes two drainage channels and a small riparian habitat along the eastern boundary of the site that encompasses about 16,000 square feet (0.36 acres) and are considered jurisdictional by the USACE, RWQCB, and CDFW. The project includes the removal of the two drainage channels and the riparian area and placement a 48-inch to 60-inch diameter storm drain pipe where Channel A and Channel B are currently located. The project includes an underground storm drain system that would adequately convey storm water coming from the north and east of the project site to the existing culverts that cross under I-15. The grading of the two drainage channels and the small riparian habitat on the project site is considered a significant impact on jurisdictional areas.

During construction activities, the project has the potential to impact downstream jurisdictional waters; however, the project applicant will be required to comply with the National Pollutant Discharge Elimination Systems (NPDES) Construction General Permit to reduce impacts on the quality of runoff downstream during construction activities. Compliance with the NPDES Permit

would reduce the project's potential impact on downstream jurisdictional waters to less than significant.

During operational activities, peak flow drainage conditions downstream of the project site are proposed to be the same as or less than the peak flow conditions under existing conditions as described in Section 3.7, Hydrology and Water Quality. In addition, the project includes several source control (structural and non-structural) and treatment control BMPs during its operation as required by the NPDES permit for the Municipal Separate Storm Sewer System (MS4) and City of Wildomar Municipal Code. Source control BMPs would prevent the pollution of stormwater runoff by preventing stormwater from coming into contact with potential pollutants such as sediment and chemicals. Structural source control BMPs would include, but would not be limited to, maximization of permeable areas, incorporation of landscaped areas between streets and sidewalks, planting of native/drought tolerant vegetation, storm drain signage, rain shutoff devices on irrigation, and appropriate design of trash receptacle areas. Non-structural source control BMPs would include resident and employee receiving water education, activity restrictions, and street sweeping. Treatment control BMPs would allow for the treatment of runoff that may contain pollutants prior to it exiting the site. Treatment control BMPs would include bio retention and sand infiltration facilities and underground retention facilities with underdrains that would filter runoff and catch basins with inserts that would allow runoff to settle out prior to leaving the site. These facilities would be regularly maintained. Together, these BMPs would reduce the conveyance of potential pollutants to downstream jurisdictional waters, and the potential impact on downstream jurisdictional waters would be less than significant.

Mitigation Measures:

BIO-5: Prior to the issuance of a grading permit, the project applicant shall submit a detailed restoration plan that mitigates for the loss of approximately 0.36 acre of jurisdictional waters at a ratio acceptable and approved by the resource agencies (i.e., USACE, RWQCB and CDFW), but no less than 1:1 ratio. The restoration plan shall also be approved by the resource agencies prior to the issuance of a grading permit. The project applicant intends to restore and enhance riverine/riparian habitat on lands owned by the Elsinore Murrieta-Anza Resource Conservation District (EMARCD) located along Clinton Keith Road in Riverside County, or on other lands owned by EMARCD or another conservation district within the watershed if the land along Clinton Keith Road is not available. The restoration and enhancement of habitat is proposed within drainages located on the EMARCD lands to ensure a net gain of riparian/riverine habitat acreage in the region.

A detailed restoration plan will be prepared that will provide a schedule for site preparation and planting. Performance standards will include: (a) increase the canopy cover of native riverine vegetation within the mitigation area by 25 percent with 80 percent survival of planted species after five years following installation, and (b) increase coverage of herbaceous vegetation within the mitigation areas by 25 percent after five years following installation. The restoration plan will also include a maintenance and monitoring schedule for the proposed mitigation.

Significance after Mitigation: Less than significant.

Impact 3.3-6: **The project would not 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.**

The project site is located in an area that was previously utilized for various agricultural activities. Based on the existing site conditions and the surrounding developed land uses, the proposed project is not expected to have an adverse effect on wildlife movements in the immediate area. The site is isolated from any other undisturbed habitat and no existing wildlife corridors or native wildlife nursery sites will be eliminated or impacted by the proposed development. Therefore, the proposed project would result in no impact on the movement of migratory species, wildlife corridors, or native wildlife nursery sites.

Significance Determination: No impact.

Impact 3.3-7: The project would not conflict with a local tree policy or ordinance.

Based on a review of the City of Wildomar General Plan and discussions with City staff, the City of Wildomar does not have an ordinance that protects trees. Therefore, the proposed project would not conflict with any local policies or ordinances protecting trees. The project would result in no impacts to a local tree policy or ordinance.

Significance Determination: No impact.

Impact 3.3-8: The project could conflict with a habitat conservation plan.

The project site is located within the area of two habitat conservation plan areas: (1) MSHCP and (2) HCP for the Stephen's kangaroo rat. Implementation of the proposed project could result in impacts to the burrowing owl and riparian/riverine habitats, which are covered under the MSHCP and the Stephen's kangaroo rat by impacting its habitat, which is covered under the HCP. Impacts to these species and habitats could result in a conflict with both HCPs. To reduce potential conflicts with the MSHCP, the City of Wildomar has a standard development condition that requires payment of the MSHCP Mitigation Fee. However, the payment of the fee would not reduce the potential impact to less than significant, and therefore, the potential impact on the burrowing owl and riparian/riverine habitats would remain significant. The City of Wildomar also includes a standard development condition for projects located within the SKR Mitigation Fee Area. The payment of this mitigation fee would reduce the potential impact on the SKR habitat to less than significant.

Mitigation Measures:

Implementation of Mitigation Measures BIO-1 and BIO-2 is required.

BIO-6: Prior to the issuance of a grading plan, the project applicant shall provide a plan to the City of Wildomar to demonstrate compliance with the MSHCP Urban/Wildlands Interface Guidelines. This plan shall provide provisions to ensure that indirect impacts to off-site drainage

channels and associated riparian/riverine habitats downstream be minimized to the satisfaction of the City of Wildomar.

Significance after Mitigation: Less than significant.

References

CDFW. 2014a. California Laws Protecting Native Plants. Website available (http://www.dfg.ca.gov/habcon/plant/laws.html). Accessed August 15, 2014.

RCA Associates, LLC. 2014. General Biological Resources Assessment – Westpark Promenade, Wildomar, California, September 17.

RCA Associates, LLC. 2015. Determination of Biological Equivalent or Superior Preservation (DBESP) for Riparian/Riverine Habitat, January 15.

Riverside County Habitat Conservation Agency (RCHCA). 2015. Website: http://www.skrplan.org/index.html. Accessed October 29, 2015.

USFWS. 2014. Critical Habitat Portal. Website available (http://ecos.fws.gov/crithab/). Accessed August 15, 2014.

3.4 Cultural and Paleontological Resources

This section addresses the potential impacts of the proposed project to cultural resources in the project vicinity in accordance with the significance criteria established in Appendix G of the *CEQA Guidelines.* This section is based on the following sources: *Cultural Resources Report Senior Lifestyle Perspectives Project APNs 369-050-040, -041, and -042, Near the Community of Wildomar, County of Riverside, State of California*, prepared by CRM Tech, April 1998 (**Attachment A** in **Appendix D-1**); *Update to Historical/Archaeological Resources Survey Assessor's Parcel Nos. 376-410-013, -022, and -023 (Westpark Project) City of Wildomar, Riverside County, California,* prepared by CRM TECH, July 2013 (**Appendix D-1**); a paleontological database review conducted for the project by the Natural History Museum of Los Angeles County (NHM) (McLeod, 2014), (**Appendix D-2**), and the City of Wildomar consultation letters to the Native American in fulfillment of Senate Bill 18 requirements.

Cultural resources are defined as prehistoric and historic sites, structures, districts, and landscapes, or any other physical evidence associated with human activity considered important to a culture, a subculture, or a community for scientific, traditional, religious or any other reason. Under CEQA, paleontological resources, although not associated with past human activity, are grouped within cultural resources. For the purposes of this analysis, cultural resources may be categorized into four groups: archaeological resources, historic resources, including architectural/engineering resources, contemporary Native American resources, and paleontological resources.

Archaeological resources are places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric-era (before European contact) or historic-era (after European contact). The majority of such places in California are associated with either Native American or Euro-American occupation of the area. The most frequently encountered prehistoric or historic Native American archaeological sites are village settlements with residential areas and sometimes cemeteries; temporary camps where food and raw materials were collected; smaller, briefly occupied sites where tools were manufactured or repaired; and special-use areas like caves, rock shelters, and rock art sites. Historic-era archeological sites may include foundations or features such as privies, corrals, and trash dumps.

Historic resources include standing structures, infrastructure, and landscapes of historic or aesthetic significance that are generally 50 years of age or older. In California, historic resources considered for protection tend to focus on architectural sites dating from the Spanish Period (1529-1822) through the early years of the Depression (1929-1930), although there has been recent attention paid to World War II (WWII) and Post War era facilities. Earlier historic resources are often associated with archaeological deposits of the same age. Some resources, however, may have achieved significance within the past 50 years if they meet the criteria for exceptional significance.

Contemporary Native American resources, also called ethnographic resources, can include archaeological resources, rock art, and the prominent topographical areas, features, habitats, plants, animals, and minerals that contemporary Native Americans value and consider essential

for the preservation of their traditional values. These locations are sometimes hard to define and traditional culture often prohibits Native Americans from sharing these locations with the public.

Paleontology is a branch of geology that studies the life forms of the past, especially prehistoric life forms, through the study of plant and animal fossils. Paleontological resources represent a limited, non-renewable, and impact-sensitive scientific and educational resource. As defined in this section, paleontological resources are the fossilized remains or traces of multi-cellular invertebrate and vertebrate animals and multi-cellular plants, including their imprints from a previous geologic period. Fossil remains such as bones, teeth, shells, and leaves are found in the geologic deposits (rock formations) where they were originally buried. Paleontological resources include not only the actual fossil remains, but also the collecting localities, and the geologic formations containing those remains.

3.4.1 Environmental Setting

General Setting

The project site is located just east of the Santa Ana Mountains in the geologic province known as the Peninsular Ranges. The Peninsular Ranges province encompasses an area that extends approximately 900 miles from the Transverse Ranges and the Los Angeles Basin south to the southern tip of Baja California. The province varies in width from approximately 30 to 100 miles. In general, the province consists of rugged mountains underlain by volcanic and sedimentary rocks, and igneous rocks of the Southern California Batholith (granitic rocks that constitute the core of many mountain ranges in western North America and underlie large portions of southern California). The Santa Ana Mountains consist primarily of these granitic or crystalline rocks that are overlain by younger sedimentary rocks. The project site is located within the Elsinore Trough, which is a sedimentary basin located between the active Wildomar fault and the older Willard fault, which are branches of the Elsinore fault zone (CHJ, 2003). The movement along these two faults has caused the area between to drop lower, which has filled with a thick sequence of continental sediments over time.

The 27.6-acre site is undeveloped and is primarily covered with disturbed grassland communities and contains a small grove of trees in the northwest portion and along the eastern boundary, which is associated with a drainage swale. Topography within the project site varies from approximately level to slightly undulating with a generally northeast-southwest trending drainage bisecting the northwest quadrant. The project site is bounded by Interstate 15 (I-15) to the east, by Catt Road to the south, and by residential developments to the north and east.

Prehistoric Setting

The chronology of southern California is typically divided into three general time periods: the Early Holocene (11,000 to 8,000 Before Present [B.P.]), the Middle Holocene (8,000 to 4,000 B.P.), and the Late Holocene (4,000 B.P. to A.D. 1769). This chronology is manifested in the archaeological record by particular artifacts and burial practices that indicate specific technologies, economic systems, trade networks, and other aspects of culture.

Early Holocene (11,000 to 8,000 B.P.)

While it is not certain when humans first came to California, their presence in southern California by about 11,000 B.P. has been well documented. At Daisy Cave, on San Miguel Island, cultural remains have been radiocarbon dated to between 11,100 and 10,950 years B.P. (Byrd and Raab, 2007). On the mainland, radiocarbon evidence confirms occupation of the Orange County and San Diego County coast by about 9,000 B.P., primarily in lagoon and river valley locations (Gallegos, 2002). In western Riverside County, few Early Holocene sites are known to exist. One exception is site CA-RIV-2798, which contains deposits dating to as early as 8,580 cal. B.P. (Grenda, 1997). During the Early Holocene, the climate of southern California became warmer and more arid and the human population, residing mainly in coastal or inland desert areas, began exploiting a wider range of plant and animal resources (Byrd and Raab, 2007).

The primary Early Holocene cultural complex in coastal southern California was the San Dieguito Complex, occurring between approximately 10,000 and 8,000 B.P. The people of the San Dieguito Complex inhabited the chaparral zones of southwestern California, exploiting the plant and animal resources of these ecological zones (Warren, 1967). Leaf-shaped and large-stemmed projectile points, scraping tools, and crescentics are typical of San Dieguito Complex material culture.

Middle Holocene (8,000 to 4,000 B.P.)

During the Middle Holocene, there is evidence for the processing of acorns for food and a shift toward a more generalized economy in coastal and inland southern California. The processing of plant foods, particularly acorns, increased, a wider variety of animals were hunted, and trade with neighboring regions intensified (Byrd and Raab 2007).

The Middle Holocene La Jolla Complex (8,000–4,000 B.P.) is essentially a continuation of the San Dieguito Complex. La Jolla groups lived in chaparral zones or along the coast, often migrating between the two. Coastal settlement focused around the bays and estuaries of coastal Orange and San Diego counties. La Jolla peoples produced large, coarse stone tools, but also produced well-made projectile points, and milling slabs. The La Jolla Complex represents a period of population growth and increasing social complexity, and it was also during this time period that the first evidence of the exploitation of marine resources and the grinding of seeds for flour appears, as indicated by the abundance of millingstones in the archaeological record (Byrd and Raab, 2007).

Contemporary with the La Jolla Complex, the Pauma Complex has been defined at coastal and adjacent inland sites in San Diego and Orange counties, as well as in inland Riverside County (Caricco et al., 2003; True, 1958). The Pauma Complex is similar in technology to the La Jolla Complex; however, evidence of coastal subsistence is absent from Pauma Complex sites (Moratto, 1984). The Pauma and La Jolla complexes may either be indicative of separate inland and coastal groups with similar subsistence and technological adaptations, or, alternatively, may represent inland and coastal phases of one group's seasonal rounds. The latter hypothesis is supported by the lack of midden and deeply buried artifacts at Pauma sites, indicating that these sites may have been temporary camps for resource gathering and processing.

Late Holocene (4,000 B.P. to A.D. 1769)

During the Late Holocene, native populations of southern California were becoming less mobile and populations began to gather in small sedentary villages with satellite resource-gathering camps (Byrd and Raab, 2007). Evidence indicates that the overexploitation of larger, high-ranked food resources may have led to a shift in subsistence towards a focus on acquiring greater amounts of smaller resources, such as shellfish and small-seeded plants (Byrd and Raab, 2007).

Around 1,000 B.P., an episode of sustained drought, known as the Medieval Climatic Anomaly (MCA), occurred. While the effects of this environmental change on prehistoric populations are still being debated, it did likely lead to changes in subsistence strategies in order to deal with the substantial stress on resources (Jones and Schwitalla, 2008). In coastal southern California, beginning before the MCA but possibly accelerated by it, conditions became drier and many lagoons were transformed into saltwater marshes. Because of this, populations abandoned coastal mesa and ridge tops to settle nearer to permanent freshwater resources (Gallegos, 2002).

Although the intensity of trade had already been increasing, it reached its zenith in the Late Holocene, with asphaltum (tar), seashells and steatite being traded from southern California to the Great Basin. Major technological changes appeared as well, particularly with the advent of the bow and arrow, which largely replaced the use of the dart and atlatl (Byrd and Raab, 2007). Small projectile points, ceramics, including Tizon brownware pottery, and obsidian from Obsidian Butte (Imperial County), are all representative artifacts of the Late Holocene.

It has been postulated that as early as 3,500 B.P., a Takic-speaking people arrived in coastal Los Angeles and Orange counties, having migrated west from inland desert regions (Kroeber 1925; Warren, 1968; Sutton, 2009). By around 1,500 to 1,000 B.P., Takic language and cultures had spread to the south and inland to the east. These new arrivals, linguistically and culturally different from earlier coastal populations, may have brought new settlement and subsistence systems with them, along with other new cultural elements. This migration has been postulated as being a factor in several of the significant changes in material culture seen in the Late Holocene (such as the use of smaller projectile points and pottery), as well as the introduction of cremation as a burial practice.

The San Luis Rey Complex (divided into San Luis Rey I [AD 1400 to 1750] and San Luis Rey II [AD 1750 to 1850]) represented the Late Period in southwestern Riverside County, northern San Diego County, southern Los Angeles County, and the interior mountains of Orange County (Meighan, 1954; Moratto, 1984). San Luis Rey I village sites contain manos (hand stones), metates (grinding slabs), bedrock mortars, shell artifacts, and triangular arrow points. In addition to these features, San Luis Rey II sites are characterized by the presence of pottery, pictographs, and the cremation of the dead (Moratto, 1984).

San Luis Rey settlement patterns in the upper San Luis Rey River drainage are typified by seasonally occupied lowland villages located in proximity to water sources, and highland villages occupied in the late summer and fall for acorn collection (True and Waugh, 1982). However, settlement patterns within southwestern Riverside County are less well known. The available information, stemming primarily from survey data, indicates that four primary site types existed

within the region during the Late Period: field camps, resource procurement locations, residential bases, and villages (Mason, 1999). Resource procurement locations and field camps, the most common site types, contain a limited assemblage of artifacts and subsistence remains, primarily lithic debitage, some tools, fire-affected rock, and small amounts of animal bones and charred seeds and nuts. This indicates that these types of sites were used primarily for focused activities and short-term occupancy.

Villages and residential bases, on the other hand, show evidence for long-term occupation by large groups of people. Villages were occupied year round, while residential bases were occupied seasonally. Artifacts and features found at both village and residential bases, including large amounts of faunal and botanical remains, numerous high-quality tools, fire-affected rock, and anthrosols, indicate a wide range of activities (Mason, 1999). Bedrock mortars point to the processing of seeds and acorns, and ceremonial activities are evidenced by the presence of pictographs, petroglyphs, and cupules within village sites.

Ethnographic Setting

Luiseño

The Luiseño were named after the Mission San Luis Rey, to which many of them were relocated. The language of the Luiseño people has been identified as belonging to the Cupan group of the Takic subfamily, which is part of the larger Uto-Aztecan language family (Bean and Shipek, 1978). Luiseño territory was bordered by Agua Hedionda Creek on the south and Aliso Creek on the northwest, encompassed most of the drainage of the San Luis Rey River and the Santa Margarita River, and extended east as far as the San Jacinto Mountains. Today this area is located within northern San Diego, southern Orange, and Riverside counties, and would have encompassed a diverse environment including lagoons and marshes, coastal areas, inland river valleys, foothills, and mountains.

The Luiseño subsisted on small game, coastal marine resources, and a wide variety of plant foods such as grass seeds and acorns. Luiseño houses were conical thatched reed, brush, or bark structures. The Luiseño inhabited permanent villages centered around patrilineal clans, with each village headed by a chief, or *not* (Sparkman, 1908). Seasonal camps associated with villages were also used. Each village or clan had an associated territory and hunting, collecting, and fishing areas. Villages were typically located in proximity to a food or water source, or in defensive locations, often near valley bottoms, streams, sheltered coves or canyons, or coastal strands (Bean and Shipek, 1978). It is estimated that there may have been around 50 Luiseño villages with a population of about 200 each at the time of the first Spanish contact (Bean and Shipek, 1978).

Today, there are six federally recognized tribes in California who share Luiseño tribal affiliation, language, and culture, including the La Jolla Band of Luiseño Indians (La Jolla), Rincon Band of Luiseño Indians (Rincon), Pauma Yuima Band of Mission Indians (Pauma), Pechanga Band of Luiseño Indians (Pechanga), Pala Band of Mission Indians (Pala), and Soboba Band of Luiseño Indians (Soboba).

Historical Setting

Spanish Period (1769-1821)

The first European presence in what is now southern California came in 1542, when Juan Rodriguez Cabrillo led an expedition along the coast. Europeans did not return until 1769, when the expedition of Gaspar de Portola traveled overland from San Diego to San Francisco. Juan Bautista de Anza was the first recorded European visitor to the area. He is credited with the discovery of an inland route from Sonora to the northern coast of California in 1774, bringing him through much of what is now known as Riverside County, via the San Jacinto Mountains (Rolle, 2003). With de Anza, the colonization of Alta California began in earnest. With the opening of the overland route, Spanish pueblos were established, evolving into the Spanish system of governance.

In the late 18th century, the Spanish began establishing missions in California and forcibly relocating and converting native peoples (Horne and McDougall, 2003). The purpose of the missions was to encourage, by any means necessary, the assimilation of Native populations to adopt the Spanish custom, language, and religion. The mission strategy relied upon an agricultural economy and as such, locations selected for the construction of a mission depended upon three factors: arable soil for crops, an adequate supply of fresh water, and a large local Indian population for labor (Rolle, 2003). Because of this, no missions were constructed in the immediate vicinity of the current project site, but it has been documented that the San Gabriel Mission utilized the fertile grasslands of the inland valleys as pasture for their cattle (Schmid, 2008).

Mexican Period (1821-1846)

In 1821 Mexico, which included much of present-day California, became independent from Spain, and during the 1820s and 1830s the California missions were secularized. Mission property was supposed to have been held in trust for the Native Californians, but instead was handed over to civil administrators and then into private ownership as land grants. The project site is located within the former Rancho La Laguna Mexican-era land grant (Hudson, 1978). The 20,000-acre land grant, which also included the Lake Elsinore, was acquired by Julian Manriquez in 1844 (Hayes, 1929). After secularization, many former Mission Indians were forced to leave the missions and seek employment as laborers, ranch hands, or domestic servants (Horne and McDougall, 2003).

American Period (1846-Present)

In 1846, the Mexican-American War broke out. Mexican forces were eventually defeated in 1847 and Mexico ceded California to the United States as part of the Treaty of Guadalupe Hildalgo in 1848. California officially became one of the United States in 1850. While the treaty recognized the right of Mexican citizens to retain ownership of land granted to them by Spanish or Mexican authorities, the claimant was required to prove their right to the land before a patent was given. The process was lengthy and generally resulted in the claimant losing at least a portion of their land to attorney's fees and other costs associated with proving ownership (Starr, 2007).

When the discovery of gold in northern California was announced in 1848, a huge influx of people from other parts of North America flooded into California. As a result of the discovery of gold and the mass migration of fortune hunters to both southern and northern California, the population of the region exploded and development of urban areas grew.

In 1851, ownership of Rancho La Laguna passed to Abel Sterns, the largest landholder in southern California at that time. It was later acquired by Agustin Machado in 1858. The rancho's adobe house, located near present-day Grand Avenue in Lake Elsinore, became a stop on the Butterfield Overland Mail Stage Route which operated from 1858 to 1861.

The development of Wildomar began in 1880 with the construction of a rail line linking San Diego to Barstow. Sometime in 1884, a box car was placed near the main rail line in what is now the City of Wildomar. The railcar served as the train depot and was the first building in Wildomar (City of Wildomar, 2014). In December 1885, the town site was laid out and recorded by Donald Graham, William Collier, and Margaret Collier Graham and was recorded with the County of San Diego, which encompassed the community at the time prior to the creation of the County of Riverside. The name "Wildomar" was derived by combining the names of the new town's founders, William Collier, Donald Graham, and Margaret Collier Graham (City of Wildomar, 2014).

Identification of Cultural Resources within the Project Area

To evaluate the project's potential effects on significant cultural resources, CRM Tech conducted an update to the original cultural resources study of the project area, which was prepared in 1998 (Love and Tang, 1998). The updated study included archival research, Native American outreach, and a field survey (Tang, 2013). The methodology and results of the updated study, as well as the original study, are summarized below.

Archival Research

A records search for the project area was conducted by CRM Tech staff on June 11, 2013 at the California Historical Resources Information System (CHRIS) Eastern Information Center (EIC) housed at University of California, Riverside. The records search included a review of all recorded archaeological sites within a 1-mile radius of the project area, as well as a review of cultural resource reports on file (Tang, 2013).

The records search indicated that 72 cultural resources studies have been conducted within a 1-mile radius of the project area. Of these 72 studies, three included portions of the project area. The entire project area has been included in past cultural resources surveys.

The records search indicated that eight cultural resources have been previously recorded within a 1-mile radius of the project area (Tang, 2013). These resources include two prehistoric lithic scatters (P-33-004725 and -017366), historic-period olive trees from an abandoned orchard (P-33-008173), three prehistoric isolates (P-33-010986, -015304, and -015305), one historic-period refuse scatter (P-33-015306), and one historic-period residential complex (P-33-016988). Resource P-33-008173 is located within the northwestern portion of the project area. The

remaining seven resources are not located in the immediate vicinity of the project area (Tang, 2013)

Resource P-33-008173

This resource was originally documented in 1998 as a cluster of olive trees associated with an abandoned orchard dating to the early 1940s (Love, 1998). County Assessor's records indicate the orchard was likely planted in 1942 on land owned by Antoinette Merz (Love, 1998). In the 1950s, construction of Highway 71 bisected the orchard diagonally, with the eastern half still present in the project area until the 1980s when I-15 was constructed (Love and Tang, 1998). In 1998, the resource measured approximately 600 feet east-west by 300 feet north-south and consisted of olive trees planted in a random pattern.

CRM Tech concluded resource P-33-008173 was not eligible for listing in the California Register of Historical Resources (California Register) (Love and Tang, 1998). Research conducted by CRM Tech indicated that the site is not associated with any event or person of recognized significance in California or American history (California Register Criteria 1 and 2), nor does it demonstrate any of the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possesses high artistic values (California Register Criterion 3). CRM Tech further concluded that archaeological feature, resource P-33-008173, has not yielded, nor is it likely to yield, any important information of public interest or of research potential (California Register Criterion 4). Therefore, resource P-33-008173 is not considered a historical resource under CEQA. Nor did the resource qualify as a unique archaeological resource under CEQA.

Historic Research

Additional archival research was conducted for the project as part of the original 1998 study and included historic research of the project area (Love and Tang, 1998). The historic research indicates that the area was not developed prior to the 1880s. The first man-made features to appear in the vicinity of the project area include a road from Temecula to Temescal, located approximately 1 mile south and southwest of the project area, and a road to Santa Rosa, located approximately 1.75 miles west of the project area, on an 1880 map of Township 6 South/ Range 4 West (Love and Tang, 1998). An additional dirt road located south of the project area appears on maps dating to the end of 19th century. By the early 1940s, the dirt road was replaced by the precursor to what is presently known as Catt Road, which bounds the southern portion of the project area. By 1892, the project area was listed as belonging to John McFadden and improvements including $50 worth of buildings and $20 worth of trees or vines was noted (Love and Tang, 1998). Riverside County records indicate that an orchard was planted in the northwest corner of the project area in 1942.

Native American Outreach

The California Native American Heritage Commission (NAHC) maintains a confidential Sacred Lands File (SLF) which contains sites of traditional, cultural, or religious value to the Native American community. CRM Tech contacted the NAHC on June 6, 2012 to request a search of the SLF. The NAHC responded in a letter dated July 3, 2012. The letter stated that no Native

American cultural resources are known to be located within the project area (Tang, 2013). The letter also included a list of Native American contacts.

Contact letters to all 12 individuals and groups indicated by the NAHC as having affiliation with the project area were prepared and mailed on July 5, 2012. Although not identified as having affiliation with the project area, letters were also sent to the Santa Rosa Band of Cahuilla Indians, the Ramona Band of Cahuilla Mission Indians, and the Cahuilla Band of Indians in accordance with previous requests from these groups (Tang, 2013).

Due to time constraints, CRM Tech prepared the cultural resources study before the Native American individuals and groups had an opportunity to respond. However, the study stated that any concerns expressed by the contacted parties would be submitted to the City of Wildomar. To date, the City of Wildomar has received two response letters from Anna Hoover, Cultural Analyst for the Pechanga Band of Luiseño Indians (Pechanga) on June 1, 2014 and April 21, 2015, in response to the Notice of Preparation (NOP) and revised NOP for the Draft EIR, respectively. In the letter dated June 1, 2014, Ms. Hoover states that the project is located in a culturally sensitive portion of Pechanga territory and expressed concerns that the project would impact important cultural resources. Both of the letters formally request that the Pechanga be notified and included in the CEQA process for the duration of the project. Ms. Hoover also requested that the Pechanga be included in the distribution list for public notices and the circulation of all documents including environmental review documents and archaeological reports, as well as to be notified of all public hearing and scheduled approvals. No other Native American individuals or groups identified that the project is located in a cultural sensitive portion of their territory, and therefore, the project site is not considered in a traditional use area of any tribe other than the Pechanga.

Cultural Resource Survey

A pedestrian cultural resources survey of the approximate 27.6-acre project site was conducted on June 14, 2013 by CRM Tech, accompanied by a Native American monitor from the Pechanga Band of Luiseño Indians. The Native American monitor joined CRM Tech based on correspondence from CRM Tech prior to the survey. The entire project site was subject to a pedestrian survey consisting of north-south transects spaced at 30-meter (approximately 100 feet) intervals (Tang, 2013). Ground surface visibility was fair to excellent with 70 to 100 percent of the ground surface being visible. Previously recorded resource P-33-008173, the grove of olive trees located in the northwestern portion of the project site, was visually identified during the survey. A portion of the resource was found to have been altered by a slope adjustment associated with the adjacent residential development to the north of the project, and olive trees located in the northern and western portions of the site had been removed (Tang, 2013). An update documenting the changes to the resource was prepared.

Paleontological Resources

A paleontological records search conducted by the NHM on August 29, 2014 indicated that no vertebrate fossil localities have been identified within the proposed project area (McLeod, 2014). However, the records search indicated that the entire project area is mapped as containing the Pauba Formation, has surface exposures of the Pauba Formation, and fossil localities have been documented in the vicinity of the project area within the Pauba Formation. These vertebrate fossil

localities include LACM 5447, 5891, and 5892 located approximately 6.5 miles southeast of the project site. These three localities produced fossil specimens of fossil horse, *Equidae*. Additional specimens of fossil horse have been recovered from localities LACM 5789 and 5893 located approximately nine miles southeast of the project area. Locality LACM 5904, located approximately 8.5 miles southeast of the project site, produced fossil specimens of rabbit, *Lepridae* and pocket gopher, *Thomoys*. The records search stated that any substantial excavations in the project area may encounter significant vertebrate fossils from the Pauba Formation deposits, and recommended paleontological monitoring (McLeod, 2014).

3.4.2 Regulatory Framework

Cultural Resources

Numerous laws and regulations require federal, state, and local agencies to consider the effects a project may have on cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies.

Federal

Archaeological resources are protected through the National Historic Preservation Act (NHPA) of 1966, as amended (16 USC 470f), and its implementing regulations, Protection of Historic Properties (36 Code of Federal Regulations [CFR] Part 800), the Archaeological and Historic Preservation Act of 1974, and the Archaeological Resources Protection Act of 1979. Prior to implementing an "undertaking" (e.g., issuing a federal permit), Section 106 of the NHPA requires federal agencies to consider the effects of the undertaking on historic properties and to afford the Advisory Council on Historic Preservation and the State Historic Preservation Officer (SHPO) a reasonable opportunity to comment on any undertaking that would adversely affect properties eligible for listing in the National Register of Historic Places (National Register). As indicated in Section 101(d)(6)(A) of the NHPA, properties of traditional religious and cultural importance to a tribe are eligible for inclusion in the National Register. Under the NHPA, a resource is considered significant if it meets the National Register listing criteria at 36 CFR 60.4.

National Register of Historic Places

The National Register was established by the NHPA "an authoritative guide to be used by federal, State, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment" (CFR 36 Section 60.2). The National Register recognizes both historic-period and prehistoric archaeological properties that are significant at the national, state, and local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must meet one or more of the following four established criteria (U.S. Department of the Interior, 1995):

A. Are associated with events that have made a significant contribution to the broad patterns of our history;

B. Are associated with the lives of persons significant in our past;

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Have yielded, or may be likely to yield, information important in prehistory or history.

Unless the property possesses exceptional significance, it must be at least fifty years old to be eligible for National Register listing (U.S. Department of the Interior 1995).

In addition to meeting the criteria of significance, a property must have integrity. Integrity is defined as "the ability of a property to convey its significance" (U.S. Department of the Interior 1995). The National Register recognizes seven qualities that, in various combinations, define integrity. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association.

State

The State implements the NHPA through its statewide comprehensive cultural resources surveys and preservation programs. The Office of Historic Preservation (OHP) implements the policies of the NHPA on a statewide level. The OHP also maintains the California Historical Resources Inventory. The SHPO is an appointed official who implements historic preservation programs within the State's jurisdictions.

California Environmental Quality Act

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at Public Resource Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or archaeological resources.

Under CEQA (Section 21084.1), a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. The CEQA Guidelines (Section 15064.5) recognize that a historical resource includes: (1) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register; (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of

the whole record. The fact that a resource does not meet the three criteria outlined above does not preclude the lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

If a lead agency determines that an archaeological site is a historical resource, the provisions of Section 21084.1 of CEQA and Section 15064.5 of the CEQA Guidelines apply. If a project may cause a substantial adverse change (defined as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired) in the significance of an historical resource, the lead agency must identify potentially feasible measures to mitigate these effects (CEQA Guidelines Sections 15064.5(b)(1), 15064.5(b)(4)).

If an archaeological site does not meet the criteria for a historical resource contained in the CEQA Guidelines, then the site may be treated in accordance with the provisions of Section 21083, which is a unique archaeological resource. As defined in Section 21083.2 of CEQA a "unique" archaeological resource is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological site meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site is to be treated in accordance with the provisions of Section 21083.2, which state that if the lead agency determines that a project would have a significant effect on unique archaeological resources, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place (Section 21083.1(a)). If preservation in place is not feasible, mitigation measures shall be required.

The CEQA Guidelines note that if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment (CEQA Guidelines Section 15064.5(c)(4)).

California Register of Historical Resources

The California Register is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). The criteria for eligibility for the California Register are based upon National Register criteria (PRC Section 5024.1(b)). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a prehistoric or historical-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and
- California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historical resources contributing to historic districts; and
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

California Health and Safety Code Section 7050.5

California Health and Safety Code Section 7050.5 requires that in the event human remains are discovered, the County Coroner be contacted to determine the nature of the remains. In the event the remains are determined to be Native American in origin, the Coroner is required to contact the NAHC within 24 hours to relinquish jurisdiction.

California Public Resources Code Section 5097.98

Section 5097.98, as amended by Assembly Bill 2641, provides procedures in the event human remains of Native American origin are discovered during project implementation. Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities take into account the possibility of multiple burials. Section 5097.98 further requires the NAHC, upon notification by a County Coroner, designate and notify the Most Likely Descendent (MLD) regarding the discovery of Native American human remains. Once the MLD has been granted access to the site by the landowner and inspected the discovery, the MLD then has 48 hours to provide recommendations to the landowner for the treatment of the human remains and any associated grave goods.

In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the land owner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

Senate Bill 18

Senate Bill (SB) 18 (Statutes of 2004, Chapter 905), which went into effect January 1, 2005, requires local governments (city and county) to consult with Native American tribes before making certain planning decisions and to provide notice to tribes at certain key points in the planning process. The intent is to "provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places" (Governor's Office of Planning and Research, 2005). The City of Wildomar sent consultation letters to the tribes on September 17, 2013 and October 22, 2013 in fulfillment of SB 18 requirements.

The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level, land use designations are made by a local government. The consultation requirements of SB 18 apply to general plan or specific plan processes proposed on or after March 1, 2005.

According to the *Tribal Consultation Guidelines: Supplement to General Plan Guidelines* (Governor's Office of Planning and Research, 2005), the following are the contact and notification responsibilities of local governments:

- Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe (Government Code §65352.3).
- Prior to the adoption or substantial amendment of a general plan or specific plan, a local government must refer the proposed action to those tribes that are on the NAHC contact

list and have traditional lands located within the city or county's jurisdiction. The referral must allow a 45-day comment period (Government Code §65352). Notice must be sent regardless of whether prior consultation has taken place. Such notice does not initiate a new consultation process.

Local government must send a notice of a public hearing, at least 10 days prior to the hearing, to tribes who have filed a written request for such notice (Government Code §65092).

City of Wildomar General Plan

The General Plan includes the following applicable policies that are applicable to the proposed project to address effects of the proposed development on cultural resources. A consistency analysis is provided in Table 3.4-1.

TABLE 3.4-1
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – CULTURAL RESOURCES

General Plan Multipurpose Open Space Element Policies	Consistency Determination	Analysis
Policy OS 19.2: Review all proposed development for the possibility of archaeological sensitivity.	Consistent	An archaeological resources evaluation was conducted for the project site to determine the potential for archaeological resources to be present on the project site. This evaluation is provided this section and Appendix D-1 of the EIR. The completion of this evaluation results in consistency with this policy.
Policy OS 19.4: Require a Native American Statement as part of the environmental review process on development projects with identified cultural resources.	Consistent	As part of the archaeological evaluation, tribal consultation was conducted. In addition, the City conducted consultation in accordance with Senate Bill 18. The completion of these consultations results in compliance with this policy.

Paleontological Resources

Federal

A variety of federal statutes specifically address paleontological resources. They are generally applicable to a project if that project includes federally owned or federally managed lands or involves a federal agency license, permit, approval, or funding. Federal legislative protection for paleontological resources stems from the Antiquities Act of 1906 (PL 59-209; 16 United States Code 431 et. seq.; 34 Stat. 225), which calls for protection of historic landmarks, historic and prehistoric structures, and other objects of historic or scientific interest on federal lands.

State

Paleontological resources are also afforded protection by CEQA. Appendix G (Part V) of the *CEQA Guidelines* provides guidance relative to significant impacts on paleontological resources, stating that a project will normally result in a significant impact on the environment if a project would "Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?" PRC Section 5097.5 specifies that any unauthorized removal of paleontological remains

is a misdemeanor. Further, the California Penal Code Section 622.5 sets the penalties for the damage or removal of paleontological resources.

Professional Standards

The Society for Vertebrate Paleontology (SVP) has established standard guidelines for acceptable professional practices in the conduct of paleontological resource assessments and surveys, monitoring and mitigation, data and fossil recovery, sampling procedures, and specimen preparation, identification, analysis, and curation. Most practicing professional paleontologists in the nation adhere closely to the SVP's assessment, mitigation, and monitoring requirements as specifically provided in its standard guidelines. Most California State regulatory agencies accept the SVP standard guidelines as a measure of professional practice.

City of Wildomar General Plan

The General Plan includes the following policies that are applicable to the proposed project to address effects of the proposed development on paleontological resources. A consistency analysis is provided in Table 3.4-2.

TABLE 3.4-2
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – PALEONTOLOGICAL RESOURCES

General Plan Open Space and Conservation Element Policies	Consistency Determination	Analysis
Policy OS 19.8: Whenever existing information indicates that a site proposed for development may contain biological, paleontological, or other scientific resources, a report shall be filed stating the extent and potential significance of the resources that may exist within the proposed development and appropriate measures through which the impacts of development may be mitigated.	Consistent	A paleontological resources records search was conducted by the Natural History Museum which stated that there are no known resources on the project site; however, there is a potential to encounter significant fossil vertebrate fossils from the Pauba Formation deposit which is located throughout the project site. Mitigation measures are recommended to reduce the potential impact to paleontological resources to less than significant. With the implementation of these mitigation measures, the project would be consistent with this policy.
Policy OS 19.9: This policy requires that when existing information indicates that a site proposed for development may contain paleontological resources, a paleontologist shall monitor site grading activities, with the authority to halt grading to collect uncovered paleontological resources, curate any resources collected with an appropriate repository, and file a report with the Planning Department documenting any paleontological resources that are found during the course of site grading.	Consistent	The project site has the potential to contain paleontological resources. Mitigation Measures CUL-6 through CUL-9 require monitoring, authority to halt grading to collect resources, curate, and prepare a report. With the implementation of these mitigation measures, the proposed project would be consistent with this policy.
Policy OS 19.10: Transmit significant development applications subject to CEQA to the San Bernardino County Museum for review, comment, and/or preparation of recommended conditions of approval with regard to paleontological resources.	Consistent	The project site has the potential to contain significant paleontological resources. As part of the paleontological resources evaluation, the Natural History Museum was contacted to obtain site information as well as recommendations for mitigation during construction activities. With the implementation of the recommended paleontological mitigation measures, the project would be consistent with this policy.

3.4.3 Impacts Assessment

Thresholds of Significance

For the purposes of this EIR and consistent with Appendix G of the *CEQA Guidelines*, the proposed project is considered to have a significant impact if it would result in any of the following:

- A substantial adverse change in the significance of a historical resource that is either listed or eligible for listing in the National Register, the California Register, or a local register of historic resources;
- A substantial adverse change in the significance of a unique archaeological resource;
- Disturbance or destruction of a unique paleontological resource or site or unique geologic feature; or
- Disturbance of any human remains, including those interred outside of formal cemeteries.

Methodology

CEQA provides that a project may cause a significant environmental effect where the project could result in a substantial adverse change in the significance of a historical resource (PRC, Section 21084.1). *CEQA Guidelines* Section 15064.5 defines a "substantial adverse change" in the significance of a historical resource to mean physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be "materially impaired" (*CEQA Guidelines*, Section 15064.5[b][1]). Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its historical significance and qualify it for inclusion in the California Register or in a local register or survey that meet the requirements of PRC Sections 5020.1(k) and 5024.1(g).

Impact 3.4-1: The project may cause a substantial adverse change in the significance of a historical or archaeological resource, as defined in CEQA Guidelines Section 15064.5.

One resource (P-33-008173 – olive grove), was identified within the project site; however, this resource was previously found not eligible for the California Register, and therefore, it is not a historical resource under CEQA, nor does it qualify as a unique archaeological resource under CEQA. As such, the project would not impact known historical or unique archaeological resources. The cultural resources study prepared for the project indicates that the project area was used for agricultural purposes as early as 1892 and concluded that there is potential for subsurface historic-period archaeological deposits associated with these agricultural operations in the project area. Asa result of the studies conducted by CRM Tech, the resource, P-33-008173, was identified within the project site. CRM Tech concluded that the resource is not considered a historical resource under CEQA, nor does it qualify as a unique archaeological resource under CEQA. Since the project includes ground disturbance that will range from four to 15 feet in depth, there is a potential that the project may impact unknown subsurface archaeological

resources that could qualify as historical or unique archaeological resources. This potential impact to unknown archaeological resources is considered significant.

Mitigation Measures:

CUL-1: An archaeological monitor shall be present during all earthmoving activities within the project site. The monitor shall work under the direct supervision of a qualified archaeologist (defined as a cultural resources professional who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology [U.S. Department of the Interior, 2008]). The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of any find until the qualified archaeologist can evaluate it. In the event of a new find, excavation and treatment of the resource shall be in accordance with Mitigation Measures CUL-3 through CUL-5.

CUL-2: At least 30 days prior to the issuance of a grading permit, the project applicant shall contact the Pechanga to notify them of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Pechanga to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional tribalmonitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

CUL-3: 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 (retained by the applicant) and the Pechanga. Any unanticipated 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, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist, the Pechanga, and/or Soboba determines the resources to be historical or unique, avoidance and/or mitigation shall be required pursuant to and consistent with CEQA Guidelines Section 15064.5 and 15126.4, Public Resources Code Section 21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2.

CUL-4: All cultural resources, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility thatmeets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 for federal repositories.

CUL-5: All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the Pechanga. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.

Significance after Mitigation: Less than significant.

Impact 3.4-2: Implementation of the proposed project may adversely affect paleontological resources.

The records search conducted by NHM staff indicated that no fossil localities have been previously identified within the project site. However, there are surface exposures of the Pauba Formation on the project site, which is known to contain significant vertebrate fossils. The depth of ground disturbance within the project site is proposed to range between four and 15 in depth and has the potential to impact the Pauba Formation. This potential effect on the Pauba Formation could result in significant impacts to unknown paleontological resources.

Mitigation Measures:

CUL-6: The project applicant shall retain a qualified paleontologist (in accordance with the Society of Vertebrate Paleontologists) to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required and the paleontologist shall submit a memo to the City confirming findings of low potential.

If the qualified paleontologist, upon observing initial earthwork, determines there is a moderate to high potential for discovery, a qualified paleontologist or paleontological monitor (retained by the applicant) shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formation sediments, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. 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 fossilferous units are not present in the subsurface, or if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.

Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. The qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further,

ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, the qualified paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.

CUL 7: Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation. Screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.

CUL 8: Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.

CUL-9: A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to an accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigation 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.

Significance after mitigation: Less than significant.

Impact 3.4-3: Implementation of the proposed project would not adversely impact human remains.

No known human remains exist within the project site. However, since the proposed project would involve ground-disturbing activities, it is possible, although unlikely, that such actions could unearth, expose, or disturb previously unknown human remains. As discussed in the Regulatory Framework section above, the treatment of human remains is governed by PRC Section 5097.98 and Health and Safety Code Section 7050.5. Accordingly, the Riverside County Coroner must be notified in the event human remains are encountered. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by AB 2641). The NAHC will designate an MLD for the remains per PRC Section 5097.98. Impacts to human remains would be less than significant.

Significance Determination: Less than significant.

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3.5 Geology, Soils, and Seismicity

This section provides an evaluation of the potential for the project to result in geology, soils, and seismic impacts. This section is based in part on the "*Preliminary Geotechnical Interpretive Report,"* prepared by Earth- Strata on August 6, 2013, and is included as Appendix E to this EIR.

3.5.1 Environmental Setting

Regional Geology

The project area is located within the geologic province known as the Peninsular Ranges province just east of the Santa Ana Mountains. The Peninsular Ranges province encompasses an area that is 30 to 100 miles wide and extends approximately 900 miles from the Los Angeles Basin down to the southern tip of Baja California. In general, the province is characterized by rugged mountains underlain by volcanic and igneous rocks of the Southern California Batholith (granitic rocks that constitute the core of many mountain ranges in western North America and underlie large portions of southern California) and sediment filled elongated valleys. The Santa Ana Mountains consist primarily of these granitic or crystalline intrusive rocks that are overlain by younger sedimentary rocks. The Peninsular Ranges Province is traversed by a group of subparallel active faults and fault zones trending roughly northwest to southeast including the Elsinore, San Jacinto, Newport-Inglewood, Whittier and San Andreas faults. [1]

The regional active faults represent the dominant structural geologic features that are reflected in the northwest trend of topographical features within the province. The Santa Ana Mountains are located on the west side of the Elsinore Fault while the Perris Block is located to the east of the fault. The Perris Block is bounded to the east by the San Jacinto Fault. The northern perimeter of the Los Angeles basin forms part of a northerly dipping blind thrust fault at the boundary between the Peninsular Ranges Province and the Transverse Range Province (Earth-Strata, 2013).

Site Geology and Soils

The project site is located within a sedimentary basin east of the Elsinore fault that is interrupted by various active strands of the fault zone. The soils on the site are primarily comprised of topsoil and older alluvial materials. Specifically, the site is comprised of:

- Quaternary Alluvium (map symbol Qal): Quaternary[2] alluvium was encountered to a maximum depth of 5 feet. These alluvial deposits consist predominately of interlayered light brown to brown, fine to coarse grained clayey sand, and occasional sandy silt. These

[1] An "active" fault is defined by the State of California as a fault that has had surface displacement within Holocene time (approximately the last 11,000 years). A "potentially active" fault is defined as a fault that has shown evidence of surface displacement during the Quaternary (last 1.6 million years), unless direct geologic evidence demonstrates inactivity for all of the Holocene or longer. This definition does not, of course, mean that faults lacking evidence of surface displacement are necessarily inactive. "Sufficiently active" is also used to describe a fault if there is some evidence that Holocene displacement occurred on one or more of its segments or branches (Hart, 1997).

[2] Quaternary refers to the approximate age of the deposits as within the last 1.6 million years.

deposits were generally noted to be in a slightly moist to moist, loose to medium dense state.

- Quaternary Pauba Formation (map symbol Qpfs): Pauba Formation bedrock was generally encountered below the alluvial materials to the full depth of our exploration. These materials primarily consisted of brown, fine to coarse grained sandstone with varying amounts of silt and clay, and interbedded claystone/siltstone. These materials were generally noted to be slightly moist to moist, moderately soft to hard and poorly bedded. Typically, the upper 1 to 3 feet of this unit is slightly more weathered and not as hard with occasional lenses of less firm rock (Earth-Strata, 2013).

Seismicity

Surface Fault Rupture

Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. The magnitude, sense, and nature of fault rupture can vary for different faults or even along different strands of the same fault. The potential for surface fault rupture is considered to be highest along active fault traces but could occur anywhere within an identified fault zone unless accurately defined by fault trenching studies. An active fault is defined by the State of California as having surface displacement within the past 11,000 years also known as the Holocene geologic time period. The closest active fault, according to the State, is the Elsinore Fault, located approximately 1.9 miles from the project site.

However, fault trenching studies were conducted for the development located immediately east of the project site in order to determine the location and how recent the displacement for the Glen Ivy fault. The Glen Ivy Fault is located just off the northeast corner of the project site as shown in **Figure 3.5-1**. The Glen Ivy Fault is not recognized by the state as an active fault under the Alquist-Priolo Earthquake Fault Zoning Act but was further evaluated as part of the planning for the neighboring development. A total of seven trenches were conducted at that site for a total length of just over 1,500 feet (Rasmussen, 2003). The fault was identified and determined to have caused displacement within the last 11,000 years. Therefore, according to the County, this fault is considered active in anticipation of eventual reclassification by the State. As a result, the fault trace of the Glen Ivy fault does not pass through the project site but the fault zone associated with it does.

Groundshaking

Richter magnitude (M) is a measure of the size of an earthquake as recorded by a seismograph, a standard instrument that records groundshaking at the location of the instrument. The reported Richter magnitude for an earthquake represents the highest amplitude measured by the seismograph at a distance of 100 kilometers from the epicenter. Richter magnitudes vary logarithmically with each whole number step representing a tenfold increase in the amplitude of



SOURCE: FEMA; Riverside County GIS.

City of Wildomar - Westpark Promenade . 130266

Figure 3.5-1
Major Faults

the recorded seismic waves. Earthquake magnitudes are also measured by their Moment Magnitude (Mw), which is related to the physical characteristics of a fault including the rigidity of the rock, the size of fault rupture, and movement or displacement across a fault (CGS, 2002).

Ground movement during an earthquake can vary depending on the overall magnitude, distance to the fault, focus of earthquake energy, and type of geologic material. The composition of underlying soils, even those relatively distant from faults, can intensify groundshaking. For this reason, earthquake intensities are also measured in terms of their observed effects at a given locality. The intensities of an earthquake will vary over the region of a fault and generally decrease with distance from the epicenter of the earthquake.

The San Jacinto fault is located approximately 20 miles northeast of the site and is thought to be the most active of the regional faults. The Newport-Inglewood fault segment is located offshore approximately 30 miles southwest of the site. The largest fault in California, the San Andreas Fault, is located approximately 40 miles northeast of the site and is capable of producing a M8.3 or larger earthquake. While the potential damage from a M8.3 earthquake on the San Andreas Fault would likely produce the greatest damage nearer to the epicenter, some effects could be experienced at the project site. In addition, as noted above, the Elsinore Fault Zone is located within two miles of the project site.

Landslides and Slope Failure

Landslides or slope failures are dependent on various factors including the slope characteristics and geology as well as the amount of rainfall, manmade alterations through excavation, or seismic activities. A slope failure is a mass of rock, soil, and debris displaced down slope by sliding, flowing, or falling. Steep slopes and downslope creep of surface materials characterize landslide-susceptible areas. Debris flows consist of a loose mass of rocks and other granular material that, if present on a steep slope and saturated, can move down slope.

The rate of rock and soil movements can vary from a slow creep over many years to sudden mass movements. Landslides occur throughout the state of California but the density of incidents increases in zones of active faulting. Seismic inducement can accelerate otherwise slower processes triggering landslides and slope failure over wide areas. With or without seismic inducement, slope failure is most commonly found in slopes that exceed a 1.5:1 (horizontal: vertical) incline. The project site is relatively flat with a total elevation differential of approximately 50 feet over the entire site (Earth-Strata, 2013). During the preliminary geotechnical investigation no landslide debris or ancient landslides were discovered at the site (Earth-Strata, 2013).

Liquefaction

Liquefaction is a transformation of soil from a solid to a liquefied state during which saturated soil temporarily loses strength resulting from the buildup of excess pore water pressure, especially during earthquake-induced cyclic loading. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits.

The loss of bearing pressure can occur beneath a structure when the underlying soil loses strength and liquefies. When this occurs, the structure can settle, tip, or even become buoyant and "float" upwards. Liquefaction and associated failures could damage foundations, roads, underground cables and pipelines, and disrupt utility service.

The three factors determining whether a site is likely to be subject to liquefaction include seismic shaking, type and consistency of earth materials, and groundwater level. According to the preliminary geotechnical investigation, the potential for earthquake induced liquefaction beneath the project site is considered very low to remote based on observed site characteristics (Earth-Strata, 2013).

Settlement and Subsidence

Settlement can occur from immediate settlement, consolidation, shrinkage of expansive soil, and liquefaction. Immediate settlement occurs when a load from a structure or placement of new fill material is applied, causing distortion in the underlying materials. This settlement occurs quickly and is typically complete after placement of the final load. Soils tend to settle at different rates and by varying amounts depending on the load weight or changes in properties over an area, which is referred to as differential settlement.

Subsidence is a form of settlement that can be caused by natural (tectonic movement) or through human extraction activities such as the removal of groundwater, oil, or gas. The portion of the City of Wildomar that is located generally west of Interstate 15 (I-15) is susceptible to subsidence. Subsidence can also occur due to placement of new structures or improvements on inadequately prepared surface soils.

According to Earth-Strata, the soils underneath the project site would be susceptible to a maximum settlement of approximately ¾ of an inch. Differential settlement is expected to be about ½ inch over a horizontal distance of approximately 20 feet. It is anticipated that the majority of the settlement would occur during construction or shortly after the initial application of loading (Earth-Strata, 2013).

Expansive Soils

Expansive soils possess a shrink-swell characteristic that can result in structural damage over a long period of time.[3] Expansive soils are largely comprised of silicate clays, which expand in volume when water is absorbed and shrink when dried. Highly expansive soils can cause damage to foundations and roads over time. The soil units identified within the project area generally have a very low to low shrink-swell potential (Earth-Strata, 2013).

[3] "Shrink-swell" is the cyclical expansion and contraction that occurs in fine-grained clay sediments from wetting and drying. Structures located on soils with this characteristic may be damaged over a long period of time, usually as the result of inadequate foundation engineering.

3.5.2 Regulatory Framework

State

Alquist-Priolo Earthquake Fault Zoning Act

Alquist-Priolo Earthquake Fault Zoning Act (formerly the Alquist-Priolo Special Studies Zone Act) of 1972 (revised in 1994) is the State law that addresses hazards from earthquake fault zones. The purpose of this law is to mitigate the hazard of surface fault rupture by regulating development near active faults. As required by the Act, the State has delineated Earthquake Fault Zones (formerly Special Studies Zones) along known active faults in California (CGS, 2015). The nearest Alquist Priolo Earthquake Fault to the project area is the Wildomar branch of the Elsinore Fault.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act of 1990 was developed to protect the public from the effects of strong ground-shaking, liquefaction, landslides, or other ground failure, and from other hazards caused by earthquakes. This act requires the State Geologist to delineate various seismic hazard zones and requires cities, counties, and other local permitting agencies to regulate certain development projects within these zones. Before a development permit may be granted for a site within a Seismic Hazard Zone, a geotechnical investigation of the site must be conducted and appropriate mitigation measures incorporated into the project design. The entire project area is located within a Seismic Hazard Zone for liquefaction, as designated by the California Geological Survey (CGS). Therefore, evaluation and mitigation of potential liquefaction hazards must be conducted in accordance with the CGS, Special Publication 117A, adopted March 13, 1997, and revised in 2008, by the CGS pursuant to the Seismic Hazards Mapping Act, as discussed in the Impacts and Mitigations chapter below.

California Building Code

The California Building Code (CBC) has been codified in the California Code of Regulations (CCR) as Title 24, Part 2. Title 24 is administered by the California Building Standards Commission, which, by law, is responsible for coordinating all building standards. Under State law, all building standards must be centralized in Title 24. The purpose of the CBC is to establish minimum standards to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The CBC is based on the International Building Code. The 2013 CBC is based on the 2012 International Building Code (IBC) published by the International Code Conference. In addition, the CBC contains necessary California amendments which are based on reference standards obtained from various technical committees and organizations such as the American Society of Civil Engineers (ASCE), the American Institute of Steel Construction (AISC), and the American Concrete Institute (ACI). ASCE Minimum Design Standards 7-05 provides requirements for general structural design and includes means for determining earthquake loads as well as other loads (flood, snow, wind, etc.) for inclusion into building codes.

The provisions of the CBC apply to the construction, alteration, movement, replacement, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures throughout California.

The earthquake design requirements take into account the occupancy category of the structure, site class, soil classifications, and various seismic coefficients which are used to determine a Seismic Design Category (SDC) for a project. The SDC is a classification system that combines the occupancy categories with the level of expected ground motions at the site and ranges from SDC A (very small seismic vulnerability) to SDC E (very high seismic vulnerability and near a major fault). Design specifications are then determined according to the SDC.

CCR Title 24 also includes the California Residential Code (based on the 2012 International Residential Code) and the 2013 California Green Building Code, which have been adopted as separate documents (CCR Title 24, Part 2.5 and 11, respectively). The California Residential Code includes structural design standards for residential one- and two-family dwellings and covers all structural requirements for conventional construction. All other structures including multi-family residential projects are found in the CBC.

Local

Wildomar General Plan

The City of Wildomar General contains policies that pertain to the analysis of geology, soils, and seismicity. The purpose of these policies is to ensure the health, safety, and well-being of the citizens of Wildomar. Policies in the Safety Element of the General Plan relevant to the proposed project are provided below.

TABLE 3.5-1
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – GEOLOGY AND SOILS

General Plan Safety Element Policies	Consistency Determination	Analysis
Policy S 1.1: Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary, when local deficiencies are identified.	Consistent	The development of the proposed project will be required to be in conformance with current building codes to reduce potential effects associated with groundshaking, subsidence, settlement, and expansion of soils. Therefore, the project would be consistent with this policy.
Policy S 2.1: Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI 80, 91) a) Require geologic studies or analyses for critical structures, and lifeline, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map. b) Require geologic trenching	Consistent	The nearest Alquist-Priolo (AP) Earthquake Fault Zone is located 1.9 miles southwest of the project site. Although not an AP fault, the Glen Ivy fault is located in the northeast corner of the project site. Trenching studies were previous conducted for the property northeast of the project site, and these studies identified the location of the fault. Adequate setbacks for habitable structures are proposed. The project would be consistent with this policy.

TABLE 3.5-1
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – GEOLOGY AND SOILS

General Plan Safety Element Policies	Consistency Determination	Analysis
studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the County Engineering Geologist, is presented. The City may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines. c) Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur. d) Support efforts by the California Department of Conservation, Division of Mining and Geology to develop geologic and engineering solutions in areas of disseminated ground deformation due to faulting, in those areas where a through-going fault cannot be reliably located. e) Encourage and support efforts by the geologic research community to define better the locations and risks of faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities.		
Policy S 2.2: Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement as part of the environmental and development review process, for any structure proposed for human occupancy, and any structure whose damage would cause harm.	Consistent	Based on the Preliminary Geotechnical Interpretive Report prepared in 2013 for the project, the liquefaction potential on the project site is considered very low to remote due to the relatively low groundwater level and the dense nature of the deeper onsite earth materials. The report also identified that there were no current or ancient landslides on the project site. The potential for settlement impacts were identified in the report and identified specific engineering techniques to reduce the potential impacts. These techniques include use of engineered fill, surcharging, wick drains, compaction requirements, structural slabs, hinged slabs, flexible utility connections, and utility hangers. The determination of the specific techniques would be determined within the final engineering recommendations to adhere to the current building code requirements. The development of the proposed project would be consistent with this policy.
Policy S 2.5: Require that engineered slopes be designed to resist seismically induced failure. For lower-risk projects, slope design could be	Consistent	The Preliminary Geotechnical Interpretive Report prepared in 2013 for the project addressed impacts on slopes during seismic events. The report identified a requirement to compact fills to a minimum of 90

TABLE 3.5-1
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – GEOLOGY AND SOILS

General Plan Safety Element Policies	Consistency Determination	Analysis
based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, the stability analyses should factor in the intensity of expected ground shaking, using a Newmark-type deformation analysis.		percent of the maximum dry density determined by ASTM D 1557. This is required by existing building codes. The implementation of the project in accordance with existing building codes would result in the project being consistent with this policy.
Policy S 2.6: Require that cut and fill transition lots be over-excavated to mitigate the potential of seismically-induced differential settlement.	Consistent	Various techniques to reduce the potential for differential settlement are identified in Impact 3.5-4 below. The implementation of these techniques would reduce potential differential settlement impacts and the project would be consistent with this policy.
Policy S 2.7: Require a 100% maximum variation of fill depths beneath structures to mitigate the potential of seismically-induced differential settlement.	Consistent	The Preliminary Geotechnical Interpretive Report prepared in 2013 for the project addressed differential settlement and identified various potential techniques to remediate the effect. Implementation of one or more of these techniques would be implemented in accordance with the current building code requirements. Therefore, implementation of the proposed project would be consistent with this policy.

3.5.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, geology, soils, and seismicity impacts would be considered potentially significant if the proposed project would:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 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;
  - Strong seismic ground shaking;
  - Seismic-related ground failure, including liquefaction; or
  - Landslides.
- Result in substantial soil erosion or the loss of topsoil;
- 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;

- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994)[4], creating substantial risks to life or property; or
- Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Methodology

This following impact analysis focuses on potential impacts of the project related to soils, seismicity and other geologic hazards. The evaluation considered project plans, current conditions at the project, and applicable regulations and guidelines. Some of the above criteria are not considered relevant to the project, based upon project plans and data research, and therefore, they will not be evaluated further in this EIR. These issues are:

Landslides. The project site is vacant and contains gently rolling hills that slope toward the west. The total elevation differential across the site is approximately 50 feet over the entire 26 acre site. Landslide debris was not observed during our subsurface exploration and no ancient landslides are known to exist on the site (Earth-Strata, 2013). Therefore, this issue is not applicable to the project and is not further discussed in this EIR.

Liquefaction or Lateral Spreading. The proposed structures will be supported by compacted fill and competent alluvium, with groundwater at a depth of over 50 feet. As such, the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the required compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite earth materials. Therefore, potential impacts related to liquefaction or lateral spreading is less than significant and is not further discussed in this EIR.

Inadequate Support for Septic Tanks. As proposed, the development associated with the project would deliver wastewater to the Elsinore Valley Municipal Water District (EVMWD) wastewater treatment plant in Temecula. No septic or other alternative wastewater systems are proposed. Therefore, this issue is not applicable to the project, and is not further addressed in this EIR.

Impact 3.5-1: The project would not expose person or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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.

Surface fault rupture typically occurs along active fault traces and development within an Alquist-Priolo Earthquake Fault Zone (AP Zone) requires site specific fault trenching studies to accurately identify the location of the fault trace. Although fault rupture is not necessarily

[4] Note that the 1994 Uniform Building Code is no longer used as the basis of the California Building Code which is now modeled after the current International Building Code. As such, the requirements for construction related to avoidance of expansive soils are found in Chapter 18 Section 1803.5.3 of the International Building Code.

confined to the boundaries of the AP Zone, the likelihood of rupture occurring outside of an existing plane of weakness is reduced. According to the California Geological Survey (CGS) data, the Elsinore Fault, which is identified as an AP Zone fault, is located 1.9 miles southwest of the project site (CGS, 1980). The Elsinore Fault consists of multiple strands and is recognized as active. Further, the fault is categorized as a right-lateral strike slip fault that runs in the north-south direction, and is divided into seven sections. The portions of the Elsinore Fault that runs through the City are known as the Wildomar and the Glen Ivy South Faults (SCEDC, 2015).

The Wildomar Fault of the larger Elsinore Fault, is considered part of the AP Zone, however, the project site is not located within this AP Zone. While the Wildomar Fault is considered a portion of the AP Zone, the Glen Ivy fault, which lies close to the northeastern corner of the project site is not considered an AP fault zone by the State. Prior to construction of the nearby development, numerous fault trenching studies were conducted to identify the precise location of this fault in order to establish an appropriate building setback in accordance with requirements of the Alquist-Priolo Earthquake Fault Zoning Act (Rasmussen, 2003). After review of these documents and a discussion with Earth-Strata, Inc., the preliminary geotechnical investigation for the proposed project determined that the Glen Ivy fault trace was sufficiently defined on these properties, and, according to Earth-Strata Inc., a structure setback of at least 50 feet from the fault trace would minimize the potential for a surface rupture impact on a structure proposed on the project site (Poole, 2014). The amount and location of surface displacement would depend on the magnitude and nature of the seismic event on the fault. However, no structure for human occupancy[5] under the proposed project would be located within 50 feet of the Glen Ivy fault trace, as verified by previous site specific fault trenching studies and would be about 120 to 125 feet from the fault trace. The minimum setback of 50 feet from a fault is consistent with requirements of the Alquist Priolo Earthquake Fault Zoning Act. As such, because the development of the proposed project includes structures for human occupancy that are proposed to exceed the 50-foot setback requirements of the Alquist Priolo Earthquake Fault Zoning Act, and the Glen Ivy fault is not classified as an AP fault, the potential for surface fault rupture to result in damage, destruction or injury to future development would be reduced to less than significant.

Significance Determination: Less than significant.

Impact 3.5-2: The project would not expose person or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

The project site is located in a seismically active region with the active Elsinore Fault Zone located in the near vicinity of the project site (i.e., less than two miles). In 2007, estimates by the Working Group on Earthquake Probabilities indicated a 97 percent chance that a magnitude 6.7 or greater earthquake would occur in the southern California region over the following 30 years (USGS, 2008). The Elsinore Fault Zone is one of the faults considered capable of producing significant groundshaking. If not designed appropriately, a 6.7 or greater magnitude earthquake

[5] Human occupancy is defined as any structure where there is at least 2,000 person-hours per year.

on the Elsinore Fault or one of the other regional active faults could produce significant groundshaking within the project area causing damage to structures.

Earthquakes are unavoidable hazards although the resultant damage can be minimized through appropriate seismic design and engineering. The City requires that all construction meet the latest standards of the California Building Code (CBC) for construction which considers proximity to potential seismic sources and the maximum anticipated groundshaking possible. The proposed construction associated with the project would be in accordance with applicable City ordinances and policies and consistent with the most recent version of the CBC, which requires structural design that can accommodate ground accelerations expected from known active faults. The CBC requires that seismic design coefficients are determined for the site based on the site class, anticipated groundshaking based on proximity to nearest active faults, and occupancy category. The resultant seismic design coefficients are then implemented into the design of the proposed structures. For the proposed project, preliminary designs call for shallow foundation systems consisting of post tensioned slabs which have been identified as adequate to support the proposed structures (Earth-Strata, 2013).

In addition, the final design level geotechnical reports would be prepared by a California registered Geotechnical Engineer or Engineering Geologist and recommendations would include final design parameters for the walls, foundations, foundation slabs, and surrounding related improvements (utilities, roadways, parking lots and sidewalks). Compliance with these building safety design standards would reduce potential impacts associated with groundshaking to less than significant. Therefore, with implementation of the seismic design requirements into construction specification, the impacts associated with the effects associated with groundshaking would be reduced to less than significant.

Significance Determination: Less than significant.

Impact 3.5-3: The project would not result in substantial soil erosion or the loss of topsoil.

Construction activities associated with new development would involve earthwork activities, including grading and stockpiling of soils. The project site would be graded to elevations approximately 1,332 through 1,345 feet throughout the site, with the parking lot and commercial retail portion slightly raised above the residential area. The site would be balanced, and as such, no import or export of soil would occur. Disturbance of existing soils formerly protected with vegetation or covered by asphalt or concrete can become exposed to winds and water flows that result in soil erosion or the loss of topsoil. As detailed in Section 3.6 Hydrology and Water Quality, project implementation would be required to implement the construction best management practices (BMPs), that would be detailed in the Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit from the National Pollution Discharge Elimination System program for sites greater than one acre. Each individual development project would be required to prepare a Water Quality Management Plan (WQMP) as required by the City. These SWPPPs, BMPs, and WQMPs are developed on a project-specific basis, and the specific criteria that would be contained within them would vary from one project

to another. However, at minimum, typical examples of construction BMPs could include installation of silt fences, hay bales or application of soil stabilization measures on exposed areas that are designed to minimize the potential for erosion to occur.

Although the SWPPP and WQMP are intended to primarily prevent sedimentation from entering runoff from the site, they have proven effective in preventing soil erosion and loss of topsoil occurring at a construction site. Thus, with adherence to the required BMPs, potential construction-related erosion would be minimized. Following completion of construction activities, disturbed areas would be either revegetated or covered by impervious surfaces such as asphalt which limits the potential for erosion. Thus, operation of the project would not result in significant soil erosion impacts. For further discussion of soil erosion and sedimentation, see Section 3.6, Hydrology and Water Quality. With the implementation of the required SWPPP, impacts associated with soil erosion would be less than significant.

Significance Determination: Less than significant.

Impact 3.5-4: The project could be located in an area subject to subsidence or collapse, but would not result in a significant impact after adherence to building code requirements.

If not designed appropriately, proposed improvements could become damaged through the effects of subsidence or collapse. As described earlier, development under the proposed project would be required to adhere to City building code requirements, which include the preparation of a geotechnical investigation by a state licensed geotechnical engineer. The required geotechnical report for any new development or redevelopment would determine the susceptibility of the subject site to settlement or collapse and prescribe appropriate engineering techniques for reducing its effects. The preliminary geotechnical investigation for the site has already determined a profile of the underlying materials and their suitability to support the proposed improvements. Where settlement and/or differential settlement is predicted, site preparation measures—such as use of engineered fill, surcharging, wick drains, compaction requirements, structural slabs, hinged slabs, flexible utility connections, and utility hangers—could be used. These measures would be evaluated and the most effective, feasible, and economical measures recommended in a geotechnical report would be incorporated into the site design in accordance with building code requirements. Final engineering recommendations included in the project engineering and design plans would be reviewed and approved by the City. Therefore, with adherence to building code requirements, the potential for unstable soils to adversely affect proposed improvements would be reduced to less than significant.

Significance Determination: Less than significant.

Impact 3.5-5: The project could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), or corrosive soils creating substantial risks to life or property, but would not result in a significant impact after adherence to building code requirements.

Expansive soils increase in volume when their moisture content becomes elevated. Structures built on expansive soils could experience foundation cracking as a result of the expanding and contracting soils. In addition, in areas susceptible to subsidence or settlement, facility foundations could be damaged. The project site contains soils that were found to have a low to very low potential for expansion based on laboratory testing taken during the geotechnical investigation (Earth-Strata, 2013). Despite the relatively low potential for expansion, standard geotechnical practices would assume conservative approaches to provide design measures to minimize the potential for expansion to adversely affect proposed improvements. Replacement of native soils with engineered fill or addition of soil amendments are effective means of mitigating expansive soils. As a requirement of the California Building Code, the applicant would be required to complete a final geotechnical investigation that includes site-specific recommendations to address potentially expansive soils.

Final geotechnical specifications would also include measures to prevent other geologic hazards such as corrosivity from causing significant damage. Geotechnical recommendations include preventing corrosive soils from coming in contact with vulnerable materials. Generally, industry standard practices minimize corrosivity through both the type of materials used for underground improvements and selective use of the engineering characteristics of backfill materials. The site-specific analysis of site foundation soils guides the recommended building foundation design, such that corrosion is minimized and reduced to levels that can be accommodated by the final design. Therefore, implementation of standard geotechnical engineering practices, which includes a geotechnical investigation containing recommendations that would be specific to the project site and adherence to building code requirements, would reduce potential impacts from expansive soils and other adverse soil properties to less than significant.

Significance Determination: Less than significant.

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3.6 Greenhouse Gas Emissions and Climate Change

This section is based on the Air Quality and GHG Impact Analysis prepared by Giroux and Associates in November 2015 (see Appendix B-1). An overview of the existing climate change conditions at the proposed project site and surrounding region, a summary of applicable greenhouse gas (GHG) regulations, and analyses of potential GHG emission impacts from implementation of the proposed project is provided Mitigation measures are also recommended as necessary to reduce significant impacts.

3.6.1 Environmental Setting

Gases that trap heat in the atmosphere are called GHGs. The major concern with GHGs is that increases in their concentrations are causing global climate change. Global climate change is a change in the average weather on Earth that can be measured by wind patterns, storms, precipitation, and temperature. Although there is disagreement as to the rate of global climate change and the extent of the impacts attributable to human activities, most in the scientific community agree that there is a direct link between increased emissions of GHGs and long term global temperature increases.

The principal GHGs are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF_6), perfluorocarbons (PFCs), and hydrofluorocarbons (HFCs). Because different GHGs have different warming potential and CO_2 is the most common reference gas for climate change, GHG emissions are often quantified and reported as CO_2 equivalents (CO_2e). For example, SF_6 is a GHG commonly used in the utility industry as an insulating gas in circuit breakers and other electronic equipment. SF_6, while comprising a small fraction of the total GHGs emitted annually world-wide, is a much more potent GHG with 22,800 times the global warming potential as CO_2. Therefore, an emission of one metric ton (MT) of SF_6 could be reported as an emission of 22,800 MT of CO_2e. Large emission sources are reported in million metric tons (MMT) of CO_2e.[1]

Some of the potential effects in California of global warming may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more forest fires, and more drought years (CARB, 2009). Globally, climate change has the potential to impact numerous environmental resources through potential, though uncertain, impacts related to future air temperatures and precipitation patterns. The projected effects of global warming on weather and climate are likely to vary regionally, but are expected to include the following direct effects (IPCC, 2001):

- Higher maximum temperatures and more hot days over nearly all land areas;
- Higher minimum temperatures, fewer cold days and frost days over nearly all land areas;
- Reduced diurnal temperature range over most land areas;
- Increase of heat index over land areas; and
- More intense precipitation events.

[1] A metric ton is 1,000 kilograms; it is equal to approximately 1.1 U.S. tons and approximately 2,204.6 pounds.

Also, there are many secondary effects that are projected to result from global warming, including global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity. While the possible outcomes and the feedback mechanisms involved are not fully understood and much research remains to be done, the potential for substantial environmental, social, and economic consequences over the long term may be great.

California produced 459 gross MMTCO_2e in 2012 (CARB, 2014a). Combustion of fossil fuel in the transportation sector was the single largest source of California's GHG emissions in 2012, accounting for 36 percent of total GHG emissions in the state (CARB, 2014a). This sector was followed by the electric power sector (including both in-state and out-of-state sources) (21 percent) and the industrial sector (19 percent) (CARB, 2014a).

3.6.2 Regulatory Framework

USEPA

The federal Clean Air Act (CAA) does not specifically regulate GHG emissions; however, the U.S. Supreme Court has determined that GHGs are pollutants that can be regulated under the federal CAA. There are currently no federal regulations that set ambient air quality standards for GHGs.

Executive Order S-3-05

In 2005, in recognition of California's vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which set forth a series of target dates by which statewide emissions of GHGs would be progressively reduced, as follows:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

Assembly Bill 32- California Global Warming Solutions Act

California Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006, requires CARB to establish a statewide GHG emissions cap for 2020 based on 1990 emission levels. AB 32 required CARB to adopt and enforce programs and regulations that identify and require selected sectors or categories of emitters of GHGs to report and verify their statewide GHG emissions. In December 2007 CARB adopted 427 MT CO_2e as the statewide GHG emissions limit equivalent to the statewide levels for 1990. This is approximately 28 percent below forecasted 2020 "business-as-usual" emissions of 596 MMT of CO_2e, and about 10 percent below average annual GHG emissions during the period of 2002 through 2004 (CARB, 2009b).

CARB published the *Expanded List of Early Action Measures To Reduce Greenhouse Gas Emissions In California Recommended For Board Consideration* in September 2007 (CARB, 2007). CARB adopted nine Early Action Measures for implementation, including Ship Electrification at Ports, Reduction of High Global-Warming-Potential Gases in Consumer Products, Heavy-Duty Vehicle Greenhouse Gas Emission Reduction (Aerodynamic Efficiency), Reduction of Perfluorocarbons from Semiconductor Manufacturing, Improved Landfill Gas Capture, Reduction

of Hydrofluorocarbon-134a from Do-It-Yourself Motor Vehicle Servicing, Sulfur Hexaflouride Reductions from the Non-Electric Sector, a Tire Inflation Program, and a Low Carbon Fuel Standard.

As of January 1, 2012, the GHG emissions limits and reduction measures adopted in 2011 by CARB became enforceable. In designing emission reduction measures, CARB must aim to minimize costs, maximize benefits, improve and modernize California's energy infrastructure, maintain electric system reliability, maximize additional environmental and economic co-benefits for California, and complement the state's efforts to improve air quality.

Climate Change Scoping Plan

In December 2008, CARB approved the AB 32 Scoping Plan outlining the state's strategy to achieve the 2020 GHG emissions limit (CARB, 2009). This Scoping Plan, developed by CARB in coordination with the Climate Action Team (CAT), proposes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce dependence on oil, diversify California's energy sources, save energy, create new jobs, and enhance public health.

As required by AB 32, the Scoping Plan must be updated at least every five years to evaluate the mix of AB 32 policies to ensure that California is on track to meet the targets set out in the legislation. In October 2013, a draft Update to the initial Scoping Plan was developed by CARB in collaboration with the California Climate Action Team (CCAT). The draft Update builds upon the initial Scoping Plan with new strategies and expanded measures, and identifies opportunities to leverage existing and new funds to drive GHG emission reductions through strategic planning and targeted program investments. The draft Update to the initial Scoping Plan was presented to CARB's Board for discussion at its February 20, 2014 meeting. Subsequently, the first update to the AB 32 Scoping Plan was approved on May 22, 2014 by CARB.

As part of the proposed update to the Scoping Plan, the emissions reductions required to meet the 2020 statewide GHG emissions limit were further adjusted. The primary reason for adjusting the 2020 statewide emissions limit was based on the fact that the original Scoping Plan relied on the Intergovernmental Panel on Climate Change's (IPCC) 1996 Second Assessment Report (SAR) to assign the global warming potentials (GWPs) of greenhouse gases. Recently, in accordance the United Nations Framework Convention on Climate Change (UNFCCC), international climate agencies have agreed to begin using the scientifically updated GWP values in the IPCC's Fourth Assessment Report (AR4) that was released in 2007. Because CARB has begun to transition to the use of the AR4 100-year GWPs in its climate change programs, CARB recalculated the Scoping Plan's 1990 GHG emissions level with the AR4 GWPs. As the recalculation resulted in 431 $MMTCO_2e$, the 2020 GHG emissions limit established in response to AB 32 is now slightly higher than the 427 $MMTCO_2e$ in the initial Scoping Plan. Considering that the proposed update also adjusted the 2020 BAU forecast of GHG emissions to 509 $MMTCO_2e$, a 15 percent reduction below the estimated BAU levels was determined to be necessary to return to 1990 levels by 2020 (CARB, 2014b).

Executive Order S-1-07

Executive Order S-1-07, which was signed by Governor Schwarzenegger in 2007, proclaims that the transportation sector is the main source of GHG emissions in California. It establishes a goal to reduce the carbon intensity of transportation fuels sold in California by at least 10 percent by 2020. As a result of this order, CARB approved a proposed regulation to implement the low carbon fuel standard (LCFS) on April 23, 2009, which will reduce GHG emissions from the transportation sector in California by about 16 MMT in 2020. The LCFS is designed to reduce California's dependence on petroleum, create a lasting market for clean transportation technology, and stimulate the production and use of alternative, low-carbon fuels in California. The LCFS is designed to provide a durable framework that uses market mechanisms to spur the steady introduction of lower carbon fuels. The framework establishes performance standards that fuel producers and importers must meet each year beginning in 2011.

Senate Bill 375

SB 375, which establishes mechanisms for the development of regional targets for reducing passenger vehicle GHG emissions, was adopted by the state on September 30, 2008.On September 23, 2010, CARB adopted the vehicular GHG emissions reduction targets that had been developed in consultation with the metropolitan planning organizations (MPOs); the targets require a 7 to 8 percent reduction by 2020 and between 13 to 16 percent reduction by 2035 for each MPO. SB 375 recognizes the importance of achieving significant GHG reductions by working with cities and counties to change land use patterns and improve transportation alternatives. Through the SB 375 process, MPOs, such as the Southern California Council of Governments (SCAG) will work with local jurisdictions in the development of sustainable communities strategies (SCS) designed to integrate development patterns and the transportation network in a way that reduces GHG emissions while meeting housing needs and other regional planning objectives. SCAG's reduction target for per capita vehicular emissions is 8 percent by 2020 and 13 percent by 2035 (CARB 2010). The MPOs prepared their first SCS according to their respective regional transportation plan (RTP) schedules and SCAG adopted its first RTP/SCS on April 4, 2012. The content of the 2012 RTP/SCS included SCAG's vision statement, transportation investments, financial plan, sustainable communities strategy, performance information, a public participation component, strategic plan to reduce emissions, and an economic and job creation analysis. SCAG is currently in the process of updating its RTP/SCS.

Senate Bill 87

Senate Bill (SB) 97, enacted in August 2007, required the Office of Planning and Research (OPR) to develop guidelines for the mitigation of GHG emissions, or the effects related to releases of GHG emissions. On April 13, 2009, the OPR submitted proposed amendments to the Natural Resources Agency in accordance with SB 97 regarding analysis and mitigation of GHG emissions. As directed by SB 97, the Natural Resources Agency adopted Amendments to the CEQA Guidelines for greenhouse gas emissions on December 30, 2009. On February 16, 2010, the Office of Administrative Law approved the Amendments, and filed them with the Secretary of State for inclusion in the California Code of Regulations. The Amendments became effective on March 18,

2010 and the CEQA Guidelines Appendix G was amended to include GHG as a required issue to be evaluated.

California Green Building Standard Code

In January 2010, the State of California adopted the 2010 California Green Building Standards Code (CALGreen), which became effective in January 2011. Building off of the initial 2008 California Green Building Code, the 2010 CALGreen Code represents a more stringent building code that requires, at a minimum, that new buildings and renovations in California meet certain sustainability and ecological standards. The 2010 CALGreen Code has mandatory Green Building provisions for all new residential buildings that are three stories or fewer (including hotels and motels) and all new non-residential buildings of any size that are not additions to existing buildings.

In early 2013 the California Building Standards Commission adopted the 2013 California Building Standards Code that also included the latest 2013 CALGreen Code, which became effective on January 1, 2014. The mandatory provisions of the code are anticipated to reduce 3 MMT of GHG emissions by 2020, reduce water use by 20 percent or more, and divert 50 percent of construction waste from landfills. The 2013 California Energy Code (Title 24, Part 6), which is also part of the CALGreen Code (Title 24, Part 11, Chapter 5.2), became effective on July 1, 2014.

SCAQMD

As a method for determining significance under CEQA, SCAQMD developed a draft tiered flowchart in 2008 for determining significance thresholds for GHGs for industrial projects where SCAQMD is acting as the lead agency. In December 2008, SCAQMD adopted a 10,000 $MTCO_2e$/year for industrial facilities, but only with respect to projects where SCAQMD is the lead agency. SCAQMD has not adopted a threshold for residential or commercial projects at the time of this writing.

The SCAQMD flowchart uses a tiered approach in which a proposed project is deemed to have a less than significant impact related to GHG emissions when any of the following conditions are met:

- GHG emissions are within GHG budgets in an approved regional plan;
- Incremental increases in GHG emissions due to the project are below the defined Significance Screening Levels, or Mitigated to Less than the Significance Screening Level;
- Performance standards are met by incorporating project design features and/or implementing emission reduction measures; and
- Carbon offsets are made to achieve target significance screening level.

City of Wildomar General Plan

Greenhouse gas pollutants are not limited to jurisdictional boundaries. Local land use patterns and emission sources contribute to greenhouse gas emissions within Riverside County. While the County can enact policies that limit emissions within its boundaries, it is necessary to support

efforts to decrease state-wide greenhouse gas emissions. The following air quality policies in **Table 3.6-1** will reduce greenhouse gas emissions as well as improve air quality.

TABLE 3.6-1
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – GREENHOUSE GAS EMISIONS AND CLIMATE CHANGE

General Plan Multipurpose Open Space Element Policies	Consistency Determination	Analysis
Policy LU 10.1: Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting.	Consistent	The project includes commercial employment opportunities that would assist in reducing and minimizing long-distance commuting. The project would be consistent with this policy.
Policy LU 10.2: Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, and schools.	Consistent	A Health Risk Assessment was completed for the proposed project to ensure no significant health risk impacts would occur from emissions associated with motorists on the I-15 onto the proposed residents. The project would be consistent with this policy.
Policy LU 10.4: Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	Consistent	The project includes sidewalks throughout the project site for pedestrian linkages between the proposed residential and commercial land uses. In addition, the proposed commercial areas would include bicycle linkages between the proposed residential areas and the commercial areas as well as provide bike lockers and racks. The project would be consistent with this policy.
Policy LU 12.1: Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.	Consistent	The project includes a mixed use of commercial and residential uses that would provide opportunities to reduce congestion and air pollutants by decreasing vehicle miles travelled. The project would be consistent with this policy.
Policy OS 16.1: Continue to implement Title 24 of the State Building Code. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of Title 24.	Consistent	As identified in Section 2, Project Description, exceedance of Title 24 requirements are proposed as part of the residential and commercial developments on the project site. Therefore, the project would be consistent with this policy.
Policy AQ 3.2: Seek new cooperative relationships between employers and employees to reduce vehicle miles travelled.	Consistent	To reduce vehicle miles travelled, the project includes the implementation of employee vanpools and ride share as identified in Section 2, Project Description. Therefore, the project would be consistent with this policy.
Policy AQ 3.3: Encourage large employers and commercial/industrial complexes to create Transportation Management Associations.	Consistent	The City of Wildomar will determine if the project is considered to contain large employers or is considered a large commercial complex that would require the creation of Transportation Management Associations. The project's consistency with this policy will be determined by the City.
Policy AQ 3.4: Encourage employee rideshares and transit incentives for employers with more than 25 employees at a single location.	Consistent	Ridesharing is identified in Section 2, Project Description. Therefore, the project would be consistent with this policy.

3.6.3 Impact Assessment

Thresholds of Significance

In response to the requirements of SB 97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became effective as part of Title 14 of the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility.

Emissions identification may be quantitative, qualitative or based on performance standards. CEQA guidelines allow the lead agency to "select the model or methodology it considers most appropriate." The most common practice for transportation/combustion GHG emissions quantification is to use a computer model such as CalEEMod, as was used in the ensuing analysis.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO2 equivalent/year. In September 2010, the Working Group released revisions which recommended a threshold of 3,000 MT CO2e for mixed use projects. This 3,000 MT/year recommendation has been used as a guideline for this analysis. In the absence of an adopted numerical threshold of significance, project related GHG emissions in excess of the guideline level of 3,000 MT CO2e are presumed to trigger a requirement for enhanced GHG reduction at the project level.

Methodology

At the time of writing of this report, SCAQMD has not formally adopted a uniform methodology for analyzing impacts related to GHG emissions or global climate change. Similarly, the City also has not adopted any guidelines for GHG analysis. Pursuant to full disclosure and according to OPR's *CEQA Guidelines* that state, "A lead agency should make a good-faith effort, based to the

extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from a project," the construction and operational emissions associated with the project have been quantified using methods described below. The methodology is summarized below and detailed in Appendix B-1 of this Draft EIR, in the project specific Air Quality and GHG Analysis (Giroux and Associates, 2015).

Short-term construction-generated emissions of GHGs associated with the project were modeled using CalEEMod, Version 2013.2.2, as recommended by SCAQMD. Modeling was based on project-specific data provided by the applicant, where available. Where project-specific information was not available, reasonable assumptions based on other similar projects and default model settings were used to estimate criteria air pollutant and ozone precursor emissions. Additionally, based on SCAQMD's 2008 *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold* document, SCAQMD recommends that for construction GHG emissions the total emissions for a project be amortized over a 30-year period and added to its operational emission estimates (SCAQMD, 2008).

Operational emissions of GHGs associated with the project, including mobile- and area-source emissions, were also quantified using the CalEEMod computer model. Direct sources include emissions such as vehicle trips, natural gas consumption, and landscape maintenance. Indirect sources include offsite emissions occurring as a result of the project's operations such as electricity and water consumption and solid waste disposal. The direct and indirect emissions generated during the project's operations were estimated using CalEEMod. Modeling Assumptions and output files are provided in Appendix B-1 of this Draft EIR.

Impact 3.6-1: The project would generate GHG emissions, directly or indirectly, that may have a significant impact on the environment.

The project would generate GHG emissions from a variety of sources. First, GHG emissions would be generated during construction of the project. Once fully operational, the project's operations would generate GHG emissions from both area sources and mobile sources. Indirect source emissions generated by the project include electrical consumption, water and wastewater usage (transportation), and solid waste disposal. Mobile (direct) sources of air pollutants associated with the project would consist of motor vehicles trips generated by employees and consumers of the proposed development.

Construction Emissions

Construction emissions are based on construction schedule (length of construction), acreage of the project site, and building size. Construction is anticipated to occur within three separate years (2016, 2017, and 2018) As detailed in the project specific air quality and GHG analysis (Giroux and Associates, 2015), construction activities are anticipated to result in a total of 2,145.6 MT CO_2e over the 3 year construction period as shown in **Table 3.6-2**. Following SCAQMD methodology, this results in 30-year amortized construction emissions of 71.5 MT CO_2e annually over the life of the project as shown in Table 3.6-2.

TABLE 3.6-2
PROPOSED PROJECT CONSTRUCTION GHG EMISSIONS

Construction Year	MT CO_2(e) tons/year
2016	944.8
2017	1,073.5
2018	127.3
Total	**2,145.6**
Amortized for 30 Years	**71.5**

Operational Impacts

Area and indirect sources associated with the project would primarily result from electricity and natural gas consumption, water transport (the energy used to pump water to and from the project site), and solid waste generation. GHG emissions from electricity consumed on the project site would be generated offsite by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source. In addition, the proposed development would result in direct emissions from mobile source emissions from motor vehicle trips generated by employees and consumers. The total operational emissions are identified in **Table 3.6-3** for a build out and full occupancy by 2019.

TABLE 3.6-3
PROPOSED PROJECT ANNUAL GHG EMISSIONS

Consumption Source	MT CO_2(e) tons/year
Area Sources	64.2
Energy Utilization	2,219.8
Mobile Source	8,756.3
Solid Waste Generation	353.0
Water Consumption	174.3
Total	**11,567.6**
Guideline Threshold	3,000

Construction and Operation Combined

Although construction activities would be completed prior to full operation of the proposed project, a worst-case evaluation assumes that the total annual emissions associated with the project includes the addition of both amortized construction and annual operational greenhouse gas emissions.

Table 3.6-4 provides the potential residential and commercial construction and operational emissions associated with the project prior to the inclusion of the project features that reduce greenhouse gas emissions discussed in Section 2, Project Description.

TABLE 3.6-4
PROPOSED PROJECT ANNUAL GHG EMISSIONS WITHOUT PROJECT GHG REDUCTION FEATURES

Consumption Source	Residential Development MT CO_2(e) tons/year	Commercial Development MT CO_2(e) tons/year	Proposed Project MT CO_2(e) tons/year
Operational GHG Emissions			
Area Sources	64.2	0.0	64.2
Energy Utilization	478.9	1,740.9	2,219.8
Mobile Source	1,478.2	7,278.1	8,756.3
Solid Waste Generation	40.0	313.0	353.0
Water Consumption	87.0	87.3	174.3
Construction GHG Emissions			
Annualized Construction	35.8	35.7	71.5
Total GHG Emissions	**2,184.1**	**9,455.0**	**11,639.1**
Guideline Threshold			**3,000.0**

As shown above, the residential and commercial uses that are part of the project would generate a total of 11,639.1 MT CO_2e annually.

Table 3.6-5 provides the potential residential and commercial construction and operational emissions associated with the project with the incorporation of the project design features identified in Section 2, Project Description that reduce greenhouse gas emissions.

As shown below, the greenhouse gas reduction features would reduce emissions by 644.3 MT CO_2e annually which represent a decrease of approximately 5.6 percent compared to the emissions without the project greenhouse gas emission reduction features. With the implementation of the proposed project, greenhouse gas emissions associated with the project would exceed the SCAQMD guideline threshold of 3,000 MT CO_2e annually. Therefore, the project greenhouse gas emissions would result in a significant impact.

Mitigation Measures:

As identified above, the project includes a number of project design features that would reduce greenhouse gas emissions. These features are provided in Section 2, Project Description and are considered reasonable and feasible. No additional feasible mitigation measures are available that would reduce greenhouse gas emissions to less than significant.

Significance after Mitigation: Significant and unavoidable

TABLE 3.6-5
PROPOSED PROJECT ANNUAL GHG EMISSIONS WITH PROJECT GHG REDUCTION FEATURES

Consumption Source	Residential Development MT CO_2(e) tons/year	Commercial Development MT CO_2(e) tons/year	Proposed Project MT CO_2(e) tons/year
Operational GHG Emissions			
Area Sources	44.8	0.0	44.8
Energy Utilization	437.6	1,604.1	2,041.7
Mobile Source	1,406.3	6,936.8	8,343.1
Solid Waste Generation	40.0	313.0	353.0
Water Consumption	70.2	70.5	140.7
Construction GHG Emissions			
Annualized Construction	35.8	35.7	71.5
Total GHG Emissions	**2,034.7**	**8,960.1**	**10,994.8**
Guideline Threshold			**3,000.0**

Impact 3.6-2: The project could conflict with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Consistency with CARB Scoping Plan

Out of the Recommended Actions contained in CARB's Scoping Plan, the actions that are most applicable to the project would be Actions E-1 (increased Utility Energy efficiency programs including more stringent building and appliance standards), GB-1 (Green building), and W-1 (Increased water use efficiency). CARB Scoping Plan Action E-1, together with Action GB-1 (Green Building), aims to reduce electricity demand by increased efficiency of Utility Energy Programs and adoption of more stringent building and appliance standards, while Action W-1 aims to promote water use efficiency. The proposed project would be designed to comply with the CALGreen Code to ensure that the new commercial development would use resources (energy, water, etc.) efficiently and reduce pollution and waste. The proposed greenhouse gas reduction features identified in Section 2, Project Description would increase compliance with the CALGreen Code. However, because the project with the design features would substantially exceed the SCAQMD guideline threshold of 3,000 MT CO_2e annually, the project would not be consistent with the CARB Scoping Plan

Consistency with Western Riverside Council of Governments Subregional Climate Action Plan

The City of Wildomar is a member agency of the Western Riverside Council of Governments (WRCOG), which coordinated a subregional CAP process on behalf of its member agencies. The City of Wildomar has not adopted the subregional CAP. The WRCOG's (2014) Subregional CAP establishes a communitywide emissions reduction target of 15 percent below 2010, 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 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 more discretionary measures, participating jurisdictions, including the City of Wildomar, have voluntarily committed to a participation level that could be implemented in their communities.

Because the City of Wildomar considers the exceedance of the SCAQMD guideline threshold of 3,000 MT CO_2e annually to be a significant greenhouse gas emissions impact, the proposed project is considered to be not consistent with the WRCOG CAP. Therefore, the proposed project is considered to result in a significant impact related to the consistency with the WRCOG CAP.

Mitigation Measures:

The project includes a number of project design features that would reduce greenhouse gas emissions. These features are provided in Section 2, Project Description and are considered reasonable and feasible. No additional mitigation measures to reduce greenhouse gas emissions are feasible to implement with the proposed project.

Significance after Mitigation: Significant and unavoidable.

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3.7 Hydrology and Water Quality

This section provides an evaluation of the potential for the project to result in hydrology and water quality impacts. This section is based in part on the following technical reports: *"Preliminary Geotechnical Report,"* prepared by Earth-Strata, Inc. on August 6, 2013, the "*Interpretive Report for Infiltration System Design*" prepared by Earth-Strata, Inc. on August 6, 2013;; and "*Preliminary Water Quality Management Plan,"* prepared by Pacific Coast Land Consultants on January 5, 2015 and revised on April 14, 2016. These reports are included as **Appendices E-1, F-1**, and **F-2** of this EIR, respectively.

3.7.1 Environmental Setting

Regional Hydrology

The project site is located in the Santa Margarita Watershed, which covers approximately 746 square miles. The main stem of the Santa Margarita River begins at the confluence of Temecula Creek and Murrieta Creek in Southern Riverside County and flows southwest through Temecula Canyon, a large floodplain in Camp Pendleton Marine Corps Base, and ultimately discharges into the Pacific Ocean. The watershed is split into a mountainous highland (upper drainage basin) and a broad, flat-topped sea terrace (coastal drainage basin). The boundary between the upper drainage basin and the coastal drainage basin transitions at the border between Riverside County and San Diego County (**Figure 3.7-1**). The portion of the Upper Santa Margarita River Watershed located in Riverside County is referred to as the Santa Margarita Region (SMR) (RBF, 2013). Impairments of receiving waters in the Upper Santa Margarita River Watershed include pesticides, pathogens, metals, nutrients, sulfates, total dissolved solids, and toxicity (Riverside County, 2012).

Local Hydrology

Climate and Precipitation

The project site is located in Riverside County, which has a Mediterranean climate characterized by hot, dry summers and cool, wet winters. Rainfall within the inland valleys of the County, which includes the project site, averages about 10 to 13 inches per year, with the majority of precipitation occurring between November and March (Riverside County, 2011). Average temperatures recorded in Lake Elsinore, approximately eight miles northwest of the project site, range from a low of 36.4º Fahrenheit (F) in January to highs of 98.1º F in July and August. Average annual precipitation is approximately 12 inches; snowfall does not typically occur in the area. **Table 3.7-1** summarizes average temperatures and precipitation for the project vicinity (WRCC, 2015).

TABLE 3.7-1
PROJECT VICINITY MONTHLY CLIMATE SUMMARY

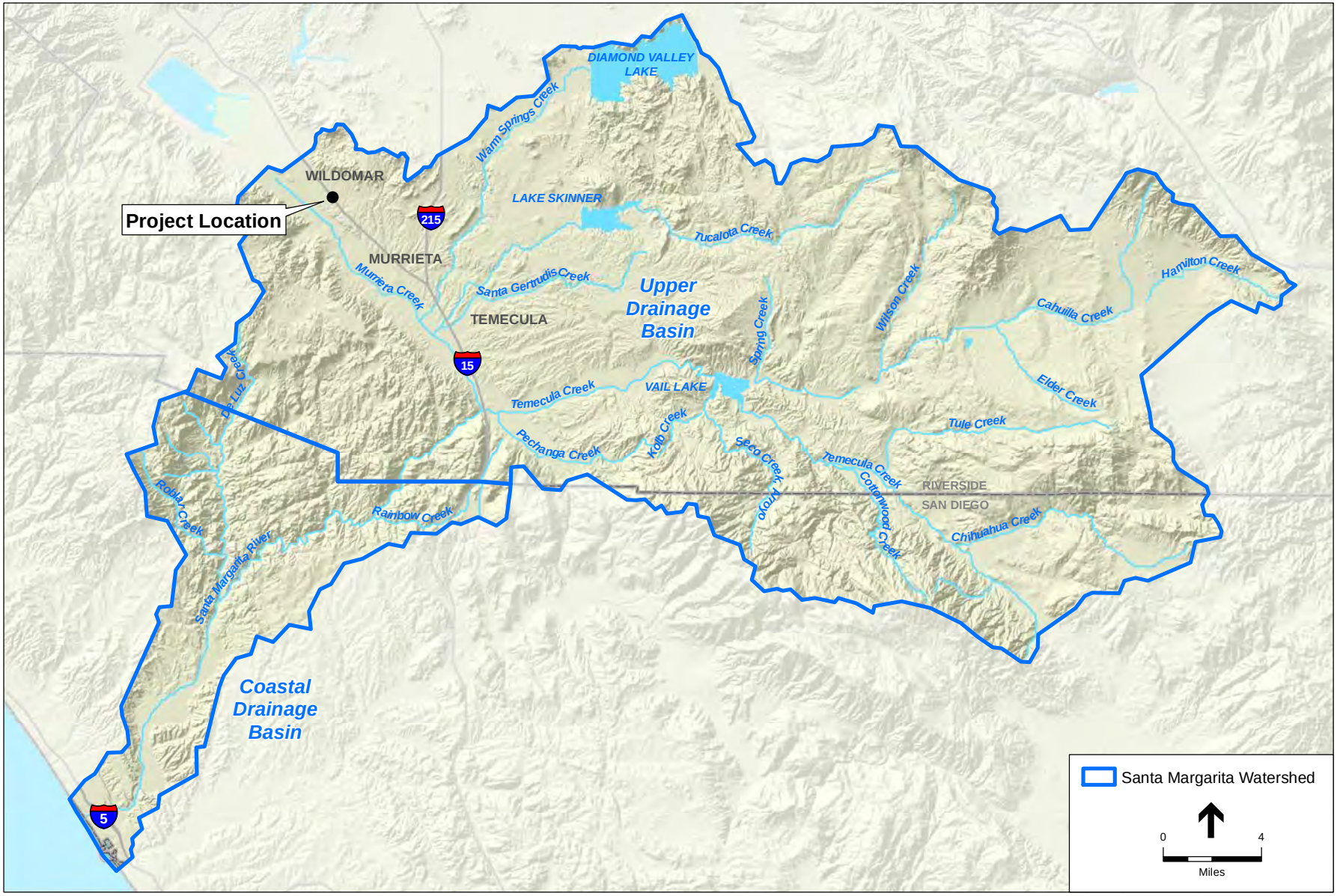
Month[1]	Average Maximum Temperature (F)	Average Minimum Temperature (F)	Average Total Precipitation (in.)	Average Total Snowfall (in.)	Average Snow Depth (in.)
January	65.4	36.4	2.47	0.2	0
February	67.5	38.7	2.54	0.0	0
March	71.0	41.2	2.03	0.0	0
April	76.3	44.7	0.75	0.0	0
May	81.8	49.8	0.23	0.0	0
June	90.5	54.1	0.02	0.0	0
July	98.1	59.4	0.08	0.0	0
August	98.1	59.8	0.12	0.0	0
September	93.5	55.8	0.26	0.0	0
October	83.7	48.8	0.51	0.0	0
November	74.1	41.1	0.99	0.0	0
December	66.9	36.5	2.01	0.3	0
Annual	80.6	47.2	12.01	0.5	0

1 Period of Record: March 10,1973 through January 20, 2015.

SOURCE: WRCC, 2015.

Onsite Drainage

The project site includes approximately 27.6 acres and is currently undeveloped, covered mostly with disturbed grassland communities. There are a few trees in the northwest portion of the site and along the eastern boundary associated with a drainage swale. The vacant site is characterized by gently rolling hills that generally direct surface flows from east to west towards I-15. The project currently receives run-off from adjacent residential developments in the form of two open-ended reinforced concrete pipe (RCP) storm drains (the Murrieta Valley/Westpark Street storm drain and one unnamed storm drain) that discharge into rock aprons on the site. Runoff from the site is currently collected into three existing concrete headwalls located in Caltrans right-of-way on the west side of the project site. See **Figure 3.7-2** for a depiction of onsite drainage.



SOURCE: ESRI; NHD; Riverside County, 2014.

City of Wildomar - Westpark Promenade . 130266

Figure 3.7-1
Watershed Map



SOURCE: ESRI

City of Wildomar - Westpark Promenade . 130266

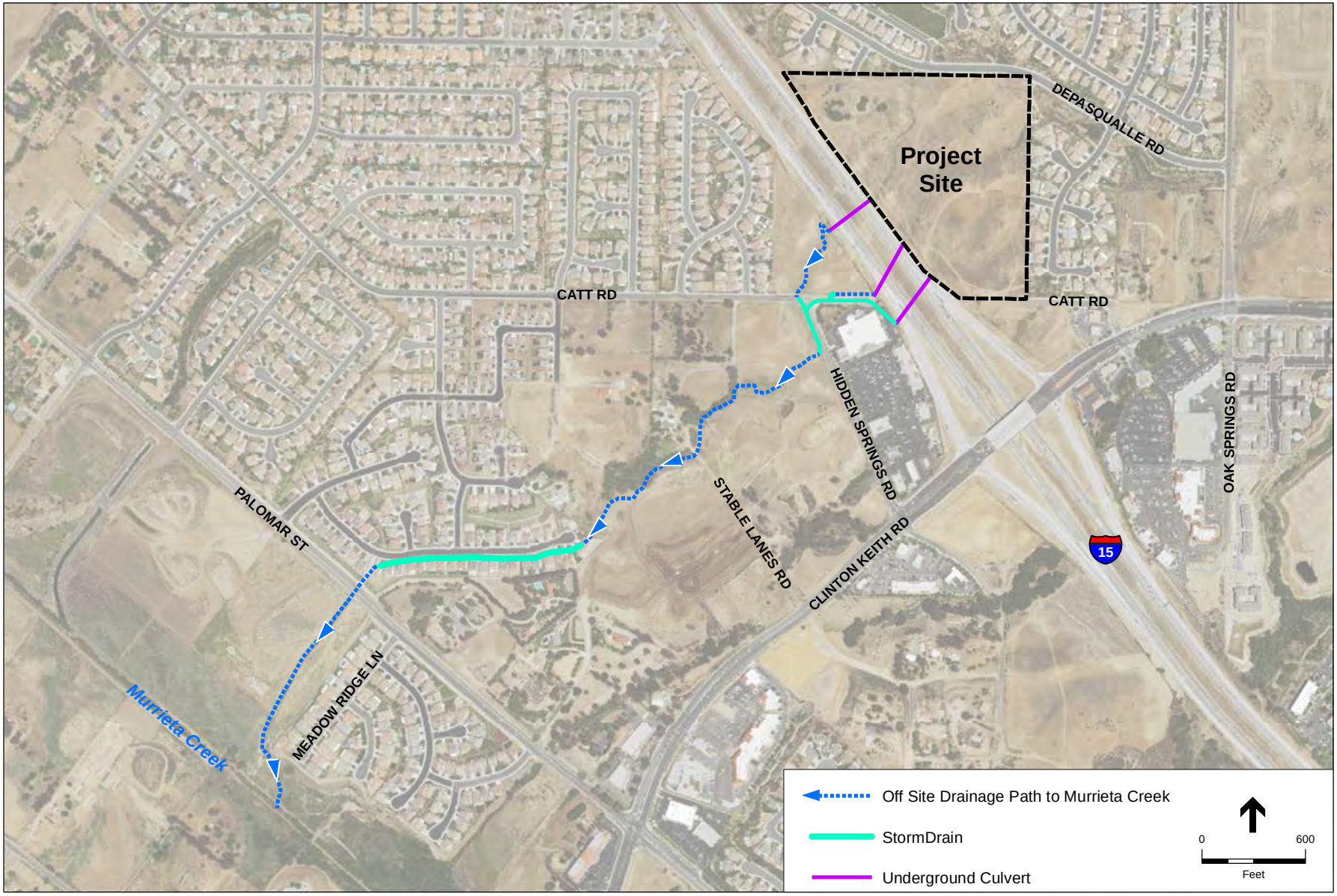
Figure 3.7-2

Existing Site Drainage

Offsite Drainage

The concrete headwalls transmit flows offsite under I-15 to the west side of I-15. The northernmost culvert under the I-15 conveys stormwater to the west side of I-15 onto undeveloped land and follows a drainage path that leads to a culvert that extends under Catt Road at the terminus of Hidden Springs Road. The central culvert that extends under I-15 and conveys stormwater to the terminus of Catt Road located adjacent to and on the west side of I-15. From the culvert, stormwater flows on the north side of Catt Road to a catch basin that conveys stormwater to a storm drain that extends along Catt Road to Hidden Springs Road. The southernmost culvert extends under the I-15 and conveys stormwater to the storm drain located on the west side of I-15 and adjacent to Stater Bros. The storm drain extends to Catt Road and then to Hidden Springs Road. At Hidden Springs Road, the stormwater from the three culverts come together into a storm drain that conveys stormwater for approximately 300 feet south of Catt Road and then discharges stormwater to the west into a drainage. The drainage flows southwest and then into a recently installed storm drain within Greyhawk Road. The storm drain extends along Greyhawk Road and then discharges stormwater to an open channel that extends under Palomar Street and into a drainage that extends around a residential area and eventually joins Murrieta Creek. See **Figure 3.7-3** for a depiction of offsite drainage.

According to Flood Insurance Rate Map (FIRM) Panel 06065C2705G, published by the Federal Emergency Management Agency (FEMA) for Riverside County, the project site is designated as Zone X, defined as an area outside the limits of 100-year and 500-year flood zones (FEMA, 2008).



SOURCE: ESRI; Riverside County GIS, 2014.

City of Wildomar - Westpark Promenade . 130266

Figure 3.7-3

OffSite Drainage

Water Quality

Section 303(d) of the Clean Water Act requires the identification and listing of impaired water bodies in the United States. The downstream or "receiving" water bodies of the project site drainage are listed in **Table 3.7-2,** along with their impairments and beneficial uses.

TABLE 3.7-2
IMPAIRMENTS AND BENEFICIAL USES* OF DOWNSTREAM RECEIVING WATER BODIES

Receiving Waters	303(d) List Impairments	Designated Beneficial Uses	Proximity to Rare Beneficial Use
Murrieta Creek	• Pesticides (chlorpyrifos) • Metals (iron and copper) • Manganese • Nutrients (nitrogen) • Toxicity	MUN, AGR, IND, PROC, GWR, REC1, REC2, WARM, WILD	Not a rare water body (approx. one mile from site)
Upper Santa Margarita River	• Bacteria (Enterococus fecal coliform) • Nutrients (phosphorus and total nitrogen)	MUN, AGR, IND, PROC, REC1, REC2, WARM, COLD, WILD, RARE	A rare water body (approx. eight miles from site)
Lower Santa Margarita River	• Bacteria (Enterococus fecal coliform) • Nutrients (phosphorus and total nitrogen)	MUN, AGR, IND, PROC, REC1,REC2, WARM, COLD, WILD, RARE	A rare water body (approx. 22.5 miles from site)
Santa Margarita Lagoon	• Nutrients (eutrophic)	REC1, REC2, EST, WILD, RARE, MAR, MIGR, SPWN	A rare water body (approx. 25 miles from site)
Pacific Ocean	None	IND, NAV, REC1, REC2, COMM, BIOL, WILD, RARE, MAR, AQUA, MIGR, SPWN, SHELL	A rare water body (approx. 39 miles from site)

Beneficial Use Definitions:

AGR=Agricultural	EST=Estuarine Habitat	MUN=Municipal and Domestic Supply	REC2=Non-Contact Recreation
AQUA=Aquaculture	IND=Industrial Service Supply	NAV=Navigation	SHELL=Shellfish Harvesting
BIOL=Preservation of Biological Habitat of Special Significance	GWR=Groundwater Recharge	PROC=Industrial Process Supply	SPWN=Spawning, Reproduction and Development
COLD=Cold Freshwater Habitat	MAR=Marine Habitat	RARE=Rare, Threatened or Endangered Species	WARM=Warm Freshwater Habitat
COMM=Commercial and Sport fishing	MIGR=Migration of Aquatic Organisms	REC1=Contact Recreation	WILD=Wildlife Habitat

SOURCE: SWRCB, 2013.

As shown above, the project has a total of five downstream receiving water bodies, all of which have existing impairments. The water bodies are listed in order of proximity to the project site. Each of the above mentioned water bodies are the receiving water body of the one that precedes it. Four of the five water bodies are listed as having impairments with various pollutants, all of which are impaired by some form of nutrients. Four of the five water bodies contain rare, threatened or endangered species.

Groundwater

The project site itself is not underlain by a mapped groundwater basin. However, the site is adjacent to the Elsinore Valley Groundwater Basin (Kent & Belitz, 2013), which underlies the Elsinore Valley. The basin is bounded on the southwest by the Santa Ana and Elsinore Mountains along the Willard fault (a splay of the active Elsinore fault zone). The basin adjoins the Temecula Valley Groundwater Basin on the southeast at a low surface drainage divide. The basin is bounded on the northwest by the Temescal Subbasin of the Upper Santa Ana River Valley Groundwater Basin at a constriction in Temescal Wash. Fluoride content exceeding recommended levels has been found in groundwater near the town of Elsinore (DWR, 2006). Groundwater was observed in one boring onsite at a depth of 12 feet below existing grade (Earth-Strata, 2013).

The Interpretive Report for Infiltration System Design was prepared to determine the infiltration rates and physical characteristics of the subsurface earth materials within the project site. The study was intended to provide onsite percolation rates for the earth materials at the approximate depth of the proposed retention basins which are approximately six to eight feet deep. Based on the data obtained to the percolation tests, the retention basins cannot be designed for infiltration because the infiltration rates are extremely slow.

3.7.2 Regulatory Framework

Federal

Clean Water Act

The CWA (33 U.S.C. Section 1251 et seq.), formerly the Federal Water Pollution Control Act of 1972, was enacted with the intent of restoring and maintaining the chemical, physical, and biological integrity of the "waters of the United States." The CWA required states to set standards to protect, maintain, and restore water quality through the regulation of point source and certain non-point source discharges to surface water.

The CWA was enacted to prohibit the discharge of pollutants to "waters of the United States" from any point source, unless a NPDES permit authorizes the discharge. Regulatory and permitting processes have been established to control the quality of water runoff from urban development. The CWA was amended in 1987, requiring the USEPA to create specific requirements for storm water discharges. In response to the 1987 amendments to the CWA, the USEPA established Phase I of the NPDES Stormwater Program, which required NPDES permits for: (1) municipal separate storm sewer systems generally serving or located in incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity (including landfills); and (3) construction activity that disturbs more than five acres of land. In March 2003, Phase II of the NPDES Program extended the requirements for NPDES permits to numerous small municipal separate storm sewer systems, construction sites of one to five acres, and industrial facilities owned or operated by small municipal separate storm sewer systems, all of which were previously exempted from permitting requirements. Section 402(p) of the CWA mandates that these municipal storm water permits must: (1) effectively

prohibit the discharge of non-storm water to the system except under certain provisions, and (2) require controls to reduce pollutants in discharges from the system to the maximum extent practicable, including BMPs; control techniques; and system, design, and engineering methods.

National Pollutant Discharge Elimination System

As authorized by Section 402(p) of the CWA, the National Pollutant Discharge Elimination System (NPDES) Permit Program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The State Water Resources Control Board (SWRCB) issues NPDES permits to cities and counties through the Regional Water Quality Control Boards (RWQCBs), and it is the responsibility of the RWQCBs to preserve and enhance the quality of the state's waters through the development of water quality control plans and the issuance of waste discharge requirements. Waste discharge requirements for discharges to surface waters also serve as NPDES permits. This project is under the jurisdiction of the San Diego RWQCB.

Total Maximum Daily Loads

Under CWA Section 303(d) and California's Porter-Cologne Water Quality Control Act of 1969, the State of California is required to establish beneficial uses of state waters and to adopt water quality standards to protect those beneficial uses. Section 303(d) establishes the total maximum daily load (TMDL) process to assist in guiding the application of state water quality standards, requiring the states to identify waters whose water quality is "impaired" (affected by the presence of pollutants or contaminants) and to establish a TMDL, or the maximum quantity of a particular contaminant) and to establish a TDML, or the maximum quantity of a particular contaminant that a water body can assimilate without experiencing adverse effects on the beneficial use identified. The establishment of TMDLs is generally a stakeholder-driven process that involves investigation of sources and their loading (pollution input), estimation of load allocations, and identification of an implementation plan and schedule. Where stakeholder processes are not effective, total maximum daily loads can be established by the RWQCBs or the EPA. TMDLs are adopted as amendments to the Basin Plan required by the Porter-Cologne Water Quality Control Act.

State

Porter Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (California Water Code Sections 13000 et seq.), passed in 1969, requires protection of water quality by appropriate design, sizing, and construction of erosion and sediment controls. The Porter-Cologne Act established the SWRCB and divided California into nine regions, each overseen by a RWQCB. The SWRCB is the primary state agency responsible for protecting the quality of the state's surface and groundwater supplies and has delegated primary implementation authority to the nine RWQCBs. The Porter-Cologne Act assigns responsibility for implementing federal CWA Sections 401 through 402 and 303(d) to the SWRCB and the nine RWQCBs.

The Porter-Cologne Act requires the development and periodic review of water quality control plans (Basin Plans) that designate beneficial uses of California's major rivers and groundwater basins and establish narrative and numerical water quality objectives for those waters, provide the technical basis for determining waste discharge requirements, identify enforcement actions, and evaluate clean water grant proposals. Compliance with basin plans is primarily achieved through implementation of the NPDES, which regulates waste discharges as discussed above.

The Porter-Cologne Water Quality Control Act requires that any person discharging waste or proposing to discharge waste within any region, other than to a community sewer system, which could affect the quality of the "waters of the state," file a report of waste discharge (ROWD). This report requires a complete characterization of the discharge including design and actual flows, a list of constituents and the discharge concentration of each constituent, a list of other appropriate waste discharge characteristics, a description and schematic drawing of all treatment processes, a description of BMPs used, and a description of disposal methods, and a site map.

Construction General Permit

The State of California adopted a Construction General Permit on September 2, 2009 (Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ). The most recent Construction General Permit amendment became effective on February 16, 2012. The Construction General Permit regulates construction site storm water management. Projects that disturb one or more acres of soil, as well as projects that would disturb less than one acre but are part of a larger common plan of development that in total will disturb one or more acres, are required to obtain coverage under the general permit for discharges of storm water associated with construction activity. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground, such as stockpiling or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

To obtain coverage under this permit, project operators must electronically file Permit Registration Documents, which include a Notice of Intent, a Storm Water Pollution Prevention Plan (SWPPP), and other compliance-related documents, including a risk-level assessment for construction sites, an active storm water effluent monitoring and reporting program during construction, rain event action plans, and numeric action levels (NELs) for pH and turbidity as well as requirements for qualified professionals that prepare and implement the plan. An appropriate permit fee must also be mailed to SWRCB.

The Construction General Permit requires the SWPPP to identify BMPs that will be implemented to reduce effects of construction on receiving water quality. These BMPs are determined based on site characteristics and potential pollutant sources. The BMPs identified are directed at implementing sediment control, erosion control and waste and material management measures to protect water quality. The SWPPP also includes descriptions of the BMPs to reduce pollutants in storm water discharges after all construction phases have been completed at the site (post-construction BMPs).

State Water Resources Control Board

The five-member SWRCB allocates water rights, adjudicates water right disputes, develops statewide water protection plans, establishes water quality standards, and guides the nine Regional Water Quality Control Boards located in the major watersheds of the state. The joint authority of water allocation and water quality protection enables the SWRCB to provide comprehensive protection for California's waters. The SWRCB is responsible for implementing the Clean Water Act and issues NPDES permits to cities and counties through Regional Water Quality Control Boards.

Regional

San Diego Regional Water Quality Control Board

The San Diego Regional Water Quality Control Board (SDRWQCB) has the responsibility for controlling water quality in San Diego County, Imperial County, and parts of Riverside County including the City of Wildomar. The water quality standards for water bodies in the San Diego region are contained in the Water Quality Control Plan for the San Diego Region Basin.

Water Quality Control Plan for the San Diego Basin (Basin Plan)

The Water Quality Control Plan for the San Diego Basin designates beneficial uses for water bodies in the San Diego region and establishes water quality objectives and implementation plans to protect those beneficial uses. Specifically, the Basin Plan (1) designates beneficial uses for surface water and groundwater; (2) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's anti-degradation policy, (3) describes implementation programs to protect the beneficial uses of all waters in the region; (4) describes surveillance and monitoring activities to evaluate the effectiveness of the Basin Plan.

The SDRWQCB issues permits, called waste discharge requirements and master reclamation permits, which require that waste and reclaimed water not be discharged in a manner that would cause an exceedance of applicable water quality objectives or adversely affect beneficial uses designated in the Basin Plan. The SDRWQCB enforces these permits through a variety of administrative means.

Local

City of Wildomar General Plan

The Multipurpose Open Space Element describes issues and policies that seek to conserve, or manage the use of, resources and those that seek to preserve resources for the purpose of sustaining their stocks in perpetuity. This includes policies to protect and enhance the water resources in the county, specifically policies that address broad water planning issues and the relationship of land use decisions to water issues. The following policies are applicable to the proposed project.

TABLE 3.7-3
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – HYDROLOGY AND WATER QUALITY

General Plan Multipurpose Open Space Element Policies	Consistency Determination	Analysis
Policy OS 2.2: Where feasible, decrease stormwater runoff by reducing pavement in development areas, and by design practices such as permeable parking bays and porous parking lots with bermed storage areas for rainwater detention.	Consistent	The proposed project has incorporated landscape areas to reduce potential runoff from the project site. The project site's infiltration rates were determined to be extremely slow and not suitable for infiltration. However, the project has incorporated bio retention and sand infiltration facilities and underground retention facilities to decrease stormwater runoff. Therefore, the project would be consistent with this policy.
Policy OS 2.3: Encourage native, drought-resistant landscape planting.	Consistent	The proposed project includes native, drought-tolerant landscape plantings throughout the project site. The project would be consistent with this policy.
Policy OS 3.3: Minimize pollutant discharge into storm drainage systems, natural drainages, and aquifers.	Consistent	The proposed project includes various best management practices to reduce pollutants from stormwater including bio retention and sand infiltration facilities and underground retention facilities as well as stormwater treatment devices that screen, separate and trap trash, debris, sediment, and other pollutants from stormwater runoff.
Policy OS 4.4: Incorporate natural drainage systems into developments where appropriate and feasible.	Consistent	Because the project site is bisected by two drainages, it is not feasible to retain the drainages as part of the proposed project.
Policy OS 4.5: Retain storm water at or near the site of generation for percolation into the groundwater to conserve it for future uses and to mitigate adjacent flooding.	Consistent	The proposed project includes facilities that will retain stormwater on the project site to reduce potential flooding downstream. However, because the project site's infiltration rates were determined to be extremely slow, the project site was determined to be not suitable for infiltration.

City of Wildomar Municipal Code

The City of Wildomar Municipal Code establishes the following requirements that pertain to hydrology and water quality:

Chapter 15.96: Flood Hazard Regulations

This chapter prohibits any development within floodways and also establishes requirements for construction in floodplains. This chapter codifies federal requirements for development within floodplains and requires compliance with those regulations.

Chapter 13.12: Stormwater/Urban Runoff Management and Discharge Controls Ordinance

This chapter establishes requirements for stormwater and non-stormwater quality discharge and control. The chapter prohibits discharges of pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards. The chapter codifies various federal and state requirements for stormwater pollution prevention and requires compliance with these statutes and regulations. The purpose of this chapter is to reduce pollutants in stormwater discharges to the maximum extent practicable, regulate illicit connections and discharges to the storm drain system, and regulate non-stormwater discharges to the storm drain system. The chapter requires new development projects to control stormwater runoff so as to

prevent any deterioration of water quality that would impair subsequent or competing uses of the water via best management practices (BMPs) that may, among other things, require new developments or redevelopments to increase permeable areas, direct runoff to permeable areas, and maximize stormwater storage for reuse.

- Section 13.12.0060, Reduction of Pollutants in Stormwater, requires new development and redevelopment projects to control stormwater to prevent deterioration of water quality that would impair subsequent or competing uses of the water through BMPs, including increasing permeable areas, directing runoff to permeable areas, and maximizing stormwater storage for reuse. Preliminary Water Quality Management Plans are enforceable under this section.

3.7.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, hydrology and water quality impacts would be considered potentially significant if the proposed project would:

- Violate any water quality standards or waste discharge requirements;
- 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);
- 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;
- 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;
- Otherwise substantially degrade water quality;
- 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;
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows;
- Expose people or structures to a significant loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam; or
- Inundation by seiche, tsunami, or mudflow.

Methodology

This following impact analysis focuses on potential impacts of the project related to hydrology and water quality. The evaluation considered project plans, current conditions at the project, and

applicable regulations and guidelines. Some of the above criteria are not considered relevant to the project, based upon project plans and data research, and therefore, they will not be evaluated further in this EIR. These issues are:

Flood Zone Hazards. The proposed project site is located in Zone X, which is defined by FEMA as outside of the 100 year flood zone hazard area and is therefore not located within a federal flood zone or any other delineated flood hazard boundary. Thus, the development of the project would not be located in a flood hazard area and this issue is not applicable to the project.

Seiche, Tsunami, and Mudflow. The project is located inland; elevations on the project site range from 1,300 and 1,350 feet above mean sea level (Earth-Strata, 2013). Therefore, the project area would not be subject to the effects of a tsunami. The nearest large water body to the project site is Lake Elsinore, located approximately 4.6 miles northwest of the northwest site corner. Therefore, the project site would not be affected by seiche waves. Mudflows typically occur following heavy rainfall in a dry area lacking brush (NFIP, 2014). The project site is located in a climate that does not experience high levels of rainfall. Thus, this issue is not applicable to the project.

Impact 3.7-1: The proposed project would not violate any water quality standards or waste discharge requirements.

Construction

The project site contains gently rolling hills, with elevations varying from 1,300 to 1,350 feet above mean sea level. In general, soil on slopes tends to be less stable and more susceptible to becoming entrained in stormwater runoff. The project would involve the introduction of structures on a currently undeveloped site. Construction activities such as vegetation removal, grubbing, grading and excavation associated with the proposed project would loosen soil structure and expose bare soil, making it potentially more easily eroded by wind and rain, especially on slopes. However, the project would maximize canopy interception and water conservation by preserving existing native trees and shrubs, thereby minimizing vegetation disturbance and associated erosion potential and sedimentation during construction.

Construction of the proposed structures within the project area would require the use of heavy equipment and construction-related chemicals, such as fuels, oils, grease, solvents and paints that would be stored in limited quantities on-site. In the absence of proper controls, these construction activities could result in accidental spills or disposal of potentially harmful materials used during construction that could wash into and pollute surface waters on-site and/or worsen water quality of downstream receiving waters. Materials that could potentially contaminate the construction area from a spill or leak include diesel fuel, gasoline, lubrication oil, hydraulic fluid, antifreeze, transmission fluid, lubricating grease, concrete, and other fluids.

As project construction would disturb more than one acre of soil, the project operator would be required to comply with the NPDES Construction General Permit. In compliance with this permit, a SWPPP would be prepared and implemented, which would require erosion control, sediment control, non-stormwater and waste and material management BMPs, such as routine

inspection and maintenance of equipment, that would prevent construction chemicals used on-site from washing into local water bodies. Prior to issuance of a grading permit for construction, the developer would be required to submit a SWPPP to the City Public Works Department that specifies the BMPs that would be used to prevent construction pollutants from contacting stormwater, with the intent of keeping sedimentation or any other pollutants from moving offsite and into receiving waters. The City Public Works Department would review the proposed BMPs within the SWPPP and determine if the BMPs are appropriate. After determining that the BMPs are appropriate, the City can issue a grading permit. BMPs could include the following:

- Limiting grading to the minimum area necessary for construction, operation and decommissioning of the project (erosion control);
- Limiting vegetation disturbance/removal to the maximum extent practicable (erosion control);
- Implementing fiber rolls and sand bags around drainage areas and the site disturbance perimeter (sediment control);
- Stockpiling and disposing of demolition debris, concrete, and soil properly (sediment control);
- Installation of a stabilized construction entrance/exit and stabilization of disturbed areas (sediment control);
- Proper protections for fueling and maintenance of equipment and vehicles (non-stormwater);
- Managing waste, aggressively controlling litter, and implementing sediment controls (non-stormwater); and
- Detention basins and associated directional swales (post-construction).

Implementation of these BMPs have proven effective in protecting water quality of receiving waters during construction and as a result, the potential water quality impacts during construction would be less than significant.

Operation

Operation of the proposed project could also adversely impact water quality. Through the development of residential and commercial land uses on the existing undeveloped site, additional and/or new potential sources of pollutants would be introduced to the project area. Residential and commercial uses could become potential sources of pesticides, sediment, and nutrients (from landscaping), fuels and metals (from vehicles), and trash and debris. Residential uses can also be a source of bacteria (from pet wastes). There are existing impairments for metals (iron and copper), nutrients (nitrogen) and sediment in Murrieta Creek; both the Upper Santa Margarita River and Lower Santa Margarita River are impaired for nutrients (phosphorus and nitrogen) and bacteria. The Preliminary WQMP developed for the project lists nutrients, oxygen-demanding substances, bacteria and viruses, pesticides and metals as the primary pollutants of concern (PCLC, 2015). These pollutants associated with the proposed project could potentially become

entrained in stormwater runoff and discharged offsite, resulting in a new or increased impairment of surface water quality downstream.

The project, however, would include several source control (structural and non-structural) and treatment control BMPs during its operation as required by the NPDES permit for the Municipal Separate Storm Sewer System (MS4) and City of Wildomar Municipal Code. Source control BMPs would prevent the pollution of stormwater runoff by preventing stormwater from coming into contact with potential pollutants such as sediment and chemicals. Structural source control BMPs would include, but would not be limited to, maximization of permeable areas, incorporation of landscaped areas between streets and sidewalks, planting of native/drought tolerant vegetation, storm drain signage, rain shutoff devices on irrigation, and appropriate design of trash receptacle areas. Non-structural source control BMPs would include resident and employee receiving water education, activity restrictions, and street sweeping. Treatment control BMPs would allow for the treatment of runoff that may contain pollutants prior to it exiting the site. Treatment control BMPs would include bio retention and sand infiltration facilities and underground retention facilities with underdrains that would filter runoff and catch basins with inserts that would allow runoff to settle out prior to leaving the site. These facilities would be regularly maintained. Together, these BMPs would achieve a medium to high efficiency pollutant filtration rate of runoff.

As specified in the MS4 NPDES permit and the City of Wildomar Municipal Code, the proposed project would be required to prepare a Final WQMP in accordance with Riverside County requirements that would finalize project-specific site design, source control, and treatment control BMPs, as well as a BMP operation and maintenance plan to ensure their continued efficiency throughout the project lifetime. These BMPs would be aimed at controlling post-development runoff rates and urban runoff pollution. The Final WQMP would demonstrate that BMPs will retain the incremental increase of runoff from a two-year storm event, ten -year storm event, or the BMP Design Volume, whichever is greater. The project operator would be required to include a BMP operation and maintenance plan to ensure continued efficiency of water quality control features throughout the project lifetime. The Final WQMP would be submitted to the City Public Works Department for review and approved prior to the beginning of construction. As a result of adherence to these BMP requirements, operational impacts to water quality would be less than significant.

Significance Determination: Less than significant.

Impact 3.7-2: The project would not 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).

The main water supplier for the City of Wildomar is the Elsinore Valley Municipal Water District (EVMWD). The EVMWD receives its water from a connection to the Metropolitan Water District of Southern California (Metropolitan), local surface water from Canyon Lake, and local

groundwater from Lake Elsinore (see Section 3.15, Utilities and Service Systems, for a more detailed discussion on this topic). Currently, supplies are sufficient to meet normal year demands and projected growth, but additional infrastructure such as pumping facilities and conveyance facilities will be required to meet peak demands under maximum day conditions (MDD) (EVMWD, 2011).

The project site is currently vacant, and thus providing the proposed project water would represent additional demand on the Elsinore groundwater basin water supplies. Based on the average generation of 400 gallons per multiple family residential unit, the proposed 191 units would generate a demand of approximately 76,400 gallons per day (gpd). Based on the average generation of 120 gallons per 1,000 square feet of commercial per day (gpd), the proposed 118,354 square feet of commercial uses (retail center and restaurants) would generate a water demand of approximately 14,202 gpd. Therefore, the project would generate a water demand of approximately 90,602 gpd. Based on a review of the EVWMD Urban Water Management Plan, groundwater makes up a small percentage (less than 10 percent) of the total water supply, and water supply projections show groundwater pumping within EVMWD would not exceed the Elsinore groundwater basin's annual recharge nor even increase beyond current levels out to the year 2035. In 2013, the EVMWD provided the project applicant a will-serve letter to provide future water service for the proposed project. Therefore, the proposed project would not contribute to an overpumping or substantial decrease in groundwater levels, and the project would not substantially deplete groundwater supplies. Potential project impacts related to groundwater supplies would be less than significant.

The proposed project would reduce the overall amount of pervious ground on-site by introducing impervious structures and groundcover to the site. Specifically, the proposed project would result in an overall reduction of pervious surfaces on-site (from an existing 27.6 acres to 6.05 acres). This would alter existing drainage patterns and reduce the ability of the project site to provide some percolation on the project site. Because the project soils were found to provide extremely slow infiltration rates during the infiltration analysis, retention basins cannot be designed for infiltration as part of the project. Therefore, underground detention vaults are proposed to reduce peak stormwater flows of the project site. The implementation of the proposed impervious surfaces on the project site would not substantially alter the infiltration of water on the project site, and therefore, potential impacts to groundwater supplies would be less than significant.

Significance Determination: Less than significant.

Impact 3.7-3: The project would not 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.

Construction and operation of the proposed project have the potential to alter the existing drainage pattern of the project site through disturbance of ground surface and placement of impervious structures on-site. Possible impacts of this include erosion, sedimentation and flooding; all of which are interconnected. Erosion is the washing away of soil by rain. Sedimentation is the accumulation of soil and other matter washed into waterways. Flooding is a

general and temporary condition of partial or complete inundation of normally dry land area from unusual and rapid accumulation or runoff of surface waters. Flooding can often cause erosion and sedimentation that could occur simultaneously.

The project site contains two primary drainage channels and gently rolling hills; soil on slopes tends to be less stable. As a result, any alteration to the ground surface and corresponding alteration of the drainage pattern could exacerbate the potential for substantial erosion and siltation. Construction activities such as grading and excavation associated with the proposed project would temporarily alter the ground surface, thus changing the existing drainage pattern of the site. This construction activity would alter the ground surface topography and expose a large amount of bare soil. However, areas that are disturbed would be appropriately protected by silt fences, hay bales, or reseeded to ensure that exposed areas are not susceptible to erosion or siltation in accordance with NPDES Construction General Permit requirements.

Compliance with the NPDES Construction General Permit would involve the development of a SWPPP. The SWPPP would include erosion control BMPs, such as scheduling and preservation of existing vegetation, which would prevent the exposure of soil to water and reduce the threat of erosion. The SWPPP would also implement sediment control BMPs, such as sandbags and fiber rolls, to trap any sediment that mobilizes on-site. Impacts relating to alteration of drainage patterns and causation of erosion, siltation and flooding during project construction would be less than significant.

Operation of the proposed project would permanently introduce impermeable surfaces and structures, including roads, houses, and sidewalks, to the previously undeveloped permeable area. This would generate increased amount of runoff, thus changing the drainage pattern of the project site and potentially result in erosion, siltation and flooding. However, the project would implement operational source control BMPs that would prevent the creation of excess runoff, including testing of irrigation systems to detect and repair overspray and installation of rain shutoff devices preventing irrigation during and after precipitation events. Further, treatment control BMPs would include treatment of first flush flows in bio retention and sand infiltration facilities, underground detention facilities, and catch basins with filters for storm events, which would be regularly maintained. Together, these BMPs would achieve a medium to high efficiency pollutant filtration rate. The project would also be required to develop and implement of a Final WQMP in accordance with City of Wildomar requirements that would finalize project-specific source control, and treatment control BMPs, and would include a BMP operation and maintenance plan to ensure their continued efficiency throughout the project lifetime. The Final WQMP will demonstrate that BMPs will retain the incremental increase of runoff from a two-year storm event, ten-year storm event, or the BMP Design Volume, whichever is greater. Impacts relating to alteration of drainage patterns and causation of erosion, siltation and flooding during project operation would be less than significant.

Significance Determination: Less than significant.

Impact 3.7-4: The project would not 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.

The project would introduce residential and commercial uses on a currently undeveloped site, and would require the construction of storm drains onsite (see Figure 2-11 in Section 2, Project Description). The project would remove a portion of the existing Murrieta Valley/Depasquale Road storm drain to install a tie-in to extend the existing 54-inch storm drain on-site along Westpark Street though the middle of the project site, eventually discharging to the existing northernmost concrete headwall within the Caltrans I-15 right-of-way. The project site would contain two other storm drains, one of which would tie-in to and accept drainage from the existing unnamed storm drain to the east of the project site and would run along a continuation of Copper Court and through the intersection of Copper Court and Westpark Street, eventually discharging to the existing second northernmost headwall within the Caltrans I-15 right-of-way. The third storm drain line would collect stormwater from the southern portion of the project site and would cross Westpark Street, discharging to the southernmost concrete headwall within the Caltrans I-15 right-of-way. Construction of these new storm drains would be adequately sized to capture and convey the anticipated amount of run-on and runoff generated onsite compliant with City drainage control requirements. Roof drains would be directed to landscape areas where practical. In areas where not practical, runoff would spill onto impervious surfaces and become part of the surface flows collected and treated in the proposed storm drain system. Based on the Preliminary WQMP, the implementation of the proposed drainage plan that includes bio-retention, sand infiltration, and underground detention facilities would reduce peak concentration flows exiting the project site. Therefore, the project would result in a less than significant impact on the existing capacities of the three existing culvers extending under the I-15 as well as the facilities downstream of the existing I-15 culverts.

As stated above, in accordance with the NPDES MS4 permit, the project would be required to develop a Final WQMP in accordance with Riverside County requirements that would include BMPs that detain stormwater runoff to the extent practical as that is most effective means of treating stormwater pollutants. These detention BMPs would reduce peak concentration flows discharged offsite and remove pollutants. These BMPs include bio-retention, sand infiltration, and underground detention facilities that would reduce pollutant runoff from the site so that potential water quality impacts from project implementation would be less than significant.

Significance Determination: Less than significant.

Impact 3.7-5: The project would not substantially degrade water quality.

As stated previously, the project has the potential to affect water quality during both construction and operation. Construction activities would loosen soil and introduce chemicals onsite that could potentially mix with runoff and result in sedimentation and/or further impairment of downstream water quality. However, the proposed project would be required to comply with the requirements of the Construction General Permit as stated above, and develop a SWPPP for the project site that would include BMPs aimed at protecting water quality. During operation, the project would

implement structural source control, non-structural control, and treatment control BMPs as part of the project design. These BMPs include bio-retention, sand infiltration, and underground detention facilities aimed at preventing degradation of water quality in accordance with a Final WQMP. The WQMP would define the operation and maintenance measures for each of the proposed BMPs to ensure continued efficiency of stormwater management. The proposed BMPs would reduce potential water quality impacts to less than significant.

The Final WQMP would demonstrate that finalized operational BMPs can retain the incremental increase of runoff from a two-year storm event, ten -year storm event, or the BMP Design Volume, whichever is greater. These potential causations of water quality degradation would be reduced to less-than-significant with implementation of the aforementioned BMPs and mitigation measures.

Based on groundwater measurements from the Preliminary Geotechnical Report, the project site contains some areas of high groundwater levels (i.e., 12 feet below the ground surface). Construction of the proposed detention facilities would extend to approximately six to eight feet below ground surface. Therefore, construction equipment is not expected to come into contact with groundwater. However, in the event that project construction equipment unexpectedly comes into contact with groundwater, BMPs that are part of the Stormwater Pollution Prevention Program as required by the Construction General Permit would be required to be implemented to protect groundwater from potential pollutants. In addition, BMPs would also reduce the degradation of surface water flows exiting the project site during construction activities. Impacts related to the degradation of surface water quality by the proposed project would be less than significant.

Significance Determination: Less than significant.

Impact 3.7-6: The project would not expose people or structures to a significant loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.

The project would introduce structures and people to a currently undeveloped area. However, as stated previously, the project is not located in a flood zone. There are no levees located within the vicinity of the project site. The project site is also not located in a dam failure inundation zone (Riverside County, 2014). Structures would not be located on nor affect the performance of any levees or dams. Therefore, impacts related to flooding as the result of levee or dam failure would be less than significant.

Significance Determination: Less than significant.

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3.8 Hazards and Hazardous Materials

This section provides an evaluation of the potential for the project to result in hazards and hazardous materials impacts. This section is based in part on the "*Revised Phase I Environmental Site Assessment,"* prepared by Earth-Strata (June 2013), and is included as Appendix G-1 to this EIR.

3.8.1 Environmental Setting

Definitions

Materials and waste are generally considered hazardous if they are poisonous (toxicity), can be ignited by open flame (ignitability), corrode other materials (corrosivity), or react violently, or explode or generate vapors when mixed with water (reactivity). The term "hazardous material" is defined in the State Health and Safety Code (Chapter 6.95, Section 25501[o]) as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment.

A hazardous waste, for the purpose of this EIR, is any hazardous material that is abandoned, discarded, or recycled, as defined in the State Health and Safety Code (Chapter 6.95, Section 25125). The transportation, use, and disposal of hazardous materials, as well as the potential releases of hazardous materials to the environment, are closely regulated through many state and federal laws.

Potential Receptors/Exposure

The sensitivity of potential receptors in the areas of known or potential hazardous materials contamination is dependent on several factors, the primary factor being the potential pathway for human exposure. Exposure pathways include external exposure, inhalation, and ingestion of contaminated soil, air, water, or food. The magnitude, frequency, and duration of human exposure can cause a variety of health effects, from short-term acute symptoms to long-term chronic effects. Potential health effects from exposure can be evaluated in a health risk assessment. The principle elements of exposure assessments typically include:

- Evaluation of the fate and transport processes for hazardous materials at a given site;
- Identification of potential exposure pathways;
- Identification of potential exposure scenarios;
- Calculation of representative chemical concentrations; and
- Estimation of potential chemical uptake.

Hazardous Building Materials

Development and redevelopment projects often involve the need to demolish existing older structures. Many older buildings contain building materials that consist of hazardous materials, which can be hazardous to people and the environment once disturbed. These materials include lead-based paint, asbestos-containing materials (ACM), and polychlorinated biphenyls (PCBs).

Prior to the EPA ban in 1978, lead-based paint was commonly used on interior and exterior surfaces of buildings. Through such disturbances as sanding and scraping activities, or renovation work, or gradual wear and tear, old peeling paint, or paint dust, particulates have been found to contaminate surface soils or cause lead dust to migrate and affect indoor air quality. Exposure to residual lead can cause severe adverse health effects especially in children.

Asbestos is a naturally-occurring fibrous material that was extensively used as a fireproofing and insulating agent in building construction materials before such uses were banned by the U.S. Environmental Protection Agency (EPA) in the 1970s. ACM were commonly used for insulation of heating ducts as well as ceiling and floor tiles to name a few typical types of materials. Similar to lead-based paint, ACM contained within the building materials present no significant health risk because there is no exposure pathway. However, once these tiny fibers are disturbed, they can become airborne and become a respiratory hazard. The fibers are very small and cannot be seen with the naked eye. Once they are inhaled, they can become lodged into the lung potentially causing lung disease or other pulmonary complications.

PCBs are organic oils that were formerly used primarily as insulators in many types of electrical equipment including transformers and capacitors. After PCBs were determined to be a carcinogen in the mid to late 1970s, the U.S. EPA banned PCB use in most new equipment and began a program to phase out certain existing PCB-containing equipment. Fluorescent lighting ballasts manufactured after January 1, 1978 do not contain PCBs and are required to have a label clearly stating that PCBs are not present in the unit.

Local Setting

The project site is undeveloped. Land uses within the project vicinity includes a mix of commercial, retail, and residential. Commercial and light industrial operations have the potential to release hazardous materials to soil and groundwater in the vicinity of the project area. Potential sources include gasoline service stations and commercial uses that handle solvents or other hazardous materials. Residential land use can also result in the release of hazardous materials such as cleaning and degreasing solvents, fertilizers and pesticides.

A Phase I Environmental Assessment was prepared for the project site, which included a regulatory database search of existing sites within and immediately adjacent to the project area (Earth-Strata, 2013b). The EDR database was searched which includes a review to evaluate whether the subject property and/or nearby sites have reported USTs, hazardous waste generation, or hazardous material releases, and regulatory information from the federal, state, and local agencies. The database search did not identify any sites on or near the project site that have had reported releases of hazardous materials or waste including active contaminated sites that are currently under assessment and/or remediation.

The EDR Historical Auto Stations, Historical Cleaners, & Manufactured Gas Plants Databases identified two sites on or near the project site that are listed as a historical auto station and a historical cleaner.

3.8.2 Regulatory Framework

The project is subject to government health and safety regulations applicable to the transportation, use, and disposal of hazardous materials. This section provides an overview of the regulatory setting that is applicable to the health and safety within the project area.

Federal

The primary federal agencies with responsibility for hazardous materials management include the United States EPA, United States Department of Labor Occupational Safety and Health Administration (Fed/OSHA), and the United States Department of Transportation (DOT). Federal laws, regulations, and responsible agencies are summarized in **Table 3.8-1**.

TABLE 3.8-1
FEDERAL LAWS AND REGULATIONS RELATED TO HAZARDOUS MATERIALS MANAGEMENT

Classification	Law or Responsible Federal Agency	Description
Hazardous Materials Management	Community Right-to-Know Act of 1986 (also known as Title III of the Superfund Amendments and Reauthorization Act (SARA)	Imposes requirements to ensure that hazardous materials are properly handled, used, stored, and disposed of and to prevent or mitigate injury to human health or the environment in the event that such materials are accidentally released.
Hazardous Waste Handling	Resource Conservation and Recovery Act of 1976 (RCRA)	Under RCRA, the EPA regulates the generation, transportation, treatment, storage, and disposal of hazardous waste from “cradle to grave.”
	Hazardous and Solid Waste Act	Amended RCRA in 1984, affirming and extending the “cradle to grave” system of regulating hazardous wastes. The amendments specifically prohibit the use of certain techniques for the disposal of some hazardous wastes.
Hazardous Materials Transportation	U.S. Department of Transportation (DOT)	Has the regulatory responsibility for the safe transportation of hazardous materials. The DOT regulations govern all means of transportation except packages shipped by mail (49 CRF).
	U.S. Postal Service (USPS)	USPS regulations govern the transportation of hazardous materials shipped by mail.
Occupational Safety	Occupational Safety and Health Act of 1970	Fed/OSHA sets standards for safe workplaces and work practices, including the reporting of accidents and occupational injuries (29 CFR).

State

California Environmental Protection Agency

In January 1996, the California Environmental Protection Agency (Cal EPA) adopted regulations implementing a Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program). The program has six elements: hazardous waste generators and hazardous waste on-site treatment; underground storage tanks; aboveground storage tanks; hazardous materials release response plans and inventories; risk management and prevention programs; and Unified Fire Code hazardous materials management plans and inventories. The plan is implemented at the local level. The Certified Unified Program Agency (CUPA) is the local agency that is responsible for the implementation of the Unified Program. In Riverside

County, the Riverside County Department of Environmental Health is the designated CUPA for all businesses.

Hazardous Materials Management

The California Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act) requires that any business that handles hazardous materials prepare a business plan, which must include the following:

- Details, including floor plans, of the facility and business conducted at the site;
- An inventory of hazardous materials that are handled or stored on site;
- An emergency response plan; and
- A safety and emergency response training program for new employees.

Hazardous Waste Handling

The Cal EPA DTSC regulates the generation, transportation, treatment, storage, and disposal of hazardous waste. State and federal laws require detailed planning to ensure that hazardous materials are properly handled, used, stored, and disposed of, and, in the event that such materials are accidentally released, to prevent or to mitigate injury to health or the environment. Laws and regulations require hazardous materials users to store these materials appropriately and to train employees to manage them safely.

Under the federal Resource Conservation and Recovery Act of 1976 (RCRA), whose responsibilities are described in Table 3.8-1, above, individual states may implement their own hazardous waste programs in lieu of RCRA, as long as the state program is at least as stringent as federal RCRA requirements. In California, the DTSC regulates the generation, transportation, treatment, storage, and disposal of hazardous waste. The hazardous waste regulations establish criteria for identifying, packaging, and labeling hazardous wastes; prescribe management of hazardous waste; establish permit requirements for hazardous waste treatment, storage, disposal, and transportation; and identify hazardous wastes that cannot be disposed of in landfills.

Hazardous Materials Transportation

The State of California has adopted DOT regulations for the intrastate movement of hazardous materials. State regulations are contained in Title 26 of the California Code of Regulations (CCR). In addition, the State of California regulates the transportation of hazardous waste originating in the State and passing through the State (26 CCR, Section 13-100.2 through 13-1216). Both regulatory programs apply in California. The two State agencies that have primary responsibility for enforcing federal and State regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol (CHP) and the California Department of Transportation (Caltrans).

Occupational Safety

The California Occupational Safety and Health Administration (Cal/OSHA) assumes primary responsibility for developing and enforcing workplace safety regulations in California. Because

California has a federally approved OSHA program, it is required to adopt regulations that are at least as stringent as the federal regulations which are codified at Title 29 of the Code of Federal Regulations. Cal/OSHA standards are generally more stringent than federal regulations.

Cal/OSHA regulations (codified at Title 8 of the CCR) concerning the use of hazardous materials in the workplace require employee safety training, safety equipment, accident and illness prevention programs, hazardous substance exposure warnings, and emergency action and fire prevention plan preparation. Cal/OSHA enforces hazard communication program regulations, which contain training and information requirements, including procedures for identifying and labeling hazardous substances, and communicating hazard information relating to hazardous substances and their handling. The hazard communication program also requires that Materials Safety Data Sheets (MSDS) be available to employees, and that employee information and training programs be documented. These regulations also require preparation of emergency action plans (escape and evacuation procedures, rescue and medical duties, alarm systems, and training in emergency evacuation).

State laws, like federal laws, include special provisions for hazard communication to employees in research laboratories, including training in chemical work practices. Specific, more detailed training and monitoring is required for the use of carcinogens, ethylene oxide, lead, asbestos, and certain other chemicals listed in Title 29, Section 1910 of the CFR. Emergency equipment and supplies, such as fire extinguishers, safety showers, and eye washes, must also be provided and maintained in accessible places.

Cal/OSHA regulations (see Title 8, Sections 340 through 344.90 of the CCR), like the Fed/OSHA regulations (Title 29, Section 1910 of the CFR) includes extensive, detailed requirements for worker protection applicable to any activity that could disturb asbestos-containing materials, including maintenance, renovation, and demolition. These regulations are also designed to ensure that persons working near the maintenance, renovation, or demolition activity are not exposed to asbestos.

Emergency Response

California has developed an emergency response plan to coordinate emergency services provided by federal, state, and local government and private agencies. Responding to hazardous materials incidents is one part of this plan. The plan is administered by the State Office of Emergency Services (OES), which coordinates the responses of other agencies, including Cal EPA, CHP, CDFW, the RWQCB, and the Riverside County Fire Department (RCFD). The RCFD provides first response capabilities, if needed, for hazardous materials emergencies within the project area.

Local

Riverside County Department of Environmental Health

The Environmental Protection and Oversight Division (EPO) is one of the two divisions of the Department of Environmental Health (DEH). The EPO Division has regulatory control over a number of hazardous materials, land use and water system based programs. One of these

programs previously included household hazardous waste, but as of 2006, that was transferred to the Riverside County Waste Management Department.

Riverside County Hazardous Waste Management Plan

Developed pursuant to the Tanner Act (AB 2948), the Riverside County Hazardous Waste Management Plan (HWMP) identifies current and projected future hazardous waste generation and management needs throughout the County. The HWMP provides a framework for the development of facilities to manage hazardous wastes, i.e., facility siting criteria. The HWMP also includes a Households Hazardous Waste Element that is designed to divert household hazardous wastes from the County's landfills.

The County HWMP addresses only those hazardous waste issues with which local governments have responsibilities, namely land use decisions. The County and cities are required to implement facility siting policies and criteria within local planning and permitting processes. The City is required to take one of three actions:

- Adopt a City hazardous waste management plan;
- Incorporate by reference all applicable portions of the County Plan into its General Plan; and
- Enact an ordinance requiring all applicable land use permitting and decisions to be consistent with the siting criteria set forth in the County HWMP.

The City has adopted by reference the applicable portions of the County HWMP.

San Onofre Nuclear Generating Station (SONGS)

The San Onofre Nuclear Generating Station (SONGS) is located near the southern boundary of Orange County, approximately 25 miles west of Temecula. SONGS is a jointly owned enterprise among Southern California Edison, San Diego Gas and Electric, and the cities of Riverside and Anaheim. For hazard mitigation purposes, the federal and State governments have created three levels of emergency zones surrounding nuclear facilities:

- Emergency Planning Zone (EPZ): The federal government requires that communities within approximately 10 miles of a nuclear power plant be included in an EPZ. Within this zone, specific emergency protective plans have been developed.
- Public Education Zone (PEZ): The State of California has defined a broader area between 10 to 20 miles from a plant as a PEZ. Within this zone, the public is informed on preparedness plans. The distance of the project site from the plant, however, would make evacuation highly unlikely.
- Ingestion Pathway Zone (IPZ): The City of Wildomar is located within this zone which covers the areas within 50 miles of SONGS. The purpose of this zone is to prevent the accidental ingestion of deposited radioactive materials by humans and livestock. Southern California Edison, who operates SONGS, will provide notification to all affected jurisdictions within 15 minutes of declaration of any emergency.

On June 7, 2013, Southern California Edison announced that they will be retiring and decommissioning Units 2 and 3 of the nuclear plant and SONGS will be decommissioned by 2015 (Southern California Edison, 2013). They have yet to announce how this will affect these emergency zones.

City of Wildomar General Plan Public Safety Element

The following policies in Table 3.8-2 from the General Plan Safety Element provide direction to address hazards and hazardous materials in the City and are applicable to the project.

TABLE 3.8-2
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – GEOLOGY AND SOILS

General Plan Safety Element Policies	Consistency Determination	Analysis
Policy S 1.1: Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary, when local deficiencies are identified.	Consistent	The development of the proposed project will be required to be in conformance with current building codes to reduce potential effects associated with groundshaking, subsidence, settlement, and expansion of soils. Therefore, the project would be consistent with this policy.
Policy S 5.1: Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following: a) All proposed construction shall meet minimum standards for fire safety as defined in the County Building or Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use. b) In addition to the standards and guidelines of the Uniform Building Code and Uniform Fire Code fire safety provisions, continue additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not: impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.	Consistent	The proposed project will be required to meet fire safety codes in accordance with the County fire codes and comply with the standards and guidelines of the Uniform Building Code and Uniform Fire Code. The project would be consistent with this policy.
Policy S 6.1: Enforce the policies and siting criteria and implement the programs identified in the County of Riverside Hazardous Waste Management plan, which includes the following: a) Comply with federal and state laws pertaining to the management of hazardous wastes and materials. b) Ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County. c) Coordinate hazardous waste facility responsibilities on a regional basis through the Southern California Hazardous Waste Management Authority (SCHWMA).	Consistent	The proposed project would involve the use of some hazardous and flammable substances during construction. In addition, during operation, building and landscape maintenance activities would involve the limited quantities of hazardous materials such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance activities. These activities would be required to comply with the City's Hazardous Waste Management Plan which is consistent with the County's plan.

TABLE 3.8-2
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – GEOLOGY AND SOILS

General Plan Safety Element Policies	Consistency Determination	Analysis
d) Encourage and promote the programs, practices, and recommendations contained in the County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.		Therefore, the project would be consistent with this policy.

3.8.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, hazards and hazardous materials impacts would be considered significant if the project would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- 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;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- 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;
- 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 for people residing or working in the project area;
- 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;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- 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.

Methodology

The following impact analysis focuses on potential impacts of the project related to hazards and hazardous materials. The evaluation considered project plans, current conditions at the project site, and applicable regulations and guidelines. Some of the above criteria are not considered

relevant to the project, and therefore, they will not be evaluated further in this EIR. These issues are:

Emit Hazardous Emissions Near Schools. The nearest school, Ronald Reagan Elementary School, is located approximately 0.35 miles northeast of the project site. No schools are located within one-quarter mile of the project site. The proposed project would have no impact upon school facilities. Therefore, this issue is not applicable to the project and is not further discussed in this EIR.

Hazardous Materials Sites. The project site is not listed on the State's list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (DTSC, 2015). The proposed project would have no impact. Therefore, this issue is not applicable to the project and is not further discussed in this EIR.

Airport Land Use Plans. The proposed project would not result in a safety hazard for people residing or working in the project area. The project is not located within an airport land use plan or in the vicinity of an airport. The nearest public airport is French Valley Airport, approximately 8.7 miles southeast of the project site. Because of the project's distance from the nearest airport, the project would not result in a safety hazard. The proposed project would have no impact. Therefore, this issue is not applicable to the project and is not further discussed in this EIR.

Private Airstrips. There are no private airstrips in the vicinity of the project site (Google Earth, 2015). The two closest airfields are Skylark Field Airport, located 3.82 miles northwest of the site, and McConville Airstrip, located approximately 11.1 miles northwest of the project site. The proposed project would not present a safety hazard for people residing or working in the project area. Therefore, this issue is not applicable to the project and is not further discussed in this EIR.

Impact Discussion

Impact 3.8-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Construction

The construction of the proposed developed of 191 multiple-family attached townhomes, and 118,354 sf commercial retail center would not result in the routine use, storage, transport, or disposal of large quantities of hazardous substances. The proposed project could involve the use of some hazardous and flammable substances during the construction phase. Construction activities would require the use of certain hazardous materials such as fuels, oils, solvents, and glues. Inadvertent release of large quantities of these materials into the environment could adversely impact soil, surface waters, or groundwater quality. However, the on-site storage and/or use of large quantities of materials capable of impacting soil and groundwater are not typically required for the construction of the proposed project. Additionally, for any site that would disturb more than one acre, a National Pollution Discharge Elimination System (NPDES) Permit for General Construction would be required which includes measures that cover the transport, use, and disposal of hazardous materials during construction. With adherence to these existing

regulations, the potential impact associated with routine transportation, use, and disposal of hazardous materials would be less than significant.

The project site is currently vacant and undeveloped. Therefore, no impact would occur with regard to the demolition of any existing structures where hazardous building materials, such as asbestos, lead-based paint, and polychlorinated biphenyls (PCBs) were commonly used in construction because there are no structures. Adherence to existing regulations would reduce the potential for hazardous building materials to impact the environment or the public. As already required by applicable regulations and laws, proposed redevelopment of older existing facilities would be required to adhere to appropriate identification and abatement procedures by certified contractors who employ practices that limit the exposure of hazardous building materials, where present. Therefore, this would be a less than significant impact.

Operation

The proposed project would develop 191 multiple-family attached townhomes and a 118, 354 sf commercial retail center. The secondary activities that would occur at the residential units (e.g., building and landscape maintenance) would involve the use of limited quantities of hazardous materials. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of buildings and landscaping would be utilized by the proposed residential uses. These activities, however, would not result in the routine transport, use, or disposal of hazardous materials from the project site, and disposal of these materials would be required to comply with the City's Hazardous Waste Management Plan which includes a Households Hazardous Waste Element.

The proposed project would also expect to increase commercial land uses that could involve a range of increases in chemical products that are considered hazardous materials or hazardous waste, such as dry cleaners, restaurants and other similar commercial uses that use limited amounts of regulated chemical products. Exposure to hazardous chemicals through improper handling or through accidental upset conditions could cause acute or chronic health effects to the public and environment.

Handling and use of these hazardous materials and the disposal of the resulting hazardous wastes would be required to follow the applicable laws and regulations, as described in Section 3.8.2, *Regulatory Setting* above. The net result of compliance would be the reduction of risks and hazards to workers, the public, and the environment to levels that would be considered acceptable.

Hazardous materials would typically be stored in their original containers prior to use. As required by existing laws and regulations, the hazardous materials would be stored in each building, in locations according to compatibility and in storage enclosures (i.e., flammable material storage cabinets and biological safety cabinets) or in areas or rooms specially designed, protected, and contained for such storage, in accordance with applicable regulations. Hazardous materials would be handled and used in accordance with applicable regulations by personnel that have been trained in the handling and use of the material and that have received proper hazard-

communication training. Hazardous materials reporting (i.e., California Hazardous Materials Business Planning, California Proposition 65 notification, and Emergency Planning and Community-Right-to-Know Act reporting) would be completed as required.

Existing regulatory requirements, such as RCRA "cradle to grave" requirements for hazardous materials and the County's Hazardous Materials Management Plan, establish minimum standards for businesses handling hazardous materials. This regulatory framework requires that hazardous materials are stored, handled, and disposed of according to the Hazardous Materials and Waste Management Plan of Riverside County and restrictions on facilities handling large quantities of hazardous materials would be placed (however, it is important to note that the project does not include industrial or manufacturing uses that would qualify as large quantity users). Transportation routes for hazardous materials would be identified and regulated (Caltrans) to minimize the potential adverse effects from accidental upset conditions. Therefore, this would be a less than significant impact.

Significance Determination: Less than significant.

Impact 3.8-2: The proposed project would not 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.

Construction

The proposed project could involve the use of some hazardous and flammable substances during the construction phase. These substances could include vehicle fuels and oils in the operation of heavy equipment for site grading and roadway construction. Construction vehicles on-site may require routine or emergency maintenance that could result in the release of oil, diesel fuel, transmission fluid, or other materials. These materials would be transported along the roadways and temporarily stored on-site. Containment and spill cleanup is encompassed in the Storm Water Pollution Prevention Plan (SWPPP) discussed in Section 3.7, Hydrology and Water Quality, to prevent hazardous materials from spreading off the property. Hazardous materials being generated during construction would be disposed of in accordance with the required SWPPP. Therefore, as a condition of construction, compliance with existing regulations (NPDES) would address potential upsets and accidents limiting the potential impacts during construction to less than significant.

Operation

The proposed project includes the development of 191 multiple-family attached townhomes and 118,354 sf commercial retail land uses which would likely include the use of hazardous materials and waste common in other commercial/retail mixed-use residential settings. These chemicals could include familiar materials such as toners, paints, lubricants, and kitchen and restroom cleaners as well as relatively small quantities of fuels, oils, and other petroleum-based products. Any businesses that would store hazardous materials and/or waste at its business site would be required to submit a Hazardous Materials Management Plan in accordance with the Riverside County Hazardous Waste Management Plan (HWMP). Both the federal and State governments require all businesses that handle more than a specified amount of hazardous materials to submit

an annual business plan to the local Certified Unified Program Agency (CUPA). The CUPA with responsibility for the City of Wildomar is the Riverside County Environmental Health Department (RCEHD). The RCEHD requires all new commercial and other users to follow applicable regulations and guidelines regarding storage and handling of hazardous waste in a manner such that accidental spills or releases are minimized and spill response supplies are readily available to quickly contain any spill that may occur. With adherence to these existing regulatory requirements, the potential to adversely affect workers, residents, visitors, or the environment would be reduced to less than significant.

Significance Determination: Less than significant.

Impact 3.8-3: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The City of Wildomar Emergency Plan (Ordinance No. 44) objectives are to prepare for and facilitate coordinated and effective responses to emergencies in Wildomar and to provide adequate assistance to other jurisdictions as needed. The plan specifies actions for the coordination of operations, management, and resources during emergencies; governmental responsibilities during emergency events; and a plan for the organization of nongovernmental organizations providing support assistance. The project site is not identified as an Emergency Operations Center. Further, the proposed project would provide adequate access for emergency vehicles. Therefore, the project would have a less than significant impact.

Significance Determination: Less than significant.

Impact 3.8-4: The proposed project would not 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.

The project site does not fall within a fire hazard area under the Fire Hazard Severity Zones in an State Responsibility Area (SRA). A SRA is defined in Section 4102 of the Public Resources Code as: areas of the State in which financial responsibility of preventing and suppressing fires has been determined by the board pursuant to Public Resources Code Section 4125, to be primarily the responsibility of the State.

The project site falls within the Local Responsibility Area (LRA), City of Wildomar within Riverside County. According to the Very High Fire Hazard Severity (VHFHS) Zone LRA map, the project site is within a VHFHS zone under the authority of the City of Wildomar. The project site consists of vacant land and is susceptible to wildland fires. The project would include design features that will reduce the project's susceptibility to fire. The proposed project would be surrounded by roads on all four sides and would include hardscapes, and will include a landscape design plan in compliance with the fire department's safety design elements. The proposed project would be designed to comply with Fire Code and other legal requirements aimed at minimizing fire risks, including safety equipment standards, provide adequate emergency access, and provide sufficient fire hydrants and water flows in compliance with the Riverside County Fire

Department. The proposed project would be required to pay its fair share contribution into the City's development impact fee program and annex into the City's CFD 2013-1, which funds fire protection and suppression services. Based on the project site's proximity to a fire station, design features, and the urban characteristics within the project area, the implementation of the project would not result in any significant exposure of people or structures to the threat of wildfires.

Significance Determination: Less than significant.

References

CALFIRE, *Fire Hazards Severity Zones Map (LRA)*, http://frap.fire.ca.gov/webdata/maps/riverside_west/fhszl_map.60.pdf, 2009, accessed May 19, 2015.

CALFIRE, *Fire Hazards Severity Map (SRA)*, http://frap.fire.ca.gov/webdata/maps/riverside_west/fhszs_map.60.pdf, 2007, accessed May 19, 2015.

Department of Toxic Substances (DTSC), Envirostor, official website search, *Hazardous Waste and Substances Site List*, http://www.envirostor.dtsc.ca.gov/public/, accessed May 19, 2015.

Earth-Strata, Inc., *Phase I Environmental Site Assessment*, 2013 (see Appendix G-1).

3.9 Land Use and Planning

This section identifies the existing and surrounding land uses, analyzes the compatibility of the project with existing land uses, and evaluates the consistency of the project with relevant plans and policies.

3.9.1 Environmental Setting

Regional

The project site is located in the Inland Empire. "Inland Empire" refers to the U.S. Census Bureau's federally defined Riverside-San Bernardino-Ontario metropolitan area, which covers more than 27,000 square miles. The project site is located within the City of Wildomar, which is within the southwestern portion of the County of Riverside, approximately 77 miles southeast of downtown Los Angeles, 70 miles northeast of downtown San Diego, and 30 miles inland from the Pacific Ocean. The corporate limits of Wildomar cover 24 square miles and include approximately 32,176 people (U.S. Census, 2010).

City of Wildomar

Wildomar's corporate limits and sphere of influence encompass approximately 24 square miles and consist of properties contained within the City's corporate boundaries as well as portions of unincorporated Riverside County. Wildomar is adjacent to the City of Lake Elsinore to the north, the City of Menifee to the east and the City of Murrieta to the south, and unincorporated Riverside County to the west.

Like most cities in the southwestern Riverside County, Wildomar is primarily a residential community with concentrated areas of rural and single-family residential neighborhoods with rural mountainous and open space areas. Four generalized land use types within the City are: residential, commercial and office, industrial, and public/institutional and open space. The City does not have a traditional downtown around which the land uses radiate, but rather clusters of commercial development along major arterial roads, particularly along the Interstate 15 (I-15) corridor.

Project Site

The project area is located in the southern portion of the City of Wildomar, and is bounded by Depasquale Road to the north, Interstate 15 (I-15) to the west, Catt Road to the south, and residential land uses to the east. There are approximately 27.6 gross acres within the project area. In general, the study area is characterized by a mix of land uses (Figure 2-3). The discussion below describes the major land uses in greater detail.

Surrounding Land Uses

The following provides a brief description of land uses existing to the north, east, south and west of the project area.

Land uses to the north: Land uses north of the project area consist primarily of residential uses as well as undeveloped open space areas. Depasquale Road, an east-west two-lane road, delineates the northeastern-most border of the project area. Land uses beyond the residential subdivision, includes open space uses and scattered rural residential land uses.

Land uses to the west: The project site is bordered on the west by the I-15 freeway corridor. I-15 is a major north-south freeway servicing the City of Wildomar, Temecula and Murrieta areas, linking it to Riverside and the Los Angeles metropolitan area (via Corona) and to San Diego (via Escondido). Land uses beyond the I-15, to the west, consist of a variety of residential, commercial and industrial uses.

Land uses to the south: The southern portion of the project site is bounded by Catt Road, an undeveloped dirt road. Land uses south of the project site are predominately commercial uses including gas stations, fast-food, big box, and convenience stores.

Land uses to the east: The eastern portion of the project site is bounded by residential uses beyond which is George Avenue and rural residential uses.

3.9.2 Regulatory Framework

Regional

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the designated Metropolitan Planning Organization (MPO) for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. As the designated MPO for the region, SCAG is mandated by the federal government to research and create plans for transportation, growth management, hazardous waste management, and air quality. SCAG's major responsibilities include:

- Maintenance of a continuous, comprehensive, and coordinated planning process resulting in a Regional Transportation Plan (RTP) and a Regional Transportation Improvement Program (RTIP).
- Development of demographic projections plus the integrated land use, housing, employment, transportation programs, measures, and strategic portions of the South Coast Air Quality Management Plan (AQMP), as well as serving as co-lead agency for air quality planning for the Central Coast and Southeast Desert air basin districts.
- Responsibility under the federal Clean Air Act (CAA) for determining whether projects, plans, and programs conform to the CAA.
- To function as the authorized regional agency for intergovernmental review of programs proposed for federal financial assistance and direct development activities.
- Review of environmental impact reports for projects having regional significance for consistency with regional plans.
- To function as the authorized area-wide waste treatment management planning agency pursuant to federal water pollution control statutes.

- Responsibility under state law for preparation of the Regional Housing Needs Assessment (RHNA).

Regional Comprehensive Plan

The 2008 Regional Comprehensive Plan (RCP) is an advisory plan that establishes a strategy for defining and solving the region's inter-related housing, traffic, water, air quality and other regional challenges. The RCP ties together SCAG's role in transportation, land use, and air quality planning as well as recommending key roles and responsibilities for public and private sector stakeholders and inviting them to help implement the policies of the RCP. The nine areas covered in the RCP are land use and housing, open space and habitat, water, energy, air quality, solid waste, transportation, security and emergency preparedness, and economy. The RCP policies that are applicable to the proposed project are discussed in Table 3.9-3 below in Section 3.9.3.

Regional Housing Need Allocation

The Regional Housing Need Allocation (RHNA) is a key tool for SCAG and its member governments to plan for growth in the region. The RHNA quantifies the need for housing for households of varying incomes within each jurisdiction. The RHNA does not necessarily encourage or promote growth, but it helps communities to anticipate growth so that they can guide the growth in such a way as to enhance the quality of life; improve access to jobs, transportation and housing; and not adversely impact the environment. The RHNA consists of two measurements of housing need: (1) existing need and (2) future need. The City's RHNA for the 2014-2021 planning period is 2,535 dwelling units, and the unmet RHNA for the 2006-2014 planning period is 538 units. For the past five years (2010 to 2015), the City has experience a growth of approximately 296 residential units (California Department of Finance, 2015).

Regional Transportation Plan 2012-2035/Sustainable Communities Strategy

In April 2012, SCAG adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The RTP/SCS includes a strong commitment to reduce emissions from transportation to comply with SB 375, improve public health, and meet the National Ambient Air Quality Standards as set forth by the federal Clean Air Act. The RTP/SCS links its goals of sustaining mobility with its goals for fostering economic development; enhancing the environment; reducing energy consumption; promoting transportation-friendly development patterns; and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. In summary, the 2012-2035 RTP/SCS provides a blueprint for improving quality of life for residents by providing more choices for where they will live, work, and play, and how they will move around. Those policies and the project's consistency with them are discussed in Table 3.9-3 of Section 3.9.3 Impact Assessment, below.

Local

Wildomar General Plan[1]

The General Plan is organized into eight separate elements, including Land Use, Circulation, Multipurpose Open Space, Safety, Noise, Housing, Air Quality, and Administration. Each General Plan Element is instrumental to achieving long-term development goals. Until the City of Wildomar General Plan is finalized and adopted, the County General Plan is considered a blueprint for development in the city, and provides long-term policy guidance for the community's physical, economic, social, and environmental changes. The policies applicable to the proposed project are addressed in each section in Chapter 3 of this EIR. The policies addressed in this Land Use and Planning section are from the Land Use Element. Following is an overview of the City's Land Use Element.

Land Use Element

The General Plan Land Use Element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development. The Land Use Element designates the general distribution, general location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. These designations are reflected on the General Plan Land Use Map, which categorizes individual parcels of land into five basic categories ("Foundation Components"): Rural; Rural Community; Community Development; Agriculture; and Open Space. As reflected on the General Plan Land Use Map, the Land Use Element provides for a balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space. For each of the various land use designations, the General Plan provides standards for residential density and non-residential intensity, and provides specific policies intended to ensure that residential product types, densities, and intensities respond to a multitude of market segments. The Land Use Element governs how land is to be utilized; therefore many of the issues and policies contained in other plan elements are linked in some degree to this element. The policies that are applicable to the proposed project are addressed in Table 3.9-2 below in Section 3.9.3, Impact Assessment.

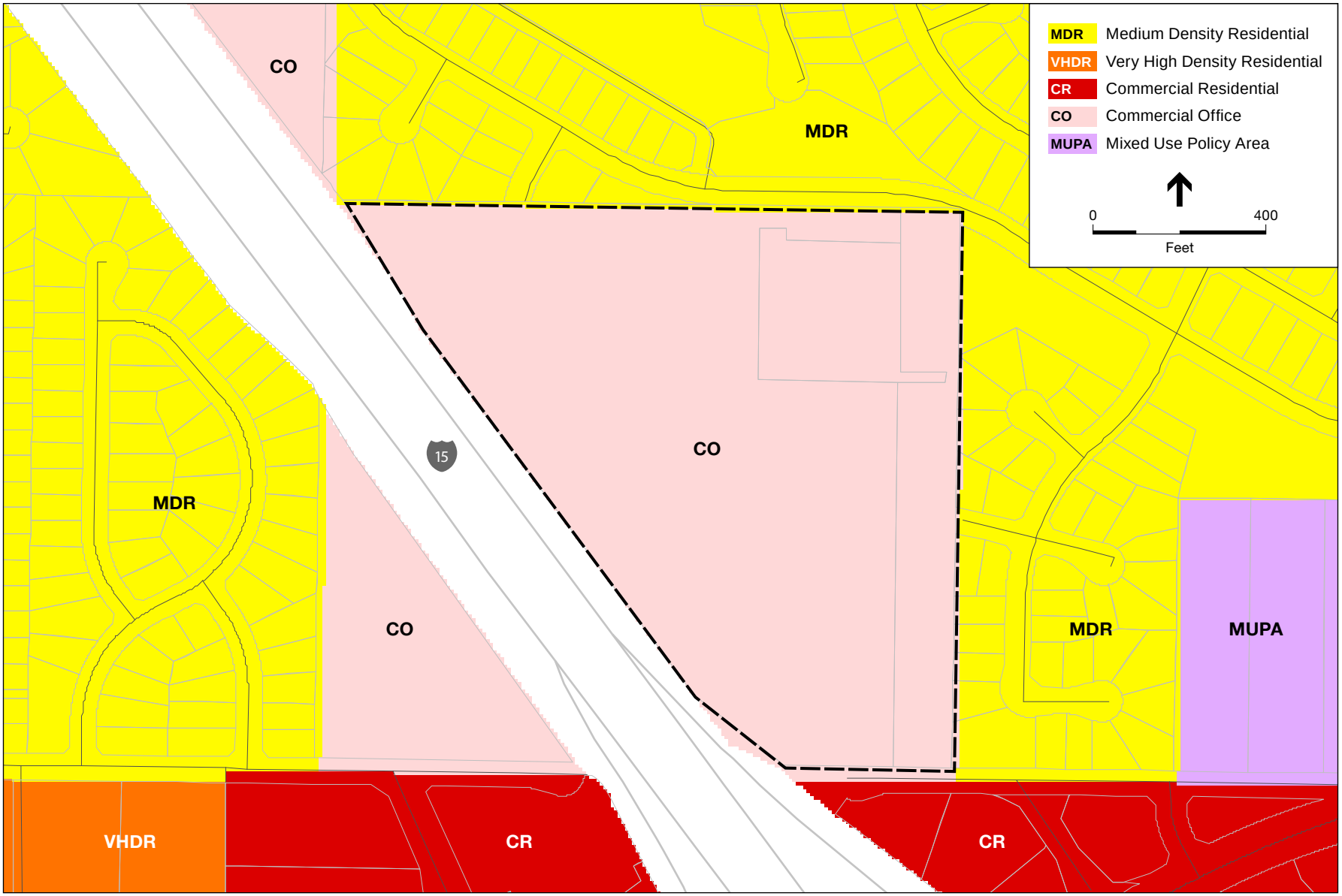
The project site contains a General Plan land use designation of Commercial Office (CO). There are five existing General Plan Land Use Designations within the project vicinity: CO, Medium Density Residential (MDR), Mixed Use Plan Area (MUPA), Commercial Retail (CR), and Very High Density Residential (VHDR). **Table 3.9-1**, below, describes each land use designation in detail. **Figure 3.9-1** shows the existing General Plan land use designations on the project site and surrounding area.

[1] Upon the City of Wildomar's incorporation, the City adopted portions of the County of Riverside's General Plan in July 2008. On October 9, 2013, the City Council approved a scope of work for the 2014 General Plan Update and this update will constitute the first update of the City's General Plan.

TABLE 3.9-1
LAND USE DESIGNATIONS IN THE PROJECT AREA

Land Use Designation	Permitted Use
Commercial Office (CO)	The Commercial Office land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. Commercial Office uses will be permitted based on their compatibility with surrounding land uses. Floor area ratios range from 0.35 to 1.0.
Medium Density Residential (MDR)	The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal keeping uses, such as horses are allowed in this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for the lot sizes to range from 5,500 to 20,000 square feet.
Mixed Use Plan Area (MUPA)	The Mixed Use Planning Area land use designation is intended to reflect mixed use areas. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. Many of the Mixed Use Planning Areas are located in specific plans. In the future, these areas may be appropriate candidates for the Community Center designation. In order for the Community Center designation to be considered, the project proponent is required to file a specific plan or a specific plan amendment, wherein issues relating to density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the Community Center proposal are addressed and resolved.
Commercial Retail (CR)	Commercial Retail (CR) - The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County unincorporated territory. The amount of land designated for Commercial Retail development within the County's land use plan exceeds that amount which is anticipated to be necessary to serve the County's population at build out. This oversupply will ensure that flexibility is preserved in site selection opportunities for future retail development within the County. Floor area ratios range from 0.2 to 0.35. (In order to more accurately project the actual potential for retail development within the County unincorporated areas, and the traffic and environmental impacts that would result from it, the statistical build out projections for the General Plan EIR assumed that 40% of the area designated Commercial Retail might ultimately develop as commercial uses. It was further assumed that the remaining 60% of the area designated CR would likely develop as residential uses within the Medium Density Residential range.)
Very High Density Residential (VHDR)	The Very High Density Residential land use designation allows for the development of multi-family apartments, duplexes, and condominiums, with a density range of 14.0 to 20.0 dwelling units per acre

SOURCE: County of Riverside, 2003.



SOURCE: Interwest Consulting Group

City of Wildomar - Westpark Promenade . 130266

Figure 3.9-1
General Plan Land Use

City of Wildomar Zoning Code

The City of Wildomar Zoning Code (Chapter 17 of the Municipal Code) serves as the primary implementation tool of the Land Use Element of the General Plan and provides specific development and land use standards for the City of Wildomar. There is one existing zoning designation on the project site, Scenic Highway Commercial (CPS). The CPS designation allows various commercial uses and not more than 200 square feet of outside storage. The existing residential uses to the north and east of the site are currently designated One-Family Dwelling Zone. The area south of the project site is currently zoned CPS (City of Wildomar, 2016).

3.9.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the State CEQA Guidelines, impacts related to land use and planning issues may be considered significant if the proposed project would:

- Physically divide an established community
- 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; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

Methodology

Some of the above criteria are not considered relevant to the project, based upon project plans and data research, and therefore, they will not be evaluated further in this EIR. These issues are:

Physically divide an established community. The project site is currently undeveloped and is east of and adjacent to Interstate 15 (I-15) south and west of a residential subdivision and, therefore, would not physically divide an established community.

Impact 3.9-1: The proposed project would not 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 plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

Southern California Association of Governments

Table 3.9-2 lists the policies from SCAG's *Regional Comprehensive Plan* and goals of the 2012 *Regional Transportation Plan* that are relevant to the project, and provides a discussion of the project's level of consistency with each policy/goal. SCAG policies focus largely on achieving job and housing balance within individual communities throughout the region, encouraging development patterns and densities that reduce infrastructure costs and reliance on the automobile, and promoting public transit use. SCAG also seeks to minimize environmental impacts through the use of "green" building techniques and landscaping practices, provide

affordable housing, and minimize new development in open space areas with limited emergency access.

TABLE 3.9-2
CONSISTENCY ANALYSIS – SCAG REGIONAL PLANS

Southern California Association of Governments Plans	Consistency Determination	Analysis
Regional Comprehensive Plan		
Land Use and Housing		
LU-6.2: Developers and local governments should integrate green building measures into project design and zoning such as those identified in the U.S. Green Building Council's Leadership in Energy and Environmental Design, Energy Star Homes, Green Point Rated Homes, and the California Green Builder Program.	Consistent	The proposed project includes various greenhouse gas emissions reduction features that will be incorporated into the proposed project. These features are identified in Section 2, Project Description. The project would be consistent with this policy.
Open Space and Habitat		
OSC-10: Developers and local governments should promote infill development and redevelopment to revitalize existing communities.	Consistent	The proposed project is surrounded on the east, south, and north by existing development, and on the west by I-15. The development of the proposed project is considered an infill project and would be consistent with this policy.
OSC-11: Developers should incorporate and local governments should include land use principles, such as green building, that use resources efficiently, eliminate pollution and significantly reduce waste into their projects, zoning codes and other implementation mechanisms.	Consistent	The proposed project includes various greenhouse gas emissions reduction features that will be incorporated into the proposed project. These features are identified in Section 2, Project Description. The project would be consistent with this policy.
OSC-12: Developers and local governments should promote water-efficient land use and development	Consistent	The proposed project includes water reduction features as part of the proposed greenhouse gas emissions reduction features. These features are identified in Section 2, Project Description. The project would be consistent with this policy.
WA-12: Developers and local governments should reduce exterior uses of water in public areas, and should promote reduced use in private homes and businesses, by shifting to drought-tolerant native landscape plants (xeriscaping), using weather-based irrigation systems, educating other public agencies about water use, and installing related water pricing incentives.	Consistent	The proposed project includes drought-tolerant landscape species to reduce water use during operation of the proposed project. The project would be consistent with this policy.

TABLE 3.9-2
CONSISTENCY ANALYSIS – SCAG REGIONAL PLANS

Southern California Association of Governments Plans	Consistency Determination	Analysis
EN-10: Developers and local governments should integrate green building measures into project design and zoning such as those identified in the U.S. Green Building Council's Leadership in Energy and Environmental Design, Energy Star Homes, Green Point Rated Homes, and the California Green Builder Program. Energy saving measures that should be explored for new and remodeled buildings include: • Using energy efficient materials in building design, construction, rehabilitation, and retrofit • Encouraging new development to exceed Title 24 energy efficiency requirements. • Developing Cool Communities measures including tree planting and light-colored roofs. These measures focus on reducing ambient heat, which reduces energy consumption related to air conditioning and other cooling equipment. • Utilizing efficient commercial/residential space and water heaters: This could include the advertisement of existing and/or development of additional incentives for energy efficient appliance purchases to reduce excess energy use and save money. Federal tax incentives are provided online at http://www.energystar.gov/index.cfm?c=Products.pr_tax_credits. • Encouraging landscaping that requires no additional irrigation: utilizing native, drought tolerant plants can reduce water usage up to 60 percent compared to traditional lawns. • Encouraging combined heating and cooling (CHP), also known as cogeneration, in all buildings. • Encouraging neighborhood energy systems, which allow communities to generate their own electricity • Orienting streets and buildings for best solar access. • Encouraging buildings to obtain at least 20% of their electric load from renewable energy	Consistent	The proposed project includes various features that would reduce energy use and exceed Title 24 energy efficiency requirements. The proposed project would be consistent with this policy.
EN-14: Developers and local governments should explore programs to reduce single occupancy vehicle trips such as telecommuting, ridesharing, alternative work schedules, and parking cash-outs.	Consistent	The proposed project includes the provision of a car/vanpool program, preferred parking for carpool or low emission cars, and provides bike lockers and racks to reduce vehicle trips.
Air Quality		
AQ 4.3: Recommending utilization of green building practices as potential mitigation measures.	Consistent	The proposed project includes green building practices to reduce greenhouse gas emissions that could be potentially associated with the project. The project would be consistent with this policy.
Solid Waste		

TABLE 3.9-2
CONSISTENCY ANALYSIS – SCAG REGIONAL PLANS

Southern California Association of Governments Plans	Consistency Determination	Analysis
SW-1: Developers and local governments should integrate green building measures into project design and zoning including, but not limited to, those identified in the U.S. Green Building Council's Leadership in Energy and Environmental Design, Energy Star Homes, Green Point Rated Homes, and the California Green Builder Program. Construction reduction measures to be explored for new and remodeled buildings include: • Reuse and minimization of construction and demolition (C&D) debris and diversion of C&D waste from landfills to recycling facilities. • An ordinance that requires the inclusion of a waste management plan that promotes maximum C&D diversion. • Source reduction through (1) use of building materials that are more durable and easier to repair and maintain, (2) design to generate less scrap material through dimensional planning, (3) increased recycled content, (4) use of reclaimed building materials, and (5) use of structural materials in a dual role as finish material (e.g. stained concrete flooring, unfinished ceilings, etc.). • Reuse of existing building structure and shell in renovation projects. Building lifetime waste reduction measures that should be explored for new and remodeled buildings include: • Development of indoor recycling program and space. • Design for deconstruction. • Design for flexibility through use of moveable walls, raised floors, modular furniture, moveable task lighting and other reusable components.	Consistent	The proposed project includes the integration of green building measures as part of the greenhouse gas emissions reduction features that addressed in Section 2, Project Description. The project also includes the recycling of at least five percent of demolition debris during construction and includes recycling bins to separate recyclables by type during the operation of the proposed project.
2012 Regional Transportation Plan		
Maximize mobility and accessibility for all people and goods in the region.	Consistent	The proposed project is located in close proximity of the Clinton Keith Road/I-15 interchange which will maximize accessibility to the proposed commercial uses for people traveling along I-15. The proposed project would be consistent with this goal.
Protect the environment and health of our residents by improving air quality and encouraging active transportation.	Consistent	The proposed project includes a mix of commercial and residential uses that would result in a reduction of vehicle miles traveled associated with the project site. This reduction will assist in reducing air emissions within the region. The proposed project would be consistent with this goal.
Encourage land use and growth patterns that facilitate transit and non-motorized transportation.	Consistent	The provision of a mixed use development that includes residential and commercial uses would encourage non-motorized transportation between the proposed uses. The proposed project would be consistent with this goal.

As described above in Table 3.9-2, the proposed project is consistent with the policies of the Regional Comprehensive Plan and goals of the 2012 Regional Transportation Plan that are relevant to the project.

The purpose of the RHNA is to allocate housing for various incomes within each jurisdiction. The City of Wildomar has a RHNA goal for the 2014-2021 planning period of 2,535 dwelling units, and the unmet RHNA for the 2006-2014 planning period is 538 units. For the past five years (2010 to 2015), the City has experience a nominal growth of housing units of approximately 296 residential units (California Department of Finance, 2015). The provision of the proposed 191 multiple family attached townhome units will assist the City in meeting their RHNA allocation. Therefore, the proposed project would be consist with the City's RHNA goals.

City of Wildomar

General Plan

Implementation of the project would require a General Plan Amendment to revise the land use designation of the project site from Commercial Office (CO) to Commercial Retail (CR) and Very High Density Residential (VHDR). A General Plan Amendment is proposed as part of the project approval. The Amendment would modify the existing General Plan Land Use Policy Map to accommodate the mixed-use project that encourages live/work arrangements, and mixtures of compatible, pedestrian-oriented retail and housing at activity nodes through urban design standards and regulations. Upon adoption of the General Plan Amendment, the project's land use designations would be in conformance with the General Plan. The City of Wildomar General Plan was reviewed to determine the project's consistency with applicable land use policies. Additional policies related to other environmental issues are addressed in their respective sections of this EIR. **Table 3.9-3** evaluates the project's consistency with relevant land use policies in the General Plan.

TABLE 3.9-3
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE

General Plan Land Use Element Policies	Consistency Determination	Analysis
LU 1.9: The zoning of properties consistent with this General Plan need not strictly conform to the level of development intensity or residential density specified on General Plan or Area Plan land use maps. In the event that an existing property is smaller in area than would be required by the General Plan, zoning that recognizes the existing lot size may be applied.	Consistent	The proposed project would require a General Plan Amendment to change the existing land use designation Commercial Office (CO) to Commercial Retail (CR) on 14.12 acres and Very High Density Residential (VHDR) on 13.48 acres. With City approval of the project, the project would be consistent with this policy.

TABLE 3.9-3
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE

General Plan Land Use Element Policies	Consistency Determination	Analysis
LU 1.12: Pursuant to State law, each land use designation that provides for residential development (other than caretakers' dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes, and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.	Consistent	The Very High Density Residential (VHDR) land use designation allows for the development of single-family attached residences and multi-family dwellings with a density range of 14.0 to 20.0 dwelling units per acre. The VHDR land use would allow a maximum of 270 dwelling units to be built on site. The proposed project would include 191 multi-family townhomes on the project site. Therefore, the proposed project would be consistent with this policy.
LU 2.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: a) Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure and services. b) Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities. c) Provide for a broad range of land uses, intensities, and densities, includes a range of residential, commercial, business, industry, open space, recreation and public facilities uses. d) Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic and cultural uses to the greatest extent possible. e) Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. f) Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile. g) Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.	Consistent	The proposed project includes a mix of residential and commercial uses that encourages live/work arrangements, and mixtures of compatible, pedestrian-oriented retail and housing at activity nodes through urban design standards and regulations. The use and density of the proposed project is appropriate due to the project site's proximity to I-15. The project includes native, drought-tolerant landscaping and includes water and energy efficient design features as identified in the greenhouse gas reduction features in Section 2 of this EIR. Therefore, the proposed project would be consistent with this policy.

TABLE 3.9-3
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE

General Plan Land Use Element Policies	Consistency Determination	Analysis
LU 4.1: Require that new development be located and designed to visually enhance, not degrade that character of the surrounding area through consideration of the following concepts: a) Compliance with design standards of the appropriate area plan land use category. b) Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations. c) Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review. d) Require that new development utilize drought-tolerant landscaping and incorporate adequate drought-conscious irrigation systems. e) Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code. f) Incorporate water conservation techniques, such as groundwater recharge basins, use of porus pavement, drought tolerant landscaping, and water recycling, as appropriate. g) Encourage innovative and creative design concepts. h) Encourage the provision of public art. i) Include consistent and well-designed signage that is integrated with the building's architectural character. j) Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses. k) Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods. l) Mitigate noise, odor, lighting, and other impacts on surrounding properties. m) Provide and maintain landscaping in open spaces and parking lots. n) Include extensive landscaping. o) Preserve natural features, such as unique natural terrain, drainage ways, and native	Consistent	The proposed project would be developed on a currently vacant lot. The proposed project would not obscure any scenic views of the distant mountains. Views to the east from I-15 onto the project site would be visually consistent with other nearby views from I-15. These views would include similar commercial heights and densities and native drought tolerant vegetation as the commercial developments located along I-15. The proposed project includes 6-foot high tubular steel fence with pilasters adjacent to the I-15 right-of-way. This type of fence will allow motorists to view the proposed uses on the project site. The proposed project would be designed in the Early California Mediterranean style, which would blend with the existing adjacent residential communities. Therefore, the proposed project would be consistent with this policy.

TABLE 3.9-3
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE

General Plan Land Use Element Policies	Consistency Determination	Analysis
vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems. p) Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements. q) Design parking lots and structures to be functionally and visually integrated and connected. r) Site and building access points along sidewalks, pedestrian areas, and bicycling routes, and include amenities that encourage pedestrian activity. s) Establish safe and frequent pedestrian crossings. t) Create a human scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.		
LU 5.1: Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services.	Consistent	The proposed project would be adequately serviced by existing libraries, recreational facilities, transportation systems, and fire/police/medical services. Therefore, the proposed project would be consistent with this policy.
LU 7.1: Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity.	Consistent	The proposed project would construct a mix of commercial and residential uses which would increase the balance of land uses within the City and County and increase economic diversity and fiscal viability. Therefore, the proposed project would be consistent with this policy.
LU 13.1: Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.	Consistent	The existing scenic vistas in the project vicinity are of the San Mateo Wilderness area and the Cleveland National Forest which are located west of the project site and west of I-15. Therefore, public views of the scenic vista from I-15 would not be impacted with the development of the project. Therefore, the project would be consistent with this policy.
LU 13.3: Ensure that the design and appearance of new landscaping, structures, equipment, signs or grading with Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment.	Consistent	The proposed project includes structures with a maximum height of about 38 feet that are located at least 50 feet away from the existing property line/Caltrans right-of-way. The proposed landscaping on the project site and along the property line includes evergreen trees that include trucks that are 40 feet apart. These project features are compatible with development in the vicinity of the project site. The landscaping will improve the visual characteristics and aesthetic environment in the project area.

TABLE 3.9-3
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE

General Plan Land Use Element Policies	Consistency Determination	Analysis
LU 13.4: Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.	Consistent	The proposed project includes development of commercial and retail buildings on the parcel adjacent to the I-15 which is designated as an Eligible State Scenic Highway. The nearest building to the I-15 right-of-way is the proposed Major Retail which is located 50 feet northeast of the existing I-15 right-of-way. Therefore, the proposed project would be consistent with this policy.
LU 13.5: Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.	Consistent	The project includes placing utility lines including electrical and communication lines underground. Therefore, the proposed project would be consistent with this policy.
LU 13.6: Prohibit offsite outdoor advertising displays visible from Designated and Eligible State and County Scenic Highways.	Consistent	The proposed project does not include offsite outdoor advertising displays. Therefore, the proposed project would be consistent with this policy.
LU 13.7: Require that the size, height and type of on-premise signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible.	Consistent	The proposed project will be required to be in conformance with Section 17.252.040 of the City of Wildomar Municipal Code which provides requirements on the size, height, and type of on-premise signs. In addition, the project will not include outdoor advertising displays because these types of signs are prohibited as discussed in Section 17.252.030 of the City of Wildomar Municipal Code. The project would be consistent with this policy.
LU 13.8: Avoid the blocking of public views by solid walls.	Consistent	The proposed project includes a 6-foot high tubular steel fence with steel tubular pickets at 6-inches on center with intermittent concrete pilasters along the western property line adjacent to I-15. The proposed spacing of the steel tubular pickets allow views from I-15 into the project site. 6-foot high masonry walls are only proposed adjacent to existing and proposed residential areas. The proposed project would be consistent with this policy.

Zoning Ordinance

The City's Zoning Ordinance is one of the main tools used to implement the General Plan. The project includes a zone change to replace the existing zoning from CPS (Scenic Highway Commercial) to R-3 (General Residential) for a 13.48 acre portion of the site. The zone change would result in the project's zoning being consistent with the General Plan land use designation, as amended by this project, for Parcels 2 and 3 on the project site (see Figure 2-3 in Chapter 2, Project Description).

Land Use Compatibility

The proposed project includes land uses that could be compatible with the surrounding land uses. Multiple-family townhouse uses are proposed along the eastern portion of the project site and would be compatible with the existing proposed single-family uses. The proposed townhomes would be located approximately 25 feet from the property line and the ground level would be approximately 10 to 12 feet lower in elevation than the single-family residential uses to the east. In addition, there is an existing 6-foot high masonry wall beginning at the elevation of the single-

family residential lots. The setback and elevation differences between the multiple-family residential uses and the existing single-family residential uses would result in a compatible land use.

The proposed commercial uses in the northern portion of the project site would be adjacent to the existing single-family residential uses to the north. The commercial uses primarily include surface parking and the northern side of the major retail building. Based on a review of the project plans, the major retail building will be set back from the existing property line by at least 57 feet. In addition, the floor elevation of the major retail structure would be approximately 15 to 20 feet lower in elevation compared to the existing ground elevation of the residential property. The setback and elevation differences between the proposed major retail building and existing single-family residential uses would result in a compatible land use.

Significance Determination: No impact.

Impact 3.9-2: The project could conflict with a habitat conservation plan.

As discussed in Section 3.3, Biological Resources, the project site is located within the area of two habitat conservation plan areas: (1) MSHCP and (2) HCP for the Stephen's kangaroo rat. Implementation of the proposed project could result in impacts to the burrowing owl and riparian/riverine habitats, which are covered under the MSHCP and the Stephen's kangaroo rat by impacting its habitat, which is covered under the HCP. Impacts to these species and habitats could result in a conflict with both HCPs. To reduce potential conflicts with the MSHCP, the City of Wildomar has a standard development condition that requires payment of the MSHCP Mitigation Fee. However, the payment of the fee alone would not reduce the potential impact to less than significant, and therefore, the potential impact on the burrowing owl and riparian/riverine habitats would remain significant. In order to reduce these impacts, mitigation measures have been identified to reduce impacts to the burrowing owl species through pre-construction surveys and relocation measures described in Mitigation Measures BIO-1 and BIO-2. Implementation of these measures together with the payment of fees would reduce impacts to less than significant. Impacts to riparian/riverine habitats would be mitigated to less than significant through implementation of Mitigation Measure BIO-6 which requires compliance with the MSHCP Urban/Wildlands Interface Guidelines to minimize impacts to off-site drainage channels. The City of Wildomar also includes a standard development condition for projects located within the SKR Mitigation Fee Area. The payment of this mitigation fee would reduce the potential impact on the SKR habitat to less than significant.

Mitigation Measures:

Implementation of Mitigation Measures BIO-1, BIO-2 and BIO-6 is required.

Significance After Mitigation: Less than significant.

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3.10 Noise and Vibration

This section evaluates the potential for noise and groundborne vibration impacts to result from implementation of the proposed project. This includes the potential for the project to produce a substantial temporary and/or permanent increase in ambient noise levels in the vicinity of the project site; exposure of people in the vicinity of the project site to excessive noise and groundborne vibration levels; and whether this exposure is in excess of standards established in the local general plan or noise ordinance. Finally, mitigation measures intended to reduce impacts to noise and vibration are proposed, where appropriate, to avoid or reduce significant impacts of the project. The analysis is this section is based on the findings of the Noise Impact Analysis prepared for the proposed project in July 2015 by Giroux & Associates, which is included as Appendix H-1 of this EIR.

Noise Principles and Descriptors

Sound can be described as the mechanical energy of a vibrating object transmitted by pressure waves through a liquid or gaseous medium (e.g., air). Noise is generally defined as unwanted sound (i.e., loud, unexpected, or annoying sound). Acoustics is defined as the physics of sound. In acoustics, the fundamental scientific model consists of a sound (or noise) source, a receiver, and the propagation path between the two. The loudness of the noise source and obstructions or atmospheric factors affecting the propagation path to the receiver determines the sound level and characteristics of the noise perceived by the receiver. Acoustics addresses primarily the propagation and control of sound.

Sound, traveling in the form of waves from a source, exerts a sound pressure level (referred to as sound level) that is measured in decibels (dB), which is the standard unit of sound amplitude measurement. The dB scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound, with 0 dB corresponding roughly to the threshold of human hearing and 120 to 140 dB corresponding to the threshold of pain. Pressure waves traveling through air exert a force registered by the human ear as sound.

Sound pressure fluctuations can be measured in units of hertz (Hz), which correspond to the frequency of a particular sound. Typically, sound does not consist of a single frequency, but rather a broad band of frequencies varying in levels of magnitude. When all the audible frequencies of a sound are measured, a sound spectrum is plotted consisting of a range of frequency spanning 20 to 20,000 Hz. The sound pressure level, therefore, constitutes the additive force exerted by a sound corresponding to the sound frequency/sound power level spectrum.

The typical human ear is not equally sensitive to all frequencies of the audible sound spectrum. As a consequence, when assessing potential noise impacts, sound is measured using an electronic filter that deemphasizes the frequencies below 1,000 Hz and above 5,000 Hz in a manner corresponding to the human ear's decreased sensitivity to extremely low and extremely high frequencies. This method of frequency weighting is referred to as A-weighting and is expressed in units of A-weighted decibels (dBA). A-weighting follows an international standard methodology of frequency deemphasis and is typically applied to community noise

measurements. Some representative noise sources and their corresponding A-weighted noise levels are shown in **Figure 3.10-1.**

Noise Exposure and Community Noise

An individual's noise exposure is a measure of noise over a period of time. A noise level is a measure of noise at a given instant in time. The noise levels presented in Figure 3.10-1 are representative of measured noise at a given instant in time; however, they rarely persist consistently over a long period of time. Rather, community noise varies continuously over a period of time with respect to the contributing sound sources of the community noise environment. Community noise is primarily the product of many distant noise sources, which constitute a relatively stable background noise exposure, with the individual contributors unidentifiable. The background noise level changes throughout a typical day, but does so gradually, corresponding with the addition and subtraction of distant noise sources such as traffic. What makes community noise variable throughout a day, besides the slowly changing background noise, is the addition of short-duration, single-event noise sources (e.g., aircraft flyovers, motor vehicles, sirens), which are readily identifiable to the individual.

These successive additions of sound to the community noise environment change the community noise level from instant to instant, requiring the measurement of noise exposure over a period of time to legitimately characterize a community noise environment and evaluate cumulative noise impacts. This time-varying characteristic of environmental noise is described using statistical noise descriptors. The most frequently used noise descriptors are summarized below:

L_{eq}: The L_{eq}, or equivalent sound level, is used to describe noise over a specified period of time in terms of a single numerical value; the L_{eq} of a time-varying signal and that of a steady signal are the same if they deliver the same acoustic energy over a given time. The L_{eq} may also be referred to as the average sound level.

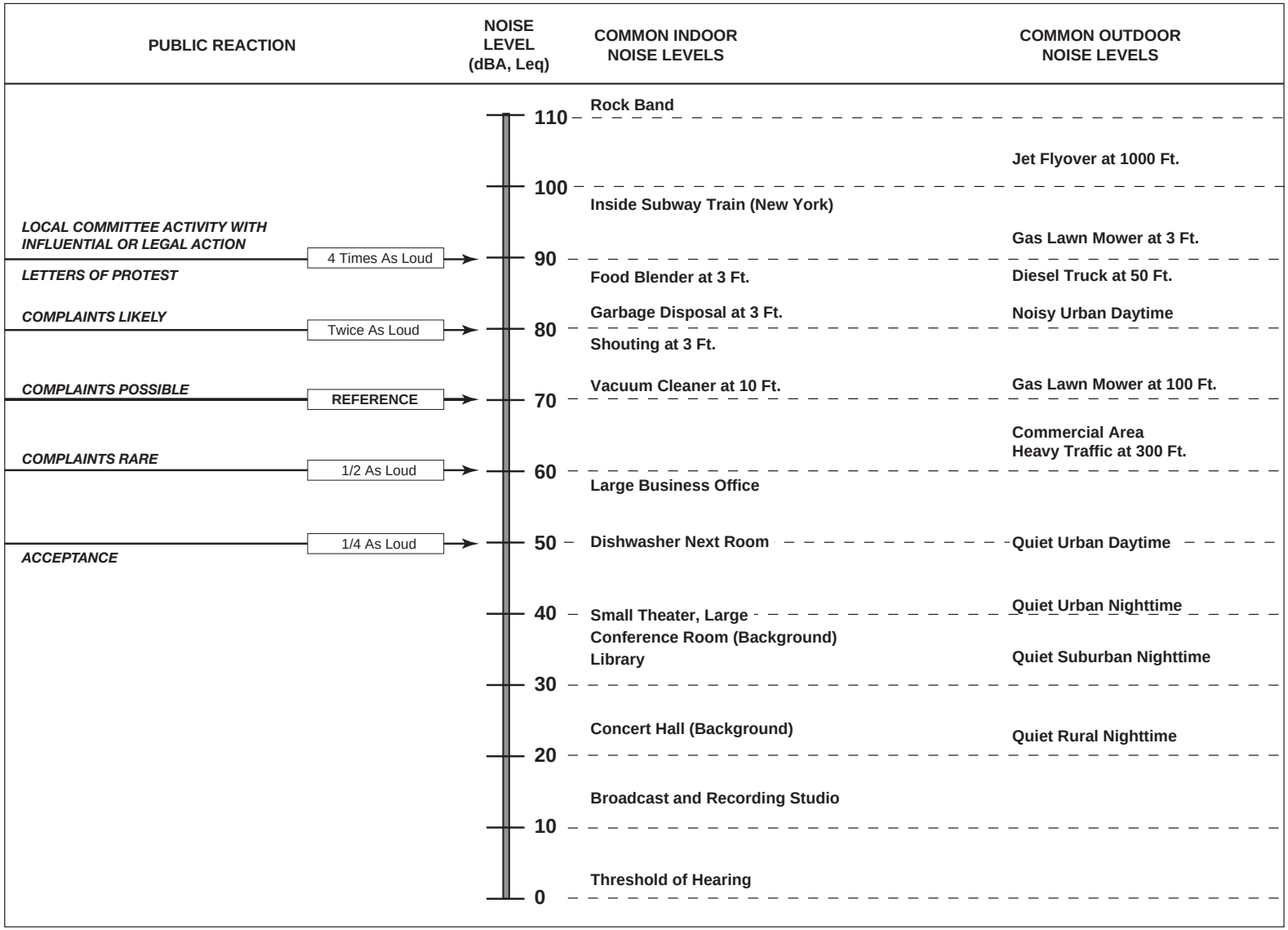
L_{max}: The maximum, instantaneous noise level experienced during a given period of time.

L_{min}: The minimum, instantaneous noise level experienced during a given period of time.

L_x: The noise level exceeded a percentage of a specified time period. The "x" represents the percentage of time a noise level is exceeded. For instance, L_{50} and L_{90} represents the noise levels that are exceeded 50 percent and 90 percent of the time, respectively.

L_{dn}: Also termed the DNL, the L_{dn} is the average A-weighted noise level during a 24-hour day, obtained after an addition of 10 dB to measured noise levels between the hours of 10:00 P.M. to 7:00 A.M. to account nighttime noise sensitivity.

CNEL: CNEL, or Community Noise Equivalent Level, is the average A-weighted noise level during a 24-hour day that is obtained after an addition of 5 dBA to measured noise levels between the hours of 7:00 P.M. to 10:00 P.M. and after an addition of 10 dBA to noise levels between the hours of 10:00 P.M. to 7:00 A.M. to account for noise sensitivity in the evening and nighttime, respectively.



SOURCE: ESA

City of Wildomar - Westpark Promenade . 130266

Figure 3.10-1
Effects of Noise on People

Effects of Noise on People

Noise is generally loud, unpleasant, unexpected, or undesired sound that is typically associated with human activity that is a nuisance or disruptive. The effects of noise on people can be placed into four general categories:

- Subjective effects (e.g., dissatisfaction, annoyance);
- Interference effects (e.g., communication, sleep, and learning interference);
- Physiological effects (e.g., startle response); and
- Physical effects (e.g., hearing loss).

Although exposure to high noise levels has been demonstrated to cause physical and physiological effects, the principal human responses to typical environmental noise exposure are related to subjective effects and interference with activities. Interference effects of environmental noise refer to those effects that interrupt daily activities and include interference with human communication activities, such as normal conversations, watching television, telephone conversations, and interference with sleep. Sleep interference effects can include both awakening and arousal to a lesser state of sleep. With regard to the subjective effects, the responses of individuals to similar noise events are diverse and are influenced by many factors, including the type of noise, the perceived importance of the noise, the appropriateness of the noise to the setting, the duration of the noise, the time of day and the type of activity during which the noise occurs, and individual noise sensitivity.

Overall, there is no completely satisfactory way to measure the subjective effects of noise, or the corresponding reactions of annoyance and dissatisfaction on people. A wide variation in individual thresholds of annoyance exists, and different tolerances to noise tend to develop based on an individual's past experiences with noise. Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted (i.e., comparison to the ambient noise environment). In general, the more a new noise level exceeds the previously existing ambient noise level, the less acceptable the new noise level will be judged by those hearing it. With regard to increases in A-weighted noise level, the following relationships generally occur:

- Except in carefully controlled laboratory experiments, a change of 1 dB cannot be perceived;
- Outside of the laboratory, a 3 dB change in noise levels is considered to be a barely perceivable difference;
- A change in noise levels of 5 dB is considered to be a readily perceivable difference; and
- A change in noise levels of 10 dB is subjectively heard as doubling of the perceived loudness.

These relationships occur in part because of the logarithmic nature of sound and the decibel system. The human ear perceives sound in a non-linear fashion, hence the decibel scale was developed. Because the decibel scale is based on logarithms, two noise sources do not combine in a simple additive fashion, but rather logarithmically. Under the decibel scale, a doubling of sound energy

corresponds to a 3 dBA increase. In other words, when two sources are each producing sound of the same loudness, the resulting sound level at a given distance would be approximately 3 dBA higher than one of the sources under the same conditions. For example, if two identical noise sources produce noise levels of 50 dBA, the combined sound level would be 53 dBA, not 100 dBA. Under the decibel scale, three sources of equal loudness together produce a sound level of approximately 5 dBA louder than one source, and ten sources of equal loudness together produce a sound level of approximately 10 dBA louder than the single source.

Noise Propagation

When noise propagates over a distance, it changes in level and frequency content. The manner in which noise reduces with distance depends on factors such as the type of noise source and the propagation path. Noise from a localized source (i.e., point source) propagates uniformly outward in a spherical pattern; therefore, this type of propagation is referred to as "spherical spreading." Stationary point sources of noise, including stationary mobile sources such as idling vehicles, attenuate (lessen) at a rate between 6 dBA for hard sites and 7.5 dBA for soft sites for each doubling of distance from the reference measurement as their energy is continuously spread out over a spherical surface. Hard sites are those with a reflective surface between the source and the receiver, such as asphalt or concrete surfaces or smooth bodies of water. No excess ground attenuation is assumed for hard sites and the changes in noise levels with distance (drop-off rate) is simply the geometric spreading of the noise from the source. Soft sites have an absorptive ground surface such as soft dirt, grass, or scattered bushes and trees. In addition to geometric spreading, an excess ground attenuation value of 1.5 dBA (per doubling distance) is normally assumed for soft sites.

Roadways and highways, and to some extent, moving trains, consist of several localized noise sources on a defined path, and hence are treated as "line" sources, which approximate the effect of several point sources. Noise from a line source propagates over a cylindrical surface, often referred to as "cylindrical spreading." Line sources (e.g., traffic noise from vehicles) attenuate at a rate between 3 dBA for hard sites and 4.5 dBA for soft sites for each doubling of distance from the reference measurement (Caltrans, 1998). Therefore, noise due to a line source attenuates less with distance than that of a point source with increased distance.

Additionally, receptors located downwind from a noise source can be exposed to increased noise levels relative to calm conditions, whereas locations upwind can have lowered noise levels. Sound levels can be increased at large distances (e.g., more than 500 feet) due to atmospheric temperature inversion (i.e., increasing temperature with elevation). Other factors such as air temperature, humidity, and turbulence can also have significant effects.

Noise Attenuation by Shielding

A large object or barrier in the path between a noise source and a receptor can substantially attenuate noise levels at the receptor. The amount of attenuation provided by shielding depends on the size of the object and the frequency content of the noise source. Shielding by trees and other such vegetation typically only has an "out of sight, out of mind" effect. That is, the perception of noise impact tends to decrease when vegetation blocks the line-of-sight to nearby

resident. However, for vegetation to provide a substantial, or even noticeable, noise reduction, the vegetation area must be at least 15 feet in height, 100 feet wide, and dense enough to completely obstruct the line-of sight between the source and the receiver. This size of vegetation may provide up to 5 dBA of noise reduction. A noise barrier is most effective when placed close to the noise source or receptor. Noise barriers, however, do have limitations. For a noise barrier to work, it must be high enough and long enough to block the path of the noise source.

Fundamentals of Vibration

Vibration can be interpreted as energy transmitted in waves through the ground or man-made structures. These energy waves generally dissipate with distance from the vibration source. Because energy is lost during the transfer of energy from one particle to another, vibration becomes less perceptible with increasing distance from the source.

As described in the Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment* (FTA, 2006), ground-borne vibration can be a serious concern for nearby neighbors of a transit system route or maintenance facility, causing buildings to shake and rumbling sounds to be heard. In contrast to airborne noise, ground-borne vibration is not a common environmental problem. It is unusual for vibration from sources such as buses and trucks to be perceptible, even in locations close to major roads. Some common sources of ground-borne vibration are trains, heavy trucks and buses traveling on rough roads, and construction activities such as blasting, pile-driving, and operation of heavy earth-moving equipment.

There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal. The PPV is most frequently used to describe vibration impacts to buildings. The root mean square (RMS) amplitude is most frequently used to describe the effect of vibration on the human body. The RMS amplitude is defined as the average of the squared amplitude of the signal. Decibel notation (VdB) is commonly used to measure RMS. The relationship of PPV to RMS velocity is expressed in terms of the "crest factor," defined as the ratio of the PPV amplitude to the RMS amplitude. Peak particle velocity is typically a factor of 1.7 to 6 times greater than RMS vibration velocity (FTA, 2006). The decibel notation acts to compress the range of numbers required to describe vibration. Typically, ground-borne vibration generated by man-made activities attenuates rapidly with distance from the source of the vibration. Sensitive receptors for vibration include structures (especially older masonry structures), people (especially residents, the elderly, and sick), and vibration sensitive equipment.

The effects of ground-borne vibration include movement of the building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. In extreme cases, the vibration can cause damage to buildings. Building damage is not a factor for most projects, with the occasional exception of blasting and pile-driving during construction. Annoyance from vibration often occurs when the vibration levels exceed the threshold of perception by only a small margin. A vibration level that causes annoyance will be well below the damage threshold for normal buildings. The FTA measure of the threshold of architectural damage for conventional sensitive structures is 0.2 in/sec PPV (FTA, 2006).

In residential areas, the background vibration velocity level is usually around 50 VdB (approximately 0.0013 in/sec PPV). This level is well below the vibration velocity level threshold of perception for humans, which is approximately 65 VdB. A vibration velocity level of 75 VdB is considered to be the approximate dividing line between barely perceptible and distinctly perceptible levels for many people (FTA, 2006).

3.10.1 Environmental Setting

Existing Ambient Daytime Noise Levels

The proposed project involves the development of approximately 27.6 acres in the southern portion of the City of Wildomar, on the east side of I-15 freeway, south of Depasquale Road and north of Clinton Keith & Catt Road (refer to Figure 2-2 in Chapter 2, Project Description, of this EIR). The project site is bounded on the west by I-15 freeway, the north by Depasquale Road (adjacent to an existing single family residential neighborhood), the east by an existing single-family residential neighborhood, and the south by a vacant lot and the USA gas station along Catt Road.

Sources of noise in the City of Wildomar are typical of those found in other cities and include, but not limited to, traffic, construction work, commercial operations, human activities, emergency vehicles, aircraft overflights, etc. Stationary noise typically refers to noise from commercial establishments, machinery, air conditioning systems, compressors, residential and recreational uses, and landscape maintenance equipment. Given the location of the project area, the dominant noise sources in the area include vehicle traffic on I-15, and nearby major roadways.

In order to characterize ambient noise conditions in the project area, short-term noise level measurements were conducted around and adjacent to the project area. Short-term (15 minutes) noise level measurements were taken on August 20, 2014, from 3:00 P.M. to 4:00 P.M. at four locations near the project area boundary to provide a representative sample of daytime noise conditions at existing off-site land uses. The results of the noise survey are shown in **Table 3.10-1.** The measurement locations are identified in **Figure 3.10-2.**

TABLE 3.10-1
MEASURED NOISE LEVELS SURROUNDING THE PROJECT SITE

Location	Date and Time Period	L_{eq} dBA	L_{max} dBA	L_{min} dBA	L_{10} dBA	L_{33} dBA	L_{50} dBA	L_{90} dBA
1. West end of Catt Road	08/20/14 3:15 – 3:30 P.M.	71.9	76	67	74	73	72	70
2. South end of Murren Road	08/20/14 3:35 – 3:50 P.M.	63.1	66	58	65	64	62	61
3. South end of the project site.	08/20/14 3:55 – 4:10 P.M.	59.6	63	54	61	60	59	58
4. West end of Copper Court	08/20/14 4:15 – 4:30 P.M.	60.5	81[a]	52	67	61	59	56

[a] Motorcycle near noise meter.

SOURCE: Giroux & Associates, 2015.



SOURCE: ESRI

City of Wildomar - Westpark Promenade . 130266

Figure 3.10-2

Noise Monitoring Locations

Based on the noise measurements performed in the project site vicinity, noise levels associated with vehicular traffic on the Interstate 15 (I-15) Freeway was the dominant noise source throughout the project area. The project site is not an existing noise source in the area as it is currently vacant. Other than the I-15 freeway, the only other potential noise sources in the project area are the residential uses located immediately to the north and east. However, compared to vehicular traffic, the residential uses are not a significant noise source (Giroux & Associates, 2015).

Monitoring experience shows that 24-hour weighted CNELs can be reasonably well estimated from early rush peak hour noise readings, with CNEL noise levels being approximately equal to afternoon hour L_{eq} noise level plus 2 dBA (Giroux & Associates, 2015). As such, the measured noise level of 72 dBA L_{eq} at Location 1 (refer to Table 3.10-1), which was located at the end of Catt Road and captured freeway noise at the southern end of the project site, would indicate a CNEL noise level of approximately 74 dBA. The short-term noise measurements conducted at Locations 2 and 3, which are located along the northern perimeter of the project site and are representative of existing noise levels at the adjacent off-site residences, would indicate noise levels in the range of 62 to 65 dBA CNEL at these two locations. The short-term noise levels measured at Location 4, which is located along the eastern site perimeter and captures existing noise levels for the residences abutting the project's property line, would indicate a noise level of approximately 63 dBA CNEL at these residences.

Existing Roadway Noise Levels

Existing roadway noise levels were calculated for 24 roadway segments located in proximity of the project site. Calculation of the existing roadway noise levels was accomplished using the Federal Highway Administration Highway Noise Prediction Model (FHWA-RD-77-108) with California-specific vehicle noise curves (Calveno) and traffic data provided in the proposed project's Traffic Impact Analysis (TIA) prepared by Trames Solutions Inc. The model calculates the average noise level at specific locations based on traffic volumes, average speeds, and site environmental conditions. The average daily noise levels along these roadway segments are presented in **Table 3.10-2**.

Sensitive Receptors

Noise sensitive land use are defined as those specific land uses that have associated indoor and/or outdoor human activities that may be subject to stress and/or significant interference from noise produced by community sound sources. For instance, residences, hotels, schools, churches, rest homes, and hospitals are generally more sensitive to noise than commercial and industrial land uses.

The project site is currently vacant/undeveloped with a majority of the site covered with disturbed grassland communities with few trees in the northwest portion and along the eastern boundary. Existing sensitive receptors in the vicinity of the proposed project area consist primarily of single-family residential uses located adjacent to the project site boundary to the north and east. The proposed project itself would also introduce sensitive receptors (e.g., residential uses) within the project site.

TABLE 3.10-2
EXISTING ROADWAY NOISE LEVELS

Roadway	Roadway Segment	dBA CNEL[a]
Clinton Keith Road	East of Copper Craft	70.2
	Copper Craft Smith Ranch Rd.	70.2
	Smith Ranch Rd- Inland Valley Drive	70.7
	Inland Valley Dr-George Ave	72.4
	George Av-Catt Road	73.0
	Catt Rd-I-15	74.0
	I-15-Hidden Spring Rd	73.5
	Hidden Hills-Palomar	72.4
	Palomar-Grand	71.0
	W of Grand	70.2
Copper Craft Drive	North of Clinton Keith	57.8
Spinning Wheel Drive	South of Clinton Keith	57.8
Smith Ranch Road	North of Clinton Keith	60.9
Inland Valley Drive	South of Clinton Keith	68.1
George Avenue	South of Clinton Keith	63.5
	Clinton Keith-Depasquale Road	64.1
	North of Depasquale	63.2
Hidden Springs Road	South of Clinton Keith	61.8
	North of Clinton Keith	69.1
Palomar Street	South of Clinton Keith	69.3
	North of Clinton Keith	70.8
Catt Road	South of Clinton Keith	64.0
	North of Clinton Keith	58.9
Depasquale Road	George Av-Westpark St	55.1

[a] Values represent noise levels at 50 feet from the centerline of each roadway.

SOURCE: Giroux & Associates, 2015.

3.10.2 Regulatory Framework

Detailed below is a discussion of the relevant regulatory setting and noise regulations, plans, and policies.

Federal Noise Standards

There are no federal noise standards that directly regulate environmental noise related to the construction or operation of the proposed project. With regard to noise exposure and workers, the Office of Safety and Health Administration (OSHA) regulations safeguard the hearing of workers exposed to occupational noise. Federal regulations also establish noise limits for medium and

heavy trucks (more than 4.5 tons, gross vehicle weight rating) under 40 Code of Federal Regulations (CFR), Part 205, Subpart B. The federal truck pass-by noise standard is 80 dB at 15 meters from the vehicle pathway centerline. These controls are implemented through regulatory controls on truck manufacturers.

Federal Transit Authority Vibration Standards

The FTA has adopted vibration standards that are used to evaluate potential building damage impacts related to construction activities. The vibration damage criteria adopted by the FTA are shown in **Table 3.10-3**.

TABLE 3.10-3
CONSTRUCTION VIBRATION DAMAGE CRITERIA

Building Category	PPV (in/sec)
I. Reinforced-concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

SOURCE: FTA, 2006.

In addition, the FTA has also adopted standards associated with human annoyance for groundborne vibration impacts for the following three land-use categories: Vibration Category 1 – High Sensitivity, Vibration Category 2 – Residential, and Vibration Category 3 – Institutional. The FTA defines Category 1 as buildings where vibration would interfere with operations within the building, including vibration-sensitive research and manufacturing facilities, hospitals with vibration-sensitive equipment, and university research operations. Vibration-sensitive equipment includes, but is not limited to, electron microscopes, high-resolution lithographic equipment, and normal optical microscopes. Category 2 refers to all residential land uses and any buildings where people sleep, such as hotels and hospitals. Category 3 refers to institutional land uses such as schools, churches, other institutions, and quiet offices that do not have vibration-sensitive equipment, but still have the potential for activity interference.

Under conditions where there are an infrequent number of events per day, the FTA has established thresholds of 65 VdB for Category 1 buildings, 80 VdB for Category 2 buildings, and 83 VdB for Category 3 buildings.[1] Under conditions where there are an occasional number of events per day, the FTA has established thresholds of 65 VdB for Category 1 buildings, 75 VdB for Category 2 buildings, and 78 VdB for Category 3 buildings.[2] No thresholds have been adopted or recommended for commercial and office uses.

1 "Infrequent events" is defined by the Federal Transit Administration as being fewer than 30 vibration events of the same kind per day.
2 "Occasional events" is defined by the Federal Transit Administration as between 30 and 70 vibration events of the same source per day.

California Department of Health Services Noise Standards

The California Department of Health Services (DHS) has established guidelines for evaluating the compatibility of various land uses as a function of community noise exposure. These guidelines for land use and noise exposure compatibility are shown in **Table 3.10-4**. In addition, Section 65302(f) of the California Government Code requires each county and city in the State to prepare and adopt a comprehensive long-range general plan for its physical development, with Section 65302(g) requiring a noise element to be included in the general plan. The noise element must: (1) identify and appraise noise problems in the community; (2) recognize Office of Noise Control guidelines; and (3) analyze and quantify current and projected noise levels.

TABLE 3.10-4
COMMUNITY NOISE EXPOSURE (L_{DN} OR CNEL)

Land Use	Normally Acceptable[a]	Conditionally Acceptable[b]	Normally Unacceptable[c]	Clearly Unacceptable[d]
Single-family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	above 75
Multi-Family Homes	50 - 65	60 - 70	70 - 75	above 75
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	above 80
Transient Lodging – Motels, Hotels	50 - 65	60 - 70	70 - 80	above 80
Auditoriums, Concert Halls, Amphitheaters	---	50 - 70	---	above 65
Sports Arena, Outdoor Spectator Sports	---	50 - 75	---	above 70
Playgrounds, Neighborhood Parks	50 - 70	---	67 - 75	above 73
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 75	---	70 - 80	above 80
Office Buildings, Business and Professional Commercial	50 - 70	67 - 77	above 75	---
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	above 75	---

[a] Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

[b] Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

[c] Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

[d] Clearly Unacceptable: New construction or development should generally not be undertaken.

SOURCE: Office of Planning and Research, 2003

The State of California also establishes noise limits for vehicles licensed to operate on public roads. For heavy trucks, the State pass-by standard is consistent with the federal limit of 80 dBA. The State pass-by standard for light trucks and passenger cars (less than 4.5 tons, gross vehicle rating) is also 80 dBA at 15 meters from the centerline. These standards are implemented through

controls on vehicle manufacturers and by legal sanction of vehicle operators by state and local law enforcement officials.

The State has also established noise insulation standards for new multi-family residential units, hotels, and motels that would be subject to relatively high levels of transportation-related noise. These requirements are collectively known as the California Noise Insulation Standards (Title 24, California Code of Regulations). The noise insulation standards set forth an interior standard of 45 dB L_{dn}/CNEL in any habitable room. They require an acoustical analysis demonstrating how dwelling units have been designed to meet this interior standard where such units are proposed in areas subject to noise levels greater than 60 dB L_{dn}/CNEL. Title 24 standards are typically enforced by local jurisdictions through the building permit application process.

State Vibration Standards

There are no State vibration standards applicable to the proposed project. Moreover, according to the California Department of Transportation's (Caltrans) *Transportation and Construction Vibration Guidance Manual* (2013), there are no official Caltrans standards for vibration. However, this manual provides guidelines for assessing vibration damage potential to various types of buildings, ranging from 0.08-0.12 in/sec PPV for extremely fragile historic buildings, ruins, and ancient monuments to 0.50-2.0 in/sec PPV for modern industrial/commercial buildings.

City of Wildomar General Plan Noise Element

The Noise Element of the City of Wildomar General Plan provides a systematic approach to identifying and appraising noise problems in the community; quantifying existing and projected noise levels; addressing excessive noise exposure; and community planning for the regulation of noise. Specifically, the City's General Plan Noise Element includes policies, standards, criteria, programs, diagrams, a reference to action items, and maps related to protecting public health and welfare from noise. The City's Noise Element has established land use noise exposure levels to minimize noise exposure to sensitive areas and to ensure the proper function of land uses in the City. These guidelines are based, in part, on the community noise compatibility guidelines established by the DHS for use in assessing the compatibility of various land use types with a range of noise levels. The City's land use noise exposure levels are shown in **Table 3.10-5**.

According to the Noise Element of the City's General Plan, the appropriate exterior noise threshold for residential uses is 65 L_{dn}/CNEL and the interior threshold is 45 L_{dn}/CNEL. The General Plan states that an exterior noise exposure standard of 70 dBA CNEL is the most desirable level for commercial uses. A level of 77 dBA CNEL is considered acceptable if all available noise mitigation has been adopted, where feasible. Unless noise-sensitive uses such as outdoor dining are included, noise exposure is generally not considered a location or design constraint for commercial facilities with typical project area noise (Giroux & Associates, 2015).

TABLE 3.10-5
CITY OF WILDOMAR LAND USE COMPATIBILITY FOR COMMUNITY NOISE EXPOSURE

	Community Noise Exposure Level (L_{dn} or CNEL, dBA)			
Land Use	**Normally Acceptable**[a]	**Conditionally Acceptable**[b]	**Normally Unacceptable**[c]	**Clearly Unacceptable**[d]
Residential-Low Density Single family, Duplex, Mobile Homes	50 - 60	55 - 70	70 – 75	above 75
Residential-Multi-family, Residential Mixed Use	50 - 65	60 - 70	70 – 75	above 75
Transient Lodging, Motels, Hotels	50 - 65	60 - 70	70 – 80	above 80
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 – 80	above 80
Auditoriums, Concert Halls, Amphitheaters	---	50 - 70	above 65	--
Sports Arena, Outdoor Spectator Sports	---	50 - 75	above 70	--
Playgrounds, Parks	50 - 70	---	67 – 75	above 73
Golf Course, Riding Stables, Water Recreation, Cemeteries	50 - 75	---	70 – 80	above 80
Office Buildings, Business Commercial, and Professional	50 - 70	67 - 77	---	above 75
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	---	above 75

[a] Normally Acceptable: Specified land use is satisfactory, based on the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

[b] Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environmental will seem noisy.

[c] Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with noise insulation features included in the design. Outdoor areas must be shielded.

[d] Clearly Unacceptable: New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

SOURCE: City of Wildomar General Plan, Noise Element, 2008.

Noise Element Policies

With respect to the noise and vibration policies established in the City's General Plan Noise Element, the ones that are relevant to the proposed project are included in **Table 3.10-6**.

TABLE 3.10-6
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – NOISE

General Plan Noise Element Policies	Consistency Determination	Analysis
N.1.1: Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or blockwalls shall be used.	Consistent	The proposed project could result in the generation of significant noise levels; however, the implementation of the recommended mitigation measures (Mitigation Measures NOI-1 through NOI–6) would reduce potential impacts to less than significant. Therefore, the project would be consistent with this policy.
N.1.3: Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL: • Schools; • Hospitals; • Rest Homes; • Long Term Care Facilities; • Mental Care Facilities; • Residential Uses; • Libraries; • Passive Recreation Uses; and • Places of worship According to the State of California Office of Planning and Research General Plan Guidelines, an acoustical study may be required in cases where these noise-sensitive land uses are located in an area of 60 CNEL or greater. Any land use that is exposed to levels higher than 65 CNEL will require noise attenuation measures.	Consistent	The project includes exterior recreational space within Parcel 3 and potentially outdoor venues for the proposed restaurants in areas in excess of 65 CNEL. Mitigation Measures NOI-4 and NOI-6 would reduce these potential impacts to less than significant. Therefore, the project would be consistent with this policy.
N.1.5: Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.	Consistent	The proposed project could result in adverse noise impacts; however, with the implementation of Mitigation Measures NOI-1 through NOI-6, the potential impacts would be reduced to less than significant. Therefore, the project would be consistent with this policy.
N.1.6: Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses.	Consistent	The project has the potential to impact adjacent residents from the operation of the rooftop mechanical HVAC equipment, trash pick-up, and parking lot cleaning activities; however, the implementation of Mitigation Measures NOI-2 and NOI-3 would reduce potential impacts to less than significant. Therefore, the project would be consistent with this policy.
N.2.3: Mitigate exterior and interior noises to the levels listed in the table below [Table N-2 in the Wildomar General Plan] to the extent feasible, for stationary sources. 10:00 PM to 7:00 AM Interior - 40 Leq (10 minute) Exterior - 45 Leq (10 minute) 7:00 AM to 10:00 PM Interior - 55 Leq (10 minute) Exterior - 65 Leq (10 minute)	Consistent	The loading dock, mechanical HVAC equipment, trash pick-up and parking lot cleaning activities could result in noise levels that exceed the interior and exterior noise standards. The implementation of Mitigation Measures NOI-1 through NOI-3 would reduce these potential noise impacts to less than significant. Therefore, the project would be consistent with this policy.

TABLE 3.10-6
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – NOISE

General Plan Noise Element Policies	Consistency Determination	Analysis
N.4.1: Prohibit facility-related noise, received by any sensitive use, from exceeding the following worst-case noise levels: a. 45 dBA – 10-minute Leq between 10:00 PM and 7:00 AM b. 65 dBA – 10-minute Leq between 7:00 AM and 10:00 PM	Consistent	The loading dock, mechanical HVAC equipment, trash pick-up and parking lot cleaning activities could result in noise levels that exceed the interior and exterior noise standards. The implementation of Mitigation Measures NOI-1 through NOI-3 would reduce these potential noise impacts to less than significant. Therefore, the project would be consistent with this policy.
N.8.3: Require development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses to provide for appropriate mitigation measures.	Consistent	The proposed project will increase traffic noise levels at the residences along the north side of Catt Road. The project would increase traffic noise levels by 5.3 dBA CNEL and exceed the noise increase threshold of 5.0 dBA CNEL. Although these residents would experience a substantial increase in noise, the noise level would be 64 dBA CNEL which is less than the City's 65 dBA CNEL noise standard. The project would be considered to be consistent with this policy.
N.12.1: Minimize the impacts of construction noise on adjacent uses within acceptable practices.	Consistent	The construction activities associated with the proposed project would not exceed the construction noise standard. Therefore, the project would be consistent with this policy.
N.12.3: Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see policy N.1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as: a. Temporary noise attenuation fences; b. Preferential location of equipment; and c. Use of current noise suppression technology and equipment.	Consistent	The construction activities associated with the proposed project would not exceed the construction noise standard. Therefore, the project would be consistent with this policy.
N.12.4: Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.	Consistent	The construction activities associated with the proposed project would not exceed the construction noise standard. Therefore, the project would be consistent with this policy.
N.13.1: Enforce the California Building Standards that sets standards for building construction to mitigate interior noise levels to the tolerable 45 CNEL limit. These standards are utilized in conjunction with the Uniform Building Code by the County's Building Department to ensure that noise protection is provided to the public. Some design features may include extra-dense insulation, double-paned windows, and dense construction materials.	Consistent	Compliance with the California Building Code would result in the interior noise levels at the proposed residential units to be less than 45 dB CNEL and meet the interior standard. Therefore, the project would be consistent with this policy.

TABLE 3.10-6
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – NOISE

General Plan Noise Element Policies	Consistency Determination	Analysis
N.13.3: Incorporate acoustic site planning into the design of new development, particularly large scale, mixed-use, or master-planned development, through measures which may include: • Separation of noise-sensitive buildings from noise-generating sources; • Use of natural topography and intervening structure to shield noise-sensitive land uses; and • Adequate sound proofing within the receiving structure.	Consistent	The proposed project could result in potential operational noise impacts; however, the implementation of Mitigation Measures NOI-1 through NOI-6 would reduce potential noise impacts to be less than significant. Therefore, the project would be consistent with this policy.
N.13.4: Consider and, when necessary to lower noise to acceptable limits, require noise barriers and landscaped berms.	Consistent	The proposed exterior recreational space within Parcel 3 and potential outdoor venues of the proposed restaurants could be exposed to substantial noise levels; however, the implementation of Mitigation Measures NOI-4 and NOI-6 would reduce potential noise levels to less than significant. Therefore, the project would be consistent with this policy.
N.13.5: Consider the issue of adjacent residential land uses when designing and configuring all new, non-residential development. Design and configure on-site ingress and egress points that divert traffic away from nearby noise-sensitive land uses to the greatest degree practicable.	Consistent	The loading dock, mechanical HVAC equipment, trash pick-up and parking lot cleaning activities could result in noise levels that exceed the interior and exterior noise standards on offsite residential uses. The implementation of Mitigation Measures NOI-1 through NOI-3 would reduce these potential noise impacts to less than significant. In addition, he proposed project will increase traffic noise levels at the residences along the north side of Catt Road. The project would increase traffic noise levels by 5.3 dBA CNEL and exceed the noise increase threshold of 5.0 dBA CNEL. Although these residents would experience a substantial increase in noise, the noise level would be 64 dBA CNEL which is less than the City's 65 dBA CNEL noise standard. Therefore, the project would be considered to be consistent with this policy.
N.13.8: Review all development applications for consistency with the standards and policies of the Noise Element of the General Plan.	Consistent	The proposed project would result in one significant and unavoidable noise increase impact on three existing residences along the north side of Catt Road. Although the noise increase would exceed a noise standard, the overall noise level would remain less than the City's 65 dBA CNEL noise standard. Therefore, the project would be considered to be consistent with this policy.
N.15.1: Restrict the placement of sensitive land uses in proximity to vibration-producing land uses.	Consistent	The proposed project does not include vibration-producing operations. Therefore, the proposed project would be consistent with this policy.

TABLE 3.10-6
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – NOISE

General Plan Noise Element Policies	Consistency Determination	Analysis
N.15.2: Consider the following land uses sensitive to vibration: • Hospitals; • Residential Areas; • Concert Halls; • Libraries; • Sensitive Research Operations; • Schools; and • Offices	Consistent	There are residences that are located adjacent to the project site. A vibration evaluation for project construction activities was conducted. The evaluation found that construction vibration on the adjacent residential uses would be less than significant. Therefore, the project would be consistent with this policy.

City of Wildomar Municipal Code

Chapter 9.48, Noise Regulation, of the City of Wildomar's Municipal Code includes noise standards in addition to the standards contained in the General Plan, although Section 9.48.010 of the City's Municipal Code specifically states that the noise standards contained in that chapter are not thresholds of significance for the purposes of CEQA review. Section 9.48.040 of the City's Municipal Code established general exterior noise standards for different land use designations. Specifically, the exterior noise requirement for residential land uses is 55 dBA L_{max} from 7:00 A.M. to 10:00 P.M., and 45 dBA L_{max} from 10:00 P.M. to 7:00 A.M. These standards differ from those established in the General Plan Noise Element, as described above. However, because the General Plan is by law the guiding land use document, the appropriate noise standard to apply to the proposed project is that of the General Plan rather than the Municipal Code. Furthermore, it has been clarified that the noise levels stated in Section 9.48.040 of the City's Municipal Code represent 10 minute L_{eq} noise levels rather than L_{max} noise levels (Giroux & Associates, 2015).

With respect to construction activities, the City's Municipal Code restricts noise levels to occur during hours of lesser sensitivity. Specifically, Section 9.48.020(I) of the code states that sound emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling is exempt from the noise ordinance, provided that:

1. Construction does not occur between the hours of 6:00 P.M. and 6:00 A.M. during the months of June through September; and
2. Construction does not occur between the hours of 6:00 P.M. and 7:00 A.M. during the months of October through May.

3.10.3 Impact Assessment

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the proposed project could have a potentially significant impact with respect to noise it would:

- Result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels;
- Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels; or
- For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

Noise Criteria

For the purpose of determining whether the project would result in the exposure of persons to or generate noise levels that would exceed established noise standards, construction and stationary operational noise levels associated with the proposed project would result in a significant impact if the City's applicable noise standards and/or regulations are exceeded.

Construction Noise Threshold

The City of Wildomar General Plan does not set decibel standards for temporary noise impacts like construction. Chapter 9.48 of the Wildomar Municipal Code includes noise standards in addition to the standards contained in the General Plan, but Municipal Code Section 9.48.010 specifically states that the noise standards contained in that chapter are not thresholds of significance for the purposes of CEQA review. In addition, Wildomar Municipal Code Section 9.48.020(I) states that noise emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling is exempt from the noise ordinance, provided that construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September or between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

To determine a threshold for construction noise, worker noise safety standards of other agencies were reviewed. The rationale is that if a maximum construction noise level is generally safe for construction workers who are exposed to the noise all day, the noise level should be also be safe for adjacent residents who are typically farther from the noise source and exposed only briefly during the day. Noise standards from Caltrans, the American National Standards Institute (ANSI), the American Conference of Governmental Industrial Hygienists (ACGIH), the Federal Railroad Administration (FRA), and the California Department of Industrial Relations (DIR) were reviewed. Their limits are as follows:

Caltrans Standard Specifications Section 14-8
Do not exceed 86 dBA Lmax at 50 feet from the job site activities from 9 p.m. to 6 a.m.

The American National Standards Institute
A10.46-2007, Hearing Loss Prevention in Construction and Demolition Workers. Applies to all construction and demolition workers with potential noise exposures (continuous, intermittent, and impulse) of 85 dBA and above.

The American Conference of Governmental Industrial Hygienists
The ACGIH has established exposure guidelines for occupational exposure to noise in its Threshold Limit Values (TLVs) (85 dBA PEL with a 3 dBA exchange rate).

Federal Railroad Administration
49 CFR 227, Occupational Noise Exposure for Railroad Operating Employees. Requires railroads to conduct noise monitoring and implement a hearing conservation program for employees whose exposure to cab noise equals or exceeds an 8-hour time-weighted average of 85 dBA. This final rule became effective February 26, 2007.

California Department of Industrial Relations
Employers shall make hearing protectors available to all employees exposed to an 8-hour time-weighted average of 85 decibels or greater at no cost to the employees. Hearing protectors shall be replaced as necessary. The DIR also establishes time-based exposure limits to different noise levels; however, their table starts at the 90 dBA level.

The policies and guidelines above suggest 85 dBA is a reasonable threshold of noise exposure for construction workers. It should be noted that this threshold is based on worker protection, which assumes continuous exposure for the worker. Construction activities would be intermittent and temporary, and it is unlikely that a noise-sensitive receptor would be exposed to construction related noise levels above 85 dBA continuously for the length of the project's construction. For purposes of this EIR, the City has determined that exposure of noise-sensitive receptors to construction noise levels above 85 dBA would result in a potentially significant impact.

Long-term Off-site Transportation Noise Threshold

To determine a threshold for transportation noise, existing average daily traffic noise levels on the surrounding roadways are compared to existing plus project average daily traffic noise levels. The City has identified a significant off-site traffic noise impact would occur when the without project noise levels:

- Are less than 60 dBA and the project creates a readily perceptible 5 dBA or greater project-related noise level increase; or
- Range from 60 to 65 dBA and the project creates a barely perceptible 3 dBA or greater project noise level increase; or
- Already exceed 65 dBA, and the project creates a community noise level impact of greater than 1.5 dBA.

Vibration Criteria

The state CEQA Guidelines do not define the levels at which groundborne vibration or groundborne noises are considered "excessive." Thus, in terms of construction-related vibration impacts, the vibration criteria for structural (i.e., building) damage and human annoyance established in the most recent Caltrans' *Transportation and Construction Vibration Guidance Manual* (2013), which are shown in **Table 3.10-7** and **Table 3.10-8**, respectively, are used in this analysis.[3]

Given that the proposed project consists of the development of residential, restaurant, and commercial retail uses, any "excessive" groundborne vibration or noises that would occur at the project site would be those generated during construction. During its operation, the proposed project would not involve the use of heavy machinery or generate heavy-duty truck trips that are often associated with large commercial or industrial uses. As such, no sources of "excessive" groundborne vibration or noise levels are anticipated during project operations.

TABLE 3.10-7
CALTRANS VIBRATION DAMAGE POTENTIAL THRESHOLD CRITERIA

	Maximum PPV (in/sec)	
Structure and Condition	**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

NOTE: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

SOURCE: Caltrans, 2013.

TABLE 3.10-8
CALTRANS VIBRATION ANNOYANCE POTENTIAL CRITERIA

	Maximum PPV (in/sec)	
Structure and Condition	**Transient Sources**	**Continuous/Frequent Intermittent Sources**
Barely perceptible	0.04	0.01

[3] Although the proposed project is not subject to any FTA or Caltrans regulations, publications of the FTA and Caltrans are two of the seminal works that can be used as guides to evaluate a project's transportation and construction-induced vibration levels. For the purpose of this analysis, the vibration criteria from Caltrans' *Transportation and Construction Vibration Guidance Manual* published in 2013 is used as it represents the most current publication available.

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.9	0.10
Severe	2.0	0.4

NOTE: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

SOURCE: Caltrans, 2013.

Methodology

Some of the above criteria are not considered relevant to the project, based upon project plans and data research, and therefore, they will not be evaluated further in this EIR. These issues are:

Project vicinity to airport or private airstrip. The proposed project is not located within an airport land use plan or within two miles of a public airport or private airstrip. The proposed project site is located 3.82 miles from the Skylark Field Airport (private airport) and 8.7 miles away from the French Valley Airport (public airport). Therefore, there will be no impact on the project site in regards to exposing people residing or working in the project area to excessive noise levels attributed to airport proximity. Therefore, this issue is not applicable to the project and not discussed further.

Construction Noise Levels

Construction noise levels were estimated using the reference noise levels and construction equipment usage factors from the FHWA's Noise Construction Handbook (Giroux & Associates, 2015). The construction-related noise levels at the nearest off-site sensitive receptors were assessed against the 85 dBA threshold to determine whether a substantial temporary or periodic noise increase in ambient noise levels in the project vicinity would occur.

Operational Noise Levels

Operational noise levels generated by the project would occur primarily from the new commercial uses (i.e., restaurant and retail center developments). Noise sources would include delivery/unloading of heavy goods; operation of heating, ventilating, and air conditioning (HVAC) equipment; maintenance activities such as refuse collection; and sweeping of the surface parking lots. The analysis of these operational noise sources were based on noise data previously collected by Giroux & Associates at similar commercial uses as well as required compliance with the City's noise standards and regulations.

Groundborne Vibration Levels

Groundborne vibration levels resulting from construction activities at the project site were estimated using data published by the FTA in its *Transit Noise and Vibration Impact Assessment* (2006) document. Potential vibration levels resulting from construction of the proposed project are identified for off-site locations that are sensitive to vibration, including the existing residences, based on their distance from construction activities. The potential vibration levels at offsite sensitive locations resulting from implementation of the proposed project are analyzed against the vibration thresholds established by Caltrans to determine whether an exceedance of allowable vibration levels would occur.

Roadway Noise Levels

Roadway noise levels were calculated for a total of 24 study roadway segments near the project site based on traffic volume information provided in the TIA prepared by Trames Solutions Inc., which is included as Appendix H-1 of this EIR. The estimated roadway noise impacts from the project's vehicular traffic were calculated using the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108) with the Calveno emission levels. The model calculates the L_{eq} noise level for a reference set of input conditions, and then makes a series of adjustments for site-specific traffic volumes, distances, speeds, or noise barriers. The traffic noise analysis evaluated two time frames: 1) existing conditions "with and without project," and 2) build-out conditions "with and without project." The project impact evaluation below includes the existing conditions "with and without project" and the cumulative analysis provided in Chapter 4 of this EIR includes the build-out conditions "with and without project."

Impact 3.10-1: The project could result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Construction

Construction activity noise levels at the project site would fluctuate depending on the particular type, number, and duration of uses of various pieces of construction equipment. Construction of the project would require the use of heavy off-road construction equipment (e.g., dozers, backhoes, excavators, haul trucks, etc.) as well as the use of smaller power tools, and other sources of noise. During each stage of construction for each phase of development, there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of the activity. The construction activities at the project site would expose nearby existing uses to increased noise levels. As discussed previously, existing sensitive receptors in the vicinity of the proposed project area consist primarily of single-family residential uses located adjacent to the project site to the north and east.

Construction noise sources generally range from about 76 to 85 dBA L_{max} at 50 feet for most types of construction equipment, with slightly higher noise levels of up to 90 dBA L_{max} at 50 feet for certain types of equipment such as concrete saws. Although equipment such as impact pile drivers would generate the highest noise levels (approximately 101 dBA L_{max} at 50 feet), pile driving would not be required for project construction (Giroux & Associates, 2015). The potential

for the project's construction-related noise levels to adversely affect nearby residential receptors would depend on the location and proximity of construction activities to these receptors.

Table 3.10-9 identifies the highest (L_{max}) and average (L_{eq}) noise levels for the general types of equipment that are anticipated to be used at the project site. The noise levels presented in Table 3.10-9 represent those generated at a distance of 50 feet from each of the equipment, which is also the approximate distance of the closest sensitive receptors located offsite from the project site. The L_{eq} noise levels include an adjustment of the maximum noise levels based on the extent of equipment use. As shown, construction equipment noise levels associated with construction of the closest proposed buildings or parking areas on the project site would range between 65 and 83 dBA L_{eq} at the closest residential receptors north and east of the project site. As stated previously, a significant construction noise impact would occur if noise levels exceed 85 dBA. Therefore, most of the construction equipment noise levels would be less than significant even if the ground elevation of the project site was the same as the adjacent residences. Although concrete saws could generate a noise level of 90 dBA L_{max} at 50 feet, the elevation difference between the nearest residence and the project site is at least 10 feet in height. This elevation difference as well as the nominal expected use, if any, of a concrete saw near the northern or eastern property boundaries, is expected to attenuate noise levels from concrete saws so that noise would not exceed 85 dBA. As shown in Table 3.10-9, concrete saws at 50 feet would result in a noise level of 83 dBA $_{Leq}$ and this level does not take the elevation difference into account. Therefore, construction activities associated with the proposed project would result in a less than significant noise impact.

TABLE 3.10-9
PROJECT-RELATED CONSTRUCTION NOISE LEVELS AT THE CLOSEST NOISE-SENSITIVE RECEPTOR

Principal Noise Sources	Reference Noise Level, L_{max} in dBA at 50 feet	Assumed Usage Factor	Noise Level Adjustment Factor for Usage	L_{eq} Noise Level Adjusted for Usage at 50 feet
Jackhammer	89	20%	-7	82
Concrete Saw	90	20%	-7	83
Crane	81	16%	-8	73
Dozer	82	40%	-4	78
Excavator	81	40%	-4	77
Forklift, Front End Loader	79	40%	-4	75
Generator	81	50%	-3	78
Grader	85	40%	-4	81
Other Equipment (>5 horsepower)	85	50%	-3	81
Cement/Mortar Mixer	79	40%	-4	65
Paver	77	50%	-3	74
Roller	80	20%	-7	73
Tractor	84	40%	-4	80
Truck	80	40%	-4	76
Welder	74	40%	-4	70

SOURCE: Giroux & Associates, 2015.

Operation

Operational noise sources associated with the proposed project would primarily result from the commercial-related uses (i.e., restaurant and retail center developments) located at the project site. The primary noise concern for siting a commercial operation in proximity to residential uses is that the activities in support of the proposed commercial use may create a noise nuisance at the nearest sensitive receivers. Commercial support activities that would generate noise levels at the project site would include delivery/unloading of heavy goods; operation of heating, ventilating, and air conditioning (HVAC) equipment; maintenance activities such as refuse collection; and sweeping of the surface parking lots. Single noise events generated within the project site could include truck unloading operations, trucks maneuvering at low-speed and shifting gears, trash collection, etc. Early morning truck traffic for deliveries to the commercial uses could also be a nuisance. These noise sources associated with the proposed project operations could potentially adversely affect the nearest off-site sensitive receptors, which includes the existing residential uses to the north and east of the site. Per CEQA guidelines, only potential project impacts to the existing acoustic environment are analyzed and therefore only off-site uses are examined in this analysis. An analysis of each project-related operational noise source is provided in the discussions below.

Loading Dock Noise

The commercial uses at the project site would generally require two types of truck deliveries: 1) small deliveries of parcels and packages, and 2) large deliveries of pallets. The smaller deliveries are typically made via van or single-axle truck (Giroux & Associates, 2015). Although the tenant mix for the commercial uses component of the project is not yet known at this stage in the planning process, the project site plan shows that a major retail center consisting of 85,000 sf is designated at the northern end of the site. It is anticipated that this portion of the project site would receive the most substantial amount of truck deliveries. As the other retail and restaurant uses proposed at the project site would be much smaller in size (approximately 8,000 square feet), it is anticipated that deliveries to these uses at the site would primarily be by smaller gas-powered trucks, vans, or small trucks.

Based on a review of the project site plan, the northernmost major retail building proposed at the site is the only on-site use of sufficient size for which loading dock noise is anticipated to be a concern (Giroux & Associates, 2015). Delivery trucks would access the site via Westpark Street and would approach the project site via Catt Street. The northern loading dock is separated from the off-site residences by 110 feet.

Based on the City's General Plan Noise Element, the relevant noise performance standard for loading dock activity is a 10-minute energy-weighted average (L_{eq}) noise level that applies to stationary noise sources (refer to Policy N.2.3) (Giroux & Associates, 2015). For the purpose of estimating noise levels from the loading dock at the northernmost portion of the project site on the nearest off-site sensitive receptors, noise data collected by Giroux & Associates from noise monitoring at loading docks for other big box and large shopping centers are used. The noise data representing the 10-minute average reference noise levels at a 50-foot distance for the project impact analysis are shown in **Table 3.10-10** below.

TABLE 3.10-10
LOADING DOCK REFERENCE NOISE LEVELS

Noise Generating Activity	Reference Noise Level at 50 Feet
Semi-Truck Unloading	67 dBA
Medium Box Truck Unloading[a]	65 dBA

[a] Box truck merged with dock, fork lift operating inside receiving area.

SOURCE: Giroux & Associates, 2015.

Using the reference noise levels shown in Table 3.10-10, and taking into consideration the elevation of the project site relative to the nearest off-site residential uses along with the presence of a six-foot block fence at the top of slope along the property line of the residential uses, the resulting noise levels from the project's major retail loading dock were estimated at a distance of 10 feet inside the lot line of the nearest residence. The estimated noise levels from the major retail loading dock to the nearest off-site residential uses are shown in **Table 3.10-11**.

TABLE 3.10-11
LOADING DOCK NOISE AT CLOSEST RESIDENCE TO THE NORTH

Noise Generating Activity	Noise Level 10 feet inside Property Line	Noise Level at Façade (110 feet from source)
Semi-Truck Unloading	50 dBA	44 dBA
Medium Box Truck Unloading	48 dBA	42 dBA

SOURCE: Giroux & Associates, 2015.

As shown, noise levels ranging from 48-50 dBA L_{eq} at the nearest off-site sensitive receptors would occur from activities at the project's major retail loading dock that would have the most substantial truck activity. It should be noted that modern loading docks for trucks include a foam seal and enhanced bumpers on the deck leveler to reduce dock mating noise. Additionally, rubber gaskets are used to provide a tight connection between the truck and the building, where all unloading can be done directly into the building. As such, the project's dock activities may be slightly quieter than the measured prototype noise data presented in Table 3.10-10, but the measured data were used to present a worst-case analysis for the project.

While noise levels generated at the project's major retail loading dock would not exceed 65 dBA L_{eq} (10 minute) at the nearest off-site residence during the daytime hours, the noise levels could exceed 45 dBA L_{eq} (10-minute) at the nearest off-site residences during nighttime hours. As such, noise impacts during nighttime at the nearest off-site residences from the project's major retail loading dock noise would be potentially significant.

As discussed, the northernmost major retail use is the only structure of sufficient size for which loading dock noise is anticipated to be a concern. The other retail uses, which would conduct deliveries with smaller trucks, would result in lower noise levels. Additionally, the loading docks

for these smaller retail uses would be located behind the proposed retail buildings, which would further attenuate the noise levels generated. As such, no off-site sensitive receptors would be exposed to noise levels from these loading docks that would exceed the City's applicable noise standards, and these impacts would be less than significant.

Mechanical HVAC Equipment Noise

Mechanical equipment typically includes heating, ventilating, air-conditioning, and refrigerating equipment. Noise generated by rooftop-mounted mechanical equipment varies significantly depending upon the equipment type and size. Based on measurements conducted at other similar commercial centers for refrigeration and walk-in cooler equipment, it was determined that this equipment generated a maximum sound power level of 88 dBA (Giroux & Associates, 2015). Using this sound power level and taking into consideration the nearest off-site residence is located at approximately 100 feet from the project's commercial retail center, it is estimated that the noise level at the nearest residence could be as high as 49 dBA without shielding, which would exceed the City's 45 dBA L_{eq} (10-minute) noise standard.

It should be noted that noise levels from mechanical HVAC equipment would be reduced due to shielding from rooftop parapets. Where the parapets are tall enough to break the line-of-sight between the rooftop mechanical equipment and the nearest existing residences, a reduction of up to 5 dBA can be taken such that the residual noise level at the off-site residual use would be 44 dBA L_{eq} (Giroux & Associates, 2015). While the selection and placement of mechanical HVAC equipment for the project's commercial uses have not been finalized at this stage in the planning process, it is likely that rooftop parapets and/or shielding will be needed to break the line-of-sight between the project's rooftop HVAC equipment and the adjacent residential uses to reduce the noise levels at the residential uses to below 45 dBA L_{eq}. Thus, where rooftop mechanical equipment would not be fully screened, the resulting noise impacts at the nearest off-site residences would be potentially significant.

Trash Pick-Up and Parking Lot Cleaning Noise

Parking lot cleaning at the project site is anticipated to be accomplished by vacuums attached to light-weight pick-up trucks. The cleaning activities generally occur in the early morning or late evening hours when there are only a few cars in the parking lot. Any noise audibility during parking lot cleaning would only occur if the sweepers operated at night. As the timing of the parking lot cleaning activities have not been determined at this stage, there is a potential for these activities to occur during nighttime hours that could result in a noise nuisance at nearby off-site residential uses.

Aside from parking lot cleaning, trash pick-up activities at the project site could also generate noise levels that would be disturbing from dumpsters banging and from high engine revolutions per minute (rpm) while hoisting the trash containers. Although distance separation and a rear perimeter wall at the closest residences would substantially abate this noise source, it may still disturb residents if it occurs during nighttime hours when residents are resting.

Overall, the noise impacts resulting from trash pick-up activities and parking lot sweeping at the project site during nighttime hours are considered to be potentially significant for the off-site residential uses.

Parking Lot Noise

Generally, vehicular traffic inside of parking lots is typically not of sufficient volume to exceed noise standards. However, the instantaneous maximum sound levels generated by a car door slamming and engine starting up could be an annoyance to adjacent noise-sensitive receptors.

The proposed project surface parking lots would be separated from existing off-site residential uses east of the site, off Poplar Crest Road, by a minimum 350 feet of separation at the southern end of the site and 800 feet at the northern end of the site (Giroux & Associates, 2015). In addition to noise attenuation by distance, multiple on-site retail and residential structures would break the line-of-site from the project's on-site parking areas to off-site residential uses on Poplar Crest Road. The combination of distance and intervening structures would reduce nuisance noise from parking lot activities for these residences to a barely perceptible level.

There is a small parking area north of the large retail commercial use that would be located adjacent to existing off-site residential uses. However, these parking spaces are to the far side and rear of the large retail center building and are considered to be less desirable to patrons. As such, this parking area is anticipated to be used only during periods of high demand at the project site. In addition, the existing 20-foot elevation differential between the project site and the nearest off-site residential uses along with the six-foot block wall at the property line of the residences would assist in attenuating the parking-related noise levels at these residences. Finally, elevated baseline noise levels due to proximity of these off-site residential uses to the I-15 would further mask any noise generated from the infrequent use of this small parking area by patrons of the proposed retail commercial center. Therefore, noise impacts associated with parking lot noise at the project site would be less than significant.

Land Use/Noise Compatibility

As discussed previously, noise levels at the project site are currently dominated by traffic noise levels on the I-15 Freeway. According to the City's General Plan Noise Element, an exterior noise level of 65 dBA CNEL in any usable outdoor recreational area and interior noise level of 45 dBA CNEL in any habitable residential indoor space are considered to be the appropriate compatibility standards for residential uses. Additionally, an exterior noise level of 70 dBA CNEL is considered to be the appropriate compatibility standard for commercial uses. As such, noise levels at the proposed residential and commercial use locations within the project site were evaluated to determine if current freeway traffic noise from the I-15 would result in an exceedance of these exterior and interior noise compatibility standards. Based on the project site plan, the proposed residential uses at the south end of the project site would be located closer to the I-15 than the proposed residential uses at the northern portion of the site.

Using traffic volumes obtained from Caltrans, it was determined that the maximum traffic volume on the portion of the I-15 in the project vicinity is 126,000 vehicles per day. Of the total traffic count, 8.7 percent of the vehicles are trucks, with 4 percent of the total traffic volume being comprised of medium-duty trucks and 4.7 percent of the total traffic count comprised of heavy-duty trucks (three or more axles). With an assumed travel speed of 60 miles per hour (mph), the

associated noise level determined for this segment of the I-15 is 81 dBA CNEL at 50 feet from the centerline (Giroux & Associates, 2015).

The closest project commercial use would have a 260 foot setback and the closest residential use would have a 380 foot setback from the I-15 Freeway centerline. For these maximally exposed units there is a 10-foot elevation differential from the freeway. Accounting for the setback distances from the centerline of the freeway and the elevation differential, the resulting exterior noise levels at 10 feet within the property line of the nearest proposed commercial and residential uses to the freeway were estimated and shown in **Table 3.10-12**.

TABLE 3.10-12
EXTERIOR NOISE LEVELS FROM I-15 FREEWAY

Nearest Proposed Project Land Use to Freeway	I-15 Setback (from centerline)	Resultant Noise Level
Commercial	260 feet	74 dBA CNEL
Residential[a]	380 feet	72 dBA CNEL

[a] The nearest proposed residential uses at the project site to the I-15 Freeway are located in Parcel 3 of the project site plan (refer to Figure 4 in the Noise Impact Analysis included in Appendix H-1 of this EIR).

SOURCE: Giroux & Associates, 2015.

As shown, the nearest proposed residential location that is located 380 feet from the centerline of the I-15 Freeway is located within Parcel 3 (see Figure 2-3 in Chapter 2 of this EIR) and is currently exposed to 72 dBA CNEL, which exceeds the compatibility exterior noise standard of 65 dBA CNEL for residential uses. A community area is proposed within Parcel 3, and the exterior recreational use and patio associated with this area could be exposed to noise levels exceeding the threshold and therefore would represent a significant noise impact.

Compliance with the California Building Code (CBC) for energy conservation in new residential construction would require the use of dual-paned windows that would generally provide an exterior to interior noise level reduction of 30 dBA that would be sufficient to provide an interior noise environment of 45 dBA CNEL at the new residential uses in Parcel 3 of the project site. Therefore, potential noise impacts to the interiors of the proposed residences would be less than significant.

The remaining residential uses proposed within Parcel 2 on the project site would have a much greater setback from the I-15 Freeway and/or would be located behind intervening commercial use structures. As such, potential noise impacts at these residential uses would be less than significant.

With respect to the project's commercial uses, if the new restaurant spaces were to have dining patios built in proximity to the western edge of the site property, these areas could be exposed to exterior noise levels exceeding 70 dBA CNEL. Therefore, the project could result in significant noise impacts related to potential dining patios associated with the restaurant uses.

Mitigation Measures:

NOI-1: The operator of the northern major retail building shall not allow medium-box truck and semi-trucks to engage in unloading activities during nighttime hours of 10 PM through 7 AM.

NOI-2: Prior to the issuance of a building permit, the project applicant shall submit engineering drawings and acoustical specifications for the project's mechanical HVAC equipment to demonstrate that the equipment design combined with distance separation and parapets or screen walls would be sufficient to ensure that the applicable City of Wildomar's noise standards would not be exceeded at any adjacent off-site residential uses.

NOI-3: The project applicant shall confine trash pick-up activities at the project site to the hours of 7:00 AM through 10:00 PM, while parking lot sweeping closest to residential uses shall be similarly confined to the hours of 7:00 AM through 10:00 PM.

NOI-4: Prior to the issuance of a building permit for the residential uses within Parcel 3, the project applicant shall include, within building plans, that a 6.5-foot noise wall be constructed around the exterior recreational use patio associated with the community area proposed within Parcel 3.

NOI-5: Prior to the issuance of a building permit, the project applicant shall demonstrate through the preparation of a supplemental acoustical analysis that the interior noise threshold of 45 dBA will be met within proposed residences in Parcels 2 and 3.

NOI-6: If the project's restaurants propose an outdoor venue, the following design features shall be implemented to ensure compliance with the City of Wildomar noise/land use compatibility standards:

- Site outdoor eating areas at a setback distance of 350 feet or greater from the I-15 Freeway centerline to provide a 69 dBA CNEL outdoor noise exposure, or

If an outdoor venue were sited at a distance closer than 350 feet from the I-15 Freeway centerline the following measures would achieve necessary exterior noise mitigation:

- Orient patios on the east side of the restaurant away from the I-15 Freeway such that the restaurant structure itself would provide needed noise attenuation, or
- Construct a five-foot Plexiglas wall to shield the patios from freeway traffic. The Plexiglas wall shall provide a minimum attenuation in noise levels of 5 dBA.

Significance after Mitigation: Less than significant.

Impact 3.10-2: The project would not result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels.

Construction activities that would occur within the project site would include grading and excavation, which would have the potential to generate low levels of groundborne vibration resulting from heavy equipment traveling over unpaved surfaces or when heavy equipment is

engaged in soil movement. As such, the existing residential uses located in the immediate vicinity of the project site to the north and east could be exposed to the generation of excessive groundborne vibration or groundborne noise levels related to construction activities. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to structural damage at the highest levels. Site ground vibrations from construction activities very rarely reach the levels that can damage structures, but they may be perceived in buildings very close to a construction site. No pile-driving activities are anticipated for construction of the proposed project.

The various PPV and RMS velocity (in VdB) levels for the types of construction equipment that would operate during the construction of the proposed project are identified in **Table 3.10-13**. Based on the information presented in Table 3.10-13, vibration velocities could reach as high as approximately 0.089 inch-per-second PPV at 25 feet from the source activity, depending on the type of construction equipment in use. This corresponds to a RMS velocity level (in VdB) of 87 VdB at 25 feet from the source activity.

TABLE 3.10-13
VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT

	Approximate PPV (in/sec)					Approximate RMS (VdB)				
Equipment	**25 Feet**	**50 Feet**	**60 Feet**	**75 Feet**	**100 Feet**	**25 Feet**	**50 Feet**	**60 Feet**	**75 Feet**	**100 Feet**
Large Bulldozer	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Loaded Trucks	0.076	0.027	0.020	0.015	0.010	86	77	75	72	68
Jackhammer	0.035	0.012	0.009	0.007	0.004	79	70	68	65	61
Small Bulldozer	0.003	0.001	0.0008	0.0006	0.0004	58	49	47	44	40

SOURCE: FTA, 2006.

According to Caltrans, the threshold for structural vibration damage for "new residential structures" such as the off-site residences from the project site are 0.5 in/sec for continuous/frequent intermittent sources of vibration, which include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment (refer to Table 3.10-7). The corresponding damage threshold criterion for fragile buildings is 0.1 in/sec. To be conservative, for the purpose of this analysis, the 0.1 in/sec damage threshold for fragile buildings is used to assess the project's potential groundborne vibration impacts during construction at the nearest off-site receptors since below this level there is virtually no risk of building damage.

The nearest off-site sensitive receptor to any proposed structural component on the project site is approximately 100 feet; however, the project's parking lots could be closer to the off-site residences with as little as a 50-foot separation distance (Giroux & Associates, 2015). As shown in Table 3.10-13, at a distance of 50 feet the vibration levels generated by construction equipment could reach as high as 0.03 in/sec, which is below Caltrans' building damage threshold criteria of

0.1 in/sec for continuous/frequent intermittent sources of vibration. Thus, vibration impacts associated with building damage would be less than significant.

In terms of human perception, the 0.03 in/sec (78 VdB) vibration level forecasted to occur at the nearest off-site sensitive receptors would be less than "distinctly perceptible", according to Caltrans vibration annoyance criteria (refer to Table 3.10-8). Additionally, at 78 VdB, this vibration level would also not exceed the FTA's 80 VdB annoyance threshold from "infrequent" vibration events, which are defined as fewer than 30 events per day. In addition, it should be noted that over the course of a construction day, construction equipment would be operating throughout the project site at various locations. As such, equipment such as large bulldozers would not operate solely at the shared property line with the adjacent off-site residences for prolonged time periods. The vibration levels would be much lower as equipment move to a location further away within the project site. As such, this impact is would be less than significant.

Significance Determination: Less than significant.

Impact 3.10-3: The project would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

On-Site Noise Levels

As discussed previously, the on-site noise sources associated with operation of the proposed project would include loading dock activities, mechanical HVAC equipment, trash-pick up and parking lot cleaning activities, and parking lot activities. For a permanent increase in ambient noise levels in the project vicinity to result, a noise source involving continuous, long-term noise-generating activities would need to occur. Of the on-site noise sources identified above, only mechanical HVAC equipment and parking lot activities would generate continuous noise levels over the course of a day that could potentially result in a permanent increase in the ambient noise levels at receptors located in the project vicinity. Noise levels associated with loading docks would only occur periodically throughout the day, while trash pick-up and parking lot cleaning activities may only occur once a day or less. As such, because none of these activities would occur continuously over the course of a day, these on-site noise sources would not result in a substantial permanent increase in the surrounding noise environment.

Based on the analyses provided under Impact 3.10-1 above, noise levels generated from parking lot activities at the project site would be barely perceptible at the nearest off-site residential uses due to the combination of distance and intervening structures between the parking lots and off-site residential uses. Additionally, while the operation of mechanical HVAC equipment could generate noise levels of 49 dBA without shielding at the nearest off-site residential uses, this noise level, if assumed to operate continuously from the hours of 7:00 A.M. to 10:00 P.M., would only translate to a 24-hour noise level of 51 dBA CNEL.[4] As the nearest off-site residential uses

[4] For the purposes of this analysis, it was conservatively assumed that mechanical HVAC equipment associated with the project's major retail commercial center would operate continuously between the hours of 7:00 A.M. to 10:00 P.M. to reflect the potential hours of operation for the retail center.

from the project's major retail center are located directly north of the project site and adjacent to the I-15 Freeway to the west, which generates a noise level of 81 dBA CNEL at 50 feet from the centerline (Giroux & Associates, 2015), the current noise environment at these off-site residential uses resulting from their proximity to the freeway would be approximately 74 dBA CNEL. Thus, the 51 dBA CNEL generated from the project's mechanical HVAC equipment would be masked by the noise levels currently being generated from the freeway. However, as discussed in Impact 3.10-1, the mechanical HVAC equipment could occur in the evenings when traffic volumes along I-15 are reduced. Because the design of the HVAC equipment has not been finalized, nighttime noise levels associated with the HVAC equipment could exceed the interior residential noise threshold of 45 dBA. Therefore, the HVAC equipment could result in significant off-site noise impacts.

Off-Site Roadway Noise Levels

The increase in traffic resulting from implementation of the proposed project would increase the ambient noise levels at sensitive uses located in proximity to the project area. Based on the traffic impact assessment prepared for the proposed project in combination with an analysis of the surrounding land uses, roadway noise levels were forecasted using the FHWA Model with Calveno noise emission levels to determine if the project's vehicular traffic would result in a significant impact at noise-sensitive receptor locations located in proximity to the project area. Off-site locations in the project vicinity would experience a slight increase in noise resulting from the additional traffic generated by the proposed project. The increases in noise levels at selected roadway segments located in proximity to the project site resulting from the Project are identified in **Table 3.10-14**.

As shown in Table 3.10-14, the proposed project would cause one roadway segment to experience an increase in traffic-related noise levels that exceed the noise threshold. This exceedance occurs from a noise increase of 5.3 dBA CNEL on Catt Road, northwest of Clinton Keith Road at 50 feet from roadway centerline. There are three residences along the north side of Catt Road that could be impacted by this noise increase. The homes are two stories with an intervening noise wall providing sound protection for ground level uses. It should be noted that the anticipated "with project" traffic noise level on this segment of Catt Road would be 64 dBA CNEL, which is less than the City's 65 dBA CNEL residential noise compatibility guideline (refer to Table 3.10-5). As such, the traffic noise increase on this segment of Catt Road due to project implementation are considered substantial but the impact would still result in exposure of sensitive receptors to acceptable noise levels. However, the roadway segment of Catt Road located northwest of Clinton Keith Road would nonetheless exceed the 5 dBA CNEL threshold for roadway segments that currently result in noise levels of less than 60 dBA at sensitive noise receptors. Therefore, the proposed project would result in a significant noise impact at the residences along the north side of Catt Road.

TABLE 3.10-14
ROADWAY NOISE LEVELS WITH PROJECT

		Noise Levels in dBA CNEL[a]				
Roadway	**Roadway Segment**	**Existing Traffic Volumes**	**Existing + Project Traffic Volumes**	**Increase**	**Significance Threshold[b]**	**Significant?**
Clinton Keith Road	East of Copper Craft	70.2	70.4	0.2	1.5	No
	Copper Craft Smith Ranch Rd.	70.2	70.8	0.6	1.5	No
	Smith Ranch Rd- Inland Valley Drive	70.7	71.4	0.7	1.5	No
	Inland Valley Dr-George Ave	72.4	73.4	1.0	1.5	No
	George Av-Catt Road	73.0	74.0	1.0	1.5	No
	Catt Rd-I-15	74.0	74.7	0.7	1.5	No
	I-15-Hidden Spring Rd	73.5	74.1	0.6	1.5	No
	Hidden Hills-Palomar	72.4	72.9	0.5	1.5	No
	Palomar-Grand	71.0	71.3	0.3	1.5	No
	W of Grand	70.2	70.4	0.2	1.5	No
Copper Craft Drive	North of Clinton Keith	57.8	60.1	2.3	5.0	No
Spinning Wheel Drive	South of Clinton Keith	57.8	60.1	2.3	5.0	No
Smith Ranch Road	North of Clinton Keith	60.9	62.2	1.3	3.0	No
Inland Valley Drive	South of Clinton Keith	68.1	69.3	1.2	1.5	No
George Avenue	South of Clinton Keith	63.5	63.5	0.0	3.0	No
	Clinton Keith-Depasquale Road	64.1	64.2	0.1	3.0	No
	North of Depasquale	63.2	64.7	1.5	3.0	No
Hidden Springs Road	South of Clinton Keith	61.8	61.8	0.0	3.0	No
	North of Clinton Keith	69.1	69.5	0.4	1.5	No
Palomar Street	South of Clinton Keith	69.3	69.5	0.2	1.5	No
	North of Clinton Keith	70.8	71.0	0.2	1.5	No
Catt Road	South of Clinton Keith	64.0	64.1	0.1	3.0	No
	North of Clinton Keith	58.9	64.2	5.3	5.0	**Yes**
Depasquale Road	George Av-Westpark St	55.1	58.9	3.8	5.0	No

[a] Values represent noise levels at 50 feet from the centerline of each roadway.
[b] For purposes of this analysis, a substantial increase in noise levels is defined as an increase of 5.0 dB, or greater, where the noise levels, without project implementation, are less than 60 dBA. Where the noise level without project implementation range from 60- 65 dBA, an increase of 3.0 dB or greater would be considered a substantial increase. Where the noise levels without project implementation exceeds 65 dBA, an increase of 1.5 dB or greater would be considered a substantial increase.

SOURCE: Giroux & Associates, 2015 and ESA, 2016.

With the exception of the segment of Catt Road located northwest of Clinton Keith Road, all of the remaining roadway segments analyzed in the project site vicinity would not exceed the transportation noise thresholds. Thus, the project would result in less than significant transportation noise impacts along the remaining roadway segments.

Mitigation Measures:

No feasible mitigation is available.

Significance Determination: Significant and unavoidable. The roadway noise level increase on the residences on the north side of Catt Road would be significant and unavoidable. The onsite noise levels associated with project loading dock activities, mechanical HVAC equipment, trash-pick up and parking lot cleaning activities, and parking lot activities would be less than significant.

Impact 3.10-4: The project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

As discussed under Impact 3.10-1, construction equipment noise levels associated with construction of the closest proposed buildings or parking areas on the project site would range between 65 and 83 dBA L_{eq} at the closest residential receptors north and east of the project site. As stated previously, a significant construction noise impact would occur if noise levels exceed 85 dBA. Therefore, most of the construction equipment noise levels would be less than significant even if the ground elevation of the project site was the same as the adjacent residences. Although concrete saws could generate a noise level of 90 dBA L_{max} at 50 feet, the elevation difference between the nearest residence and the project site is at least 10 feet in height. This elevation difference as well as the nominal expected use, if any, of a concrete saw near the northern or eastern property boundaries, is expected to attenuate noise levels from concrete saws so that noise would not exceed 85 dBA. As shown in Table 3.10-9, concrete saws at 50 feet would result in a noise level of 83 dBA $_{Leq}$ and this level does not take the elevation difference into account. Therefore, construction activities associated with the proposed project would result in a less than significant noise impact.

Significance Determination: Less than significant.

References

California Department of Transportation (Caltrans), *Transportation and Construction Vibration Guidance Manual*, September 2013.

City of Wildomar, *City of Wildomar Municipal Code*, http://www.qcode.us/codes/wildomar/, 2008, accessed August 18, 2015.

County of Riverside, *County of Riverside General Plan, Noise Element*, http://www.rctlma.org/genplan/content/gp/chapter07.html, 2003, accessed August 18, 2015.

Federal Transit Administration (FTA), *Transit Noise and Vibration Impact Assessment,* May 2006.

Giroux & Associates, *Noise Impact Analysis, Westpark Promenade, City of Wildomar, California*, November 3, 2015.

Office of Planning and Research (OPR), *State of California Genera Plan Guidelines*, October 2003.

3.11 Population and Housing

This chapter evaluates the potential population and housing effects of the project. The section describes and compares the project area's existing and projected population and housing conditions and evaluates the potential population and housing effects of the project. Demographic data presented in this section is primarily based on the U.S. Census Bureau, 2000 and 2010, California Department of Finance, 2013, and Southern California Association of Governments (SCAG) projection growth estimates.

3.11.1 Environmental Setting

Population Growth

The City of Wildomar is located in Riverside County, which includes 24 cities and has a total population of 2,189,641 persons. The City of Wildomar occupies 24 square miles and is surrounded by Lake Elsinore to the northwest, the City of Menifee to the northeast and the City of Murrieta to the south. Located with access to both Orange County to the west, Los Angeles County to the northwest, San Bernardino County to the northeast, and San Diego County to the south, the City of Wildomar has experienced an increase in population since its incorporation in 2008. According to the Southern California Association of Governments (SCAG), the City's population between 2008 and 2012 increased approximately 1,200 new residences from 31,500 to 32,719 in 2012 (SCAG, 2013). **Table 3.11-1** below summarizes population changes in Wildomar over the past four years and provides estimates of future population trends to the year 2035.

TABLE 3.11-1
POPULATION CHANGES OVER FOUR YEARS AND FUTURE POPULATION TRENDS

Year	Population	Change	Percent Change
2008	31,500	--	--
2012	32,719	1,219	3.87
2020[a]	42,100	9,381	28.6
2035[a]	53,700	11,600	27.5

[a] SCAG estimate.
[b] Percent change between 2012 and 2020.
[c] Percent change between 2020 and 2035

SOURCE: U.S. Census Bureau 2000; U.S. Census Bureau, 2010; California Department of Finance, E-5, 2013.

During the four year period between 2008 and 2012), population growth in Wildomar occurred at a slower rate (3.72 percent) than Riverside County (7.81 percent). Wildomar's population comprises 1.5 percent of Riverside County's total population (SCAG, 2013).

SCAG's population, housing, jobs, and income projections for the six-county southern California region estimate that Wildomar will continue to experience growth through the year 2035 (SCAG, 2013). SCAG estimates Wildomar's population will increase between 2012 and 2035 from

32,719 persons to 53,700 persons which represents a 64.12 percent increase. Riverside County's projected growth rate is expected to be well above Wildomar's rate, with an overall 52.2 percent growth from 2,184,641 persons in 2010 to 3,324,000 persons in 2035.

Age of Population

The age structure of Wildomar is similar to that of Riverside County. According to the 2010 U.S. Census, the median age in Wildomar is 34.6 years old, while Riverside County's median age is 33.7 years old (U.S. Census, 2010). The largest segments of the City's population fall within the 35-64 age bracket (38.9 percent) and the under the age of 20 bracket (31.2 percent). The young adult (20-34) and senior populations (over 65) make up the remaining population (30 percent) (U.S. Census Bureau, 2010). Age plays an important role in determining housing needs. For example, younger families require more affordable housing as they begin their careers as do the elderly who require affordable units due to their age and retirement status, as compared to adults that are established in the work force. **Table 3.11-2** below depicts the City's population breakdown by age.

TABLE 3.11-2
CITY OF WILDOMAR POPULATION BY AGE: 2010

	2010	
Age Group	**Number**	**Percent**
Under age 20	10,017	31.2
20-34 years	6,241	19.4
35-64 years	12,504	38.9
Age 65 or older	3,414	10.7
Total	**32,176**	**100.2***

* Rounding Error

SOURCE: U.S. Census Bureau, 2010.

Housing

According to the California Department of Finance, the City of Wildomar had 10,830 housing units in the year 2012. A majority of the housing units (69.2 percent) were single-family units, multi-family units made up 4.5 percent of total units, while mobile-homes account for the remaining 26.3 percent (CDOF, 2012). **Table 3.11-3** is a breakdown of housing units in Wildomar by type.

TABLE 3.11-3
HOUSING UNITS IN WILDOMAR BY TYPE: 2012

	Total Units	
Unit Type	**Number**	**Percent**
Single-family detached	7,448	68.8
Single-family attached	44	0.41
Multi-family (2-4 units)	-	0
Multi-family (5+ units)	486	4.5
Mobile-Home	2,852	26.3
Total	**10, 830**	**100**

SOURCE: California Department of Finance, E-5, 2012

According to the 2010 U.S. Census Bureau, Wildomar has 9,992 occupied households. A majority of households (78.1 percent) were families. The second largest group of households is comprised of single individuals (16 percent). Other households (for example, unrelated persons living together) accounted for the remaining 5.9 percent.

Employment

Based on California Employment Development Department (CEDD), InfoGroup, and SCAG 2012 data, there were a total of 3,305 jobs in the city of Wildomar, a decrease of 5.2 percent from 2007. About 47.6 percent of jobs were in education, 7.1 percent in retail, 6.9 percent of jobs in leisure hospitality, and 5.1 percent of jobs in professional management (SCAG, 2013). Between 2007 and 2012, there were changes in the share of jobs by sector in the City of Wildomar. From 2007 to 2012 the share of education jobs increased from 40.9 percent to 47.6 percent, while the share of construction jobs declined from 13.4 percent to 7.2 percent.

According to the CEDD, the average salary for jobs in Wildomar was $36,515 in 2011. The sector providing the highest annual salary per job in the city was information technology at $59,567, whereas the sector with the lowest annual salary job was in the leisure hospitality sector at $15,338 (SCAG, 2012).

3.11.2 Regulatory Framework

Regional

SCAG's Regional Comprehensive Plan/Regional Transportation Plan

SCAG's Regional Comprehensive Plan (RCP) serves as a comprehensive planning guide, focusing on growth through the year 2035. The primary goals of the RCP are to improve the standard of living, enhance the quality of life, and promote social and economic equity. Within the RCP, issues related to housing availability and growth are addressed primarily in the Land Use and Housing chapter. This chapter identifies land use and housing challenges of the region, introduces the Compass Blueprint growth vision, and specifies goals and outcomes of that vision.

In addition, SCAG's Regional Transportation Plan (RTP) provides forecasts of population, households, and employment levels for counties, subregions, cities, and census tracts within SCAG's jurisdiction. The primary goal of the 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is to increase mobility for the region's residents and includes a "strong commitment to reduce emissions from transportation sources to comply with SB 375, improve public health, and meet the National Ambient Air Quality Standards as set forth by the federal Clean Air Act"(SCAG, 2012, 1).

Local

City of Wildomar General Plan

The Housing Element of the General Plan, adopted in 2013, includes a number of policies that are concerned with identifying local housing problems and needs as well as measures necessary to mitigate and alleviate problems for all economic segments of the community. The Housing Element policies provided in Table 3.11-4 are applicable to the proposed project.

in the City and are applicable to the project.

TABLE 3.11-4
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – POPULATION AND HOUSING

General Plan Housing Element Policies	Consistency Determination	Analysis
Policy H-1: Ensure there is a sufficient supply of multi-family and single-family zone land to meet the housing needs identified in the Regional Housing Needs Allocation (RHNA).	Consistent	The proposed project includes multiple family residential units with a density of about 14 units per acre. The provision of this housing density type would provide a more affordable housing option compared to single family units.The proposed project would contribute to the City meeting their RHNA needs. The project would be consistent with this policy.
Policy H-2: Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.	Consistent	The project's provision of housing would provide for growth within the City, and the project would be supported by adequate infrastructure and public services. The project would be consistent with this policy.
Policy H-24: Encourage the use of energy conservation features in residential construction and remodeling.	Consistent	The proposed project include energy conservation features as part of the Greenhouse Gas Reduction Features identified in Chapter 2, Project Description. The project would be consistent with this policy.

3.11.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, impacts related to population and housing would be considered significant if the proposed project would:

- 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);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Methodology

Impacts in the following issue areas would not be significant and will not be discussed further in this EIR:

Displace substantial numbers of existing housing. There are no existing residential units located on the project site; therefore, no displacement of existing housing would occur. Therefore, the project would result in no impacts to displacement of existing housing.

Displace substantial numbers of existing people. There are no existing people located on the project site; therefore, no displacement of existing people would occur. Therefore, the project would result in no impacts to displacement of existing people.

Impact 3.11-1: The proposed project would not 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).

According to the 2012 U.S. Census Statistical Summary, Wildomar's average household size is 3.3 persons per dwelling unit (SCAG, 2015). Assuming an average household of 3.3 people and the addition of 191 new multiple family residential dwelling units, the project would generate a net population increase of approximately 630 new residents. As shown in Table 3.11-1 above, by the year 2035, the population of the city is expected to grow to 53,700 persons from the existing population of 32,719 in 2012. This is an increase of 20,981 persons. Based on this number, the development of the proposed residential uses would constitute approximately three percent of the population growth expected in the city between 2012 and 2035. Thus, the population associated with the proposed residential uses would be within the anticipated population growth for the city and would not exceed the projections on which the City has based plans related to provision of public services, utilities, and other amenities to maintain the current quality of life it provides its residents.

In addition, the project would generate new employment populations in the area, mostly in the retail, professional/business services, educational/health services, finance, and leisure/hospitality sectors. However, the new retail shopping center and restaurants that would be developed under the project would be accommodating demand for this type of commercial space that is projected to occur in the city and surrounding area. Assuming commercial space in Wildomar experiences a ratio of one employee per 500 square feet, and the project includes about 118,354 square feet of new retail and restaurants, the project would introduce approximately 237 new employees to the area (Institute of Transportation Engineers, 2012). Currently, 2.93 percent of Wildomar residents work where they live, while the remaining 97.07 percent commute to other places such as Temecula, Lake Elsinore, and even as far as San Diego and Los Angeles (SCAG, 2013). Because most of the retail and restaurant employees can be drawn from within a region's existing employment stock, and the project will generate a relatively small number of employees, it is not expected that new retail and restaurants would draw large numbers of new employees from outside of the region. Therefore, the project would not result in a new population of employees that would result in growth inducement beyond that already projected for the City.

The project would accommodate predicted growth, and would not result in a substantial increase in population. The project's residential units would help to meet housing demands from projected population growth in the City and the region as well as job growth projected for the area. Therefore, the project would result in less than significant impacts related to population and housing.

Significance Determination: Less than significant.

References

California Department of Finance (CDOF), *Table 2L E-5 City/County Population and Housing Estimates,* 2012.

Institute of Transportation Engineers, *Trip Generation,* 7th edition, 2012.

Southern California Association of Governments (SCAG), *Profile of the City of Wildomar*, 2013.

U.S. Census Bureau, official website, search: Wildomar City, http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml, 2010, accessed May 15, 2015.

3.12 Public Services

This section provides an analysis of the ability of public service providers to accommodate the proposed project and whether the project would require expanded or new facilities that could result in environmental impacts.

3.12.1 Environmental Setting

Fire Protection Services

The City of Wildomar contracts with the Riverside County Fire Department (RCFD) for fire protection services through a cooperative agreement with the California Department of Forestry and Fire Protection (CAL FIRE). RCFD services include providing fire suppression, emergency medical, rescue, and fire prevention services while serving as the operational area coordinator for the California Fire and Rescue Mutual Aid System for all fire service jurisdictions in Riverside County.

RCFD comprises 17 battalions with 95 stations throughout Riverside County. The fire stations are divided into two operational divisions: East Operations and West Operations. The two divisions comprise six subdivisions: Bautista, Indio, Moreno, Northwest, Oak Glen, and Southwest. The City of Wildomar is located in the Southwest Division, which is comprised of four battalions and encompasses the southwestern portion of Riverside County from the San Diego county line to the south, to the southern edge of the City of Moreno Valley to the north, and east to the western portion of the Hemet Valley. Wildomar is served primarily by the eight stations that are a part of Battalion 2 (Temecula) (RCFD, 2012). The locations of the seven stations are listed below (RCFD 2012).

- Elsinore Fire Station #10, 410 West Graham Avenue, Lake Elsinore (battalion headquarters)
- Lakeland Village Fire #11, 33020 Maiden Lane, Lake Elsinore
- El Cariso Fire Station #51, 32353 Ortega Highway, Lake Elsinore
- Wildomar Fire Station #61, 32637 Gruwell Street, Wildomar
- Bear Creek Fire Station #75, 38900 Clinton Keith Road, Murrieta
- McVicker Park Fire Station #85, 29405 Grand Avenue, Lake Elsinore
- Canyon Hills Fire Station #94, 22770 Railroad Canyon Road, Lake Elsinore

The department consists of 1,200 career firefighters, 200 administrative support personnel, and 300 volunteer reserve firefighters who responded to 121,059 incidents in 2011, averaging 325 emergency responses per day (RCFD 2012).

Response Times and Service Standards

The Riverside County Fire Department developed a methodology to determine the location of future fire stations. This methodology was established utilizing principles recommended in the National Fire Protection Association (NFPA) Handbook, Volume II, 20th edition. The principles utilized by the RCFD are listed below (RCFD, 2009).

- Consideration of criteria established by the Insurance Services Offices, Inc. (ISO) regarding the distribution of fire companies in the community.
- Consideration of NFPA Standard 1710 as a guideline, which calls for an engine company within 4 minutes of travel time to fire incidents and emergency medical service (EMS) calls, and a full first-alarm group.
- Ability to respond within 8 minutes to a minimum of 90 percent of all annual incidents.
- Consideration of the proximity of travel time to other station protection zones for timely inclusion in the full first-alarm response group.
- Consideration of rapid and safe access to multi-directional major response routes.
- Consideration of appropriate locations given the land use issues in the surrounding environment.
- Consideration of utility availability, plot size, and surrounding traffic control issues.
- Consideration of historical and projected call volume (response workload) in the area of concern using risk versus cost analysis.

The closest fire station that provides fire protection and paramedic services to the project site is Wildomar Fire Station #61 located at 32637 Gruwell Street in Wildomar and 1.67 miles west of the project site. The next nearest station is Station 75 (Bear Creek) located at 38900 Clinton Keith Road in Murrieta and 2.75 miles southwest of the project site.

The City of Wildomar currently collects fire protection fees for the Riverside County Fire Department. For commercial development, the fees are based on the square footage of the proposed project. For residential development, the fees are based on the number of residential units. The fees collected are used to address future fire protection facilities and equipment needs.

Police Protection

Law enforcement in the City of Wildomar is provided by the Riverside County Sheriff Department (RCSD). RCSD is composed of 2,049 sworn officers and 1,808 civilian personnel, and is responsible for law enforcement services over a 7,300 square-mile area that includes unincorporated areas of the county as well as 17 incorporated cities (RCSD, 2015). Services provided by the RCSD include: first responder service, police services, search and rescue services, mutual aid coordination services, enforcement of criminal law on Tribal Lands, jail system services, court services, Coroner-Public Administrator services, and Joint Task Force services (RCSD, 2015). The primary RCSD station that would serve the project site is the RCSD Lake Elsinore Station located at 333 Limited Avenue, Lake Elsinore, approximately 6 miles north

of the project site. Responses to calls for service are dispatched to the Lake Elsinore Station through the RCSD's central dispatch communication center located in the City of Riverside. According to the County of Riverside, the target personnel to population ratio for the city is 1 Deputy Sheriff per 1,000 people (County of Riverside, 2015).

Schools

The project site is served by the Lake Elsinore Unified School District (LEUSD). LEUSD was formed in 1989 and encompasses 144 square miles, with 24 schools serving approximately 22,000 students (LEUSD, 2015).

The boundaries of the school district extends northwest to Lake Elsinore, northeast to Canyon Lake, south to Wildomar, and several unincorporated communities, including Lakeland Village and Horsethief Canyon. Currently, the district includes 13 elementary schools, four middle schools, three high schools, two Kindergarten (K) through 8 schools, two alternative schools, and a new K through 12 virtual school. The nearest elementary schools to the project site include the Ronald Reagan Elementary school that is located approximately 0.35 miles northeast of the project site, the Donald Graham Elementary school that is located 0.65 miles northwest of the project site, and the Wildomar Elementary school that is located approximately 1.17 miles west of the project. **Table 3.12-1** provides enrollment data and capacity for the 2011-2012 school year for the schools that serve the project site.

TABLE 3.12-1
EXISTING LEUSD SCHOOLS SERVING THE PROJECT AREA

School/Type	Location	Grade Level	Enrollment September 2011-2012	School's Capacity September 2011-2012
Ronald Reagan Elementary School	35445 Porras Rd. Wildomar, 92595	K through 5	682	800
David Brown Middle School	21861 Grand Ave. Wildomar, 92595	6 through 8	971	1,633
Elsinore High School	21800 Canyon Dr. Wildomar, 92595	9 through 12	2,097	3,353
		Total	**3,750**	**5,786**

SOURCE: LEUSD, 2014.

According to the LEUSD's (2012) School Facilities Needs Analysis, the generation rates for high density residential homes include 0.2644 per unit for elementary school (K–5), 0.1315 per unit for middle school (grades 6–8), and 0.1743 per unit for high school (grades 9–12). Based on these rates, the project will generate 51 elementary school students, 25 middle school students, and 33 high school students, for a total of 109 students. During the past ten years, the LEUSD's enrollments have increased from 17,769 students for the 2001/2002 school year to 22,171 students from the academic year of 2011/2012. **Table 3.12-2** shows the rapid growth in

enrollment earlier in the decade, while growth has slowed in recent years, and in declined from 2008 to 2011.

TABLE 3.12-2
LAKE ELSINORE UNIFIED SCHOOL DISTRICT ENROLLMENT 2001/02-2011/12

Academic Year	District Enrollment	Change from Previous Year	Percentage Change
2001-02	17,769	-	-
2002-03	18,933	+1,164	6.55%
2003-04	19,711	+778	4.11%
2004-2005	20,203	+492	2.5%
2005-06	20,652	+449	2.22%
2006-07	21,525	+873	4.23%
2007-08	21,109	+584	2.71%
2008-09	21,756	-353	-1.6%
2009-10	22,216	+460	2.11%
2010-11	22,065	-151	-0.68%
2011-12	22,171	+106	0.48%

SOURCE: California Department of Education, 2012

Transportation

The LEUSD has approved the establishment of a fee-based transportation program in order to continue transportation services to eligible students. Kindergarten students are eligible for the transportation program (school buses) if they reside more than 0.75 mile from the school, elementary school students beyond 1.5 miles, middle school students beyond 2.5 miles, and high school students beyond 3.5 miles from the school. Parents desiring transportation services to transport children from their homes to the school must apply for the service annually, receive district approval, and pay a $170.00 semi-annual fee.

Parks

According to the City of Wildomar Parks Department, the City owns three parks with a total area of approximately 15 acres (City of Wildomar, 2015). In addition, the city reserves 306.93 acres of land dedicated to open space recreation. Therefore, the City has a total of 313.93 acres of parks and open space/recreation. The City also has an additional 220.92 acres of land dedicated to open space conservation. The nearest regional park to the City of Wildomar is the Lake Skinner Recreation Area that is located approximately 12.5 miles to the east. The 600-acre park offers overnight camping, fishing, swimming, sailing, picnicking, and other activities.

The City of Wildomar Municipal Code Chapter 16.20 of Title 16 requires fees in lieu of dedication or dedication of parkland to help mitigate the impacts of property improvements pursuant to the Quimby Act of 1975. The code includes an open space requirement of 3 acres of

parkland per 1,000 residents. In lieu of parkland dedication, the City of Wildomar allows developers to pay impact fees to fairly distribute the costs of park expansion and maintenance to new development. The impact fee structure is defined in the City of Wildomar Development Impact Fee Study (City of Wildomar, 2015).

The nearest community park to the project site is Windsong Park located at 35459 Prairie Road that is approximately 1.1 miles northwest of the project site (see **Table 3.12-3**). Windsong Park encompasses about 2 acres and includes basketball courts, a picnic pavilion, and children's play areas. Table 3.12-3 provides a summary of the parks in the vicinity of the project area, including Windsong Park.

TABLE 3.12-3
PUBLIC PARKS SERVING THE PROJECT AREA

Park	Type	Amenities	Approximate Acres	Distance from the Project Site
Windsong Park 35459 Prairie Road Wildomar, CA	Neighborhood	• Outdoor basketball • Picnic tables • Children's play area	2	1.8 miles
Marna O'Brian Park 35459 Palomar Street Wildomar, CA	Community	• Outdoor basketball • Baseball fields • Football/Soccer fields • Gazebo with view area • Picnic tables • Children's play area	9.6	2.8 miles
Regency –Heritage Park 20171 Autumn Oaks Place Wildomar, CA	Neighborhood	• Children's play area • BBQs • Picnic tables • Outdoor basketball • Dog park	3.3	3.0 miles

SOURCE: City of Wildomar, 2014

As of 2012, the City of Wildomar's estimated population was 32,719 which resulted in a parkland demand of about 98 acres based on 3 acres of parkland per 1,000 residents. With only 15 acres of parkland, the City has a deficit in the amount of parkland available for public use.

Libraries

The City of Wildomar is a member of the Riverside County Library District (RCLD), which operates 33 libraries throughout Riverside County and has an annual circulation of 3.4 million items (Christmas, 2010). According to the City's General Plan, the County Library System has District-wide standards of 1.2 volumes and 0.5 square feet of library space per capita. The Mission Trail Library located at 34303 Mission Trail, is the library nearest to the project site, approximately 2.7 miles north of the project site.

Hospitals

The project site is within the proximity of four hospitals: Inland Valley Medical Center (within one mile), Rancho Springs Medical Center (within five miles), Loma Linda University Medical Center – Murrieta (within six miles), and Temecula Valley Hospital (within 14 miles). The Inland Valley Medical Center is a 122-bed facility that serves as the region's only trauma center and provides medical services, trauma surgery, intensive care, diagnostic imaging, rehabilitation, emergency department and other medical care. This hospital is located at 36485 Inland Valley Drive in Wildomar. The Rancho Springs Medical Center has 120 licensed beds and contains a neonatal intensive care unit and emergency room. This hospital is located at 25500 Medical Center Drive in Murrieta. The Loma Linda University Medical Center – Murrieta is a 106 inpatient bed facility and includes a cancer care, heart care, orthopedic, rehabilitation, and surgery and emergency facilities. This hospital is located is located at 28062 Baxter Road in Murrieta. The Temecula Valley Hospital was recently opened in 2013 with 140 beds and major specialty services such as open heart surgery, stroke center, and emergency department. This hospital is located at 31700 Temecula Parkway in Temecula.

3.12.2 Regulatory Framework

Fire Protection Services

State

California Fire Code

The 2007 California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to firefighters and emergency responders during emergency operations. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout the State of California (CBSC, 2008). The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, fire safety during construction and demolition, and wildland-urban interface areas.

California Health and Safety Code

Additional state fire regulations are set forth in Section 13000 et seq. of the California Health and Safety Code, which includes regulations for building standards, fire protection and notification systems, fire protection devices such as extinguishers, smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

California Occupational Safety and Health Administration

In accordance with the California Code of Regulations, Title 8, Sections 1270, Fire Prevention, and 6773, Fire Protection and Fire Fighting Equipment, the California Occupational Safety and Health Administration (Cal/OSHA) has established minimum standards for fire suppression and

emergency medical services. The standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance, and use of all firefighting and emergency medical equipment.

Local

Riverside County Fire Department Strategic Plan

The Riverside County Fire Department's (2009) Strategic Plan 2009–2029 covers fiscal years 2009–10 through 2029–30. The plan describes the array of fire and rescue services provided to citizens, and it provides an evaluation of the current status of various commonly used service performance measures. The plan also makes recommendations for staffing, facilities, and station sites and remodels.

Mutual Aid Agreements

Fire protection mutual aid is an agreement between two fire agencies in which they commit to respond to calls for service in the other agency's jurisdiction when they are called, at no cost to the requesting agency. Automatic aid is not only predetermined, but one or more additional departments are automatically dispatched to certain locations or types of alarms at the same time as the home department. Usually, both mutual and automatic aid agreements are written between the agencies.

The Riverside County Fire Department has four mutual aid and seven automatic aid agreements with other agencies. The specific agencies with which the County has current contracts for these services is listed in **Table 3.12-4**.

TABLE 3.12-4
RCFD CONTRACTUAL AGREEMENTS

Mutual Aid Agreements	Automatic Aid Agreements
City of Corona (Hazmat)	City of Palm Springs
Chuckawalla Valley State Prison Fire Dept.	Idyllwild Fire Protection District
March Air Force Base	City of Hemet
Niland Fire District	Morongo Band of Mission Indians
	Orange County Fire Authority
	Pechanga Band of Luiseno Mission Indians

SOURCE: RCFD 2009

Local

City of Wildomar General Plan

The City of Wildomar includes fire protection policies within their General Plan. **Table 3.12-5** includes the policies that are applicable to the proposed project.

TABLE 3.12-5
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – FIRE PROTECTION

General Plan Land Use Element Policy	Consistency Determination	Analysis
Policy LU 5.1: Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services	Consistent	The proposed project would increase the demand for fire protection services on the project site; however, the increase in services would not exceed the RCFD's ability to adequately provide service to the proposed project. Therefore, the project would be consistent with this policy.
General Plan Safety Element Policy		
Policy S 5.1: Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following: a. All proposed construction shall meet minimum standards for fire safety as defined in the County Building or Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use. b. In addition to the standards and guidelines of the Uniform Building Code and Uniform Fire Code fire safety provisions, continue additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not: • impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor • hinder evacuation from fire, including potential blockage of stairways or fire doors. c. Proposed development in Hazardous Fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief. d. Proposed development in Hazardous Fire areas shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the County Fire Chief.		The proposed project would be required to implement the fire prevention standards and features within the fire codes for the proposed residential and commercial structures. Therefore, the project would be consistent with this policy.

Law Enforcement Services

State

Emergency Response/Evacuation Plans

Government Code Section 8607 (a) directs the Governor's Office of Emergency Services to prepare a Standard Emergency Management System (SEMS) program, which sets forth measures by which a jurisdiction should handle emergency disasters. The program is intended to provide effective management of multi-agency and multi-jurisdictional emergencies in California. SEMS consists of give organizational levels, which are activated as necessary: (1) Field Response, (2) Local Government, (3) Operation Area, (4) Regional, and (5) State.

Local governments must use SEMS to be eligible for funding of their response-related personnel costs under state disaster assistance programs. The City of Wildomar is generally responsible for emergencies that occur within city boundaries and has adopted an Emergency Operations Plan that is consistent with the SEMS.

Local

City of Wildomar Disaster Operation and Relief Plan

The City of Wildomar Emergency Plan assists the City to prepare for and facilitate coordinated and effective responses to emergencies in Wildomar and to provide adequate assistance to other jurisdictions as needed. The plan specifies actions for the coordination of operations, management, and resources during emergencies; governmental responsibilities during emergency events; and a plan for the organization of nongovernmental organizations providing support assistance.

City of Wildomar General Plan

The City of Wildomar includes one police protection policies within the Land Use Element of their General Plan. **Table 3.12-6** includes the policy that is applicable to the proposed project.

TABLE 3.12-6
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – POLICE PROTECTION

General Plan Land Use Element Policy	Consistency Determination	Analysis
Policy LU 5.1: Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services	Consistent	The proposed project would increase the demand for police protection services on the project site; however, the increase in services would not exceed the RCSD's ability to adequately provide service to the proposed project. Therefore, the project would be consistent with this policy.

Schools

State

School Facility Development Fees - Assembly Bill 2926

In September 1986, the State Legislature passed Assembly Bill 2926 (AB 2926) (Chapter 887, Statues of 1986). This bill granted school districts in California the power to levy fees on residential, commercial, and industrial development for the purpose of financing construction of school facilities. State law prohibits a city or county from issuing a building permit unless the local school district has certified that the application is in compliance with its fee program. School districts are also allowed to increase the level of fees every two years, based on the change in the Class B construction cost index, as determined by the State Allocation Board.

Development Impact Fees/SB 50

Proposition 1A, the Kindergarten-University Public Education Facilities Bond Act of 1998, or Senate Bill (SB) 50, was approved by the voters in November 1998. This proposition provided $6.7 billion in general obligation bonds for K-12 public school facilities and provided the first funding for the new School Facility Program, which provides state funding assistance for new construction and modernization. A primary result of SB 50 was the creation of different levels of developer fees. The Lake Elsinore Unified School District currently levies development impact fees on development within the district's boundaries consistent with SB 50. The current fees are $3.36 per square foot for new residential development and $0.54 per square foot for new commercial development (LEUSD, 2014).

Local

City of Wildomar General Plan

The City of Wildomar General Plan does not include policies related to schools.

Parks

State

Quimby Act (Government Code 66477)

State Subdivision Map, Section 66477 (Quimby Act) allows the legislative body of a city or county, by ordinance, to require the dedication of land, the payment of in-lieu fees, or a combination of both, for park and recreational purposes as a condition of approval for a final tract map or parcel map. The Quimby Act requires that developers dedicate land or pay fees for parkland acquisition. The goal of the Quimby Act is to require developers to help mitigate the impacts to parkland of new residential development.

Local

City of Wildomar General Plan

The City of Wildomar includes park and recreation policies within the Land Use Element and Multipurpose Open Space Element of their General Plan. **Table 3.12-7** includes the policies that are applicable to the proposed project.

TABLE 3.12-7
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – PARKS

General Plan Land Use Element Policy	Consistency Determination	Analysis
Policy LU 5.1: Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services	Consistent	The proposed project would increase the demand for park facilities due to the generation of residents on the project site; however, the increase in services would not exceed the City's ability to adequately provide parks to the future residents because the project will be required to pay parkland acquisition and improvement impact fees as a standard condition of approval. Therefore, the project would be consistent with this policy.
General Plan Multipurpose Open Space Element		
Policy OS 20.5: Require that development of recreational facilities occurs concurrent with other development in an area.	Consistent	The proposed project includes recreational uses associated with the proposed residential development on the project site. The recreational uses include a community pool and spa as well as a community recreation area that would contain a tot lot and half-court basketball amenity. Because the proposed project includes recreational facilities, the project would be consistent with this policy.

Libraries

Local

City of Wildomar General Plan

The City of Wildomar includes one library service policy within the Land Use Element of their General Plan. **Table 3.12-8** includes the policy that is applicable to the proposed project.

TABLE 3.12-8
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – LIBRARIES

General Plan Land Use Element Policy	Consistency Determination	Analysis
Policy LU 5.1: Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services	Consistent	The proposed project would increase the demand for library services within the City of Wildomar. Based on a City population of 32,719 in 2012, the estimated residential population on the project site, which would be about 630 people, would represent an increase in population by about 1.9 percent. This increase in library services demand would be considered less than significant and would not exceed the County's ability to provide library services to the future residents of the project. Therefore, the project would be consistent with this policy.

Hospitals

Local

City of Wildomar General Plan

The City of Wildomar includes one hospital policy within the Land Use Element of their General Plan. **Table 3.12-9** includes the policy that is applicable to the proposed project.

TABLE 3.12-9
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – HOSPITALS

General Plan Land Use Element Policy	Consistency Determination	Analysis
Policy LU 5.1: Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services	Consistent	The proposed project would increase the demand for hospital services within the City of Wildomar. Based on a City population of 32,719 in 2012, the estimated residential population on the project site, which would be about 630 people, would represent an increase in population by about 1.9 percent. Based on the operation of four hospitals in southwest Riverside County, the project's increase in hospital services demand would be considered less than significant and would not exceed the County's ability to provide hospital services to the future residents of the project. Therefore, the project would be consistent with this policy.

3.12.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, impacts related to public services would be considered significant if the proposed project would:

- 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 public services:
  - Fire protection;
  - Police protection;
  - Schools;
  - Parks; or
  - Other public facilities.

Methodology

The threshold of significance for this topic focuses on whether there would be adverse physical impacts associated with new or altered facilities for the provision of fire, police, schools, parks, library, and hospital services. The methodology, therefore, evaluates the ability to serve the City and the proposed project using these services and the potential need for new or physically altered facilities.

Impact 3.12-1: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered fire protection facilities.

The project would introduce approximately 630 residents to the site (see Section 3.11 Population and Housing). The nearest fire station to the project site is Wildomar Fire Station #61, located at 32637 Gruwell Street in Wildomar, 1.62 miles west of the site. In addition to Fire Station #61, several other Riverside County fire stations in the surrounding area would be able to provide fire protection safety services to the project site, if needed. The 2012 RCFD annual report concluded that Station #61 responded to a total of 1,820 incidents in 2012 (RCFD, 2012). Considering the population was 32,719 in 2012, there was one incident for 17.98 people in 2012.

The proposed project would result in an additional 630 residents in the area and approximately 237 new employees to the area. Considering the incident rate of one incident per 17.98 people in 2012, the proposed project would generate an estimated 35 annual incidents. An additional 35 incidents would represent an increase of 1.9 percent in the number of incidents in Wildomar.

The Wildomar General Plan Policy S-5.1 instructs the City to develop and enforce construction and design standards which ensure that proposed development incorporates fire prevention features through specified minimum standards and the inclusion of certain safety features. These standards and features would be required with the construction of the proposed residential and commercial structures on the project site.

In addition, the proposed project would be required to pay development impact fees related to fire protection to enable the expansion of fire protection facilities, the addition of fire protection personnel, and the acquisition of additional fire equipment, as needed to maintain their performance standards. The costs for future fire protection facilities are allocated to future development based on the amount of service population added by each type of development. Before the Certificate of Occupancy is issued, the applicant must pay an impact fee for fire protection to the City of Wildomar. The current fees, which are subject to change, are $421.48 per multi-family residential dwelling unit as defined by the City of Wildomar in its Development Impact Fee schedule (City of Wildomar, 2015). As a standard condition of approval, the project applicant will be required to annex the project site into Community Facilities District (CFD) 2013-1. Prior to annexation, the project applicant would be required to provide development impact fees. The CFD would fund fire services for the project site.

Considering the estimated 1.9 percent increase in the number of incidents in Wildomar as a result of the proposed project, and the proposed project's required compliance with the Wildomar

General Plan Policy S-5.1, as well as the payment of development impact fees, impacts would be less than significant.

Significance Determination: Less than significant.

Impact 3.12-2: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered police protection facilities.

The completion of the proposed project would result in an increase of 630 residents in the City of Wildomar. Police protection services are provided by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is the Lake Elsinore Station, located at 333 Limited Avenue in the City of Lake Elsinore, approximately six miles north of the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol, with additional support from the RCSD.

The RCSD has established a recommended service ratio of 1 sworn law enforcement personnel for every 1,000 residents (RCSD, 2014). This service ratio takes into account the services to non-residential uses within the County. The proposed project would result in an estimated 630 people, thus requiring approximately 0.63 additional sworn law enforcement personnel to service the project area.

The proposed project would be located on a currently undeveloped site, but is surrounded by residential land uses to the east of the property. Because the proposed project is located in an area that already contains urban development, the RCSD will not be required to expand its service area to accommodate the proposed project upon completion.

The City of Wildomar has development impact fees to enable the expansion of police protection facilities, the addition of police personnel, and enables the City to obtain additional police equipment, as necessary. Thus, before construction begins, the applicant would pay an impact fee for police protection to the City. The current fee amount, which is subject to change, is $160.45 per multifamily residential unit and $151.80 per KSF for commercial land use designation (City of Wildomar, 2015). As a standard condition of approval, the project applicant will be required to annex the project site into Community Facilities District 2013-1. Prior to annexation, the project applicant would be required to provide development impact fees. The CFD would fund police services for the project site. The payment of the development impact fees and the project requiring less than one new officer would reduce the project's impact on police services to less than significant. In addition, because the project would require less than one new officer, the project would not require the construction or expansion of existing police facilities. Therefore, the project would result in less than significant environmental impacts associated with the provision of new or physically altered police facilities.

Significance Determination: Less than significant.

Impact 3.12-3: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered school facilities.

The proposed project would result in 630 new residents, which would generate an additional student population for the LEUSD. **Table 3.12-10** provides the generation rates that LEUSD uses to anticipate future student population and calculates the potential student population generated by the proposed project. As shown in Table 3.12-10, the project is anticipated to generate approximately 48 K-12 students.

TABLE 3.12-10
GENERATION RATES FOR THE PROPOSED PROJECT

Grade	Generation Rates (per Dwelling Unit)	Number of Students (191 Multi-Family Attached Dwelling Unit)
K-5	0.1303	25
6-8	0.0528	10
9-12	0.0706	13
Total		**48**

SOURCE: LEUSD, 2014.

Based on their existing capacity (see Table 3.12-2), LEUSD would be able to accommodate the 48 new students expected to be generated by the 191 multiple family attached townhouses that would be built as a result of the proposed project. Student enrollment within LEUSD is expected to gradually increase in the next few years (LEUSD, 2012). The district saw its first decline in enrollment in 2008, as a result of the housing market decline, and experienced a decline in enrollment of -1.02 percent from 2008 to 2012. However, 2016 is anticipated to be the first year of increased enrollment, from 20,151 in 2015 to 20,315 in 2016, a percent increase of 0.81 percent. **Table 3.12-11** below displays the five-year LEUSD enrollment projections.

TABLE 3.12-11
FIVE-YEAR DISTRICT WIDE ENROLLMENT PROJECTION BY GRADE LEVEL
(does not include special education students)

Grade	2011	2012	2013	2014	2015	2016
K	1645	1545	1501	1450	1485	1550
1	1650	1763	1611	1614	1520	1501
2	1698	1614	1734	1589	1592	1526
3	1647	1680	1605	1727	1584	1596
4	1552	1616	1651	1581	1701	1579
5	1552	1543	1610	1649	1578	1705
6	1596	1520	1521	1591	1616	1554
7	1542	1590	1519	1524	1593	1626
8	1601	1527	1581	1512	1518	1598
9	1682	1656	1597	1661	1591	1594
10	1586	1597	1579	1527	1592	1568
11	1573	1467	1484	1469	1421	1546
12	1460	1451	1256	1370	1360	1372
Subtotal	**20.784**	**20,569**	**20,349**	**20,264**	**20,151**	**20,315**
Percent Change		**-1.0%**	**-1.1%**	**-0.4%**	**-0.6%**	**0.8%**

SOURCE: LEUSD, 2014.

As shown in **Table 3.12-12**, the K-5, 6-8, and 9-12 schools would have available capacity to accommodate school children anticipated to be generated from the development of the 191 multiple family attached townhomes on the project site. Therefore, the LEUSD would not be required to construct new school to accommodate the anticipated students generated on the project site. The proposed project would result in a less than significant impact on LEUSD schools.

TABLE 3.12-12
PROJECT AREA SCHOOL CAPACITY WITH IMPLEMENTATION OF THE PROPOSED PROJECT

Grade	Current Enrollment of students in the Project Area 2011-2012	Potential Student population generated from Proposed Project	Available School Capacity	Remaining Capacity with Proposed Project
K-5	682	25	800	93
6-8	971	10	1,633	652
9-12	2,097	13	3,353	1,243
Total	**3,750**	**48**	**5,786**	**1,988**

SOURCE: ESA, 2016.

The project applicant would be required to pay a fee for the provision of school services pursuant to Senate Bill 50. In 2012, the fee for new residential development for LEUSD $3.36 per square foot for new residential development and $0.54 per square foot for new commercial development (LEUSD, 2014). All residential and non-residential implementing projects would be required to pay school impact fees in effect at the time of development.

Significance Determination: Less than significant.

Impact 3.12-4: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered park facilities.

The proposed project would increase the population of the City of Wildomar by introducing residential units into the project area. The additional 630 residents would increase the use of city parks. The proposed project would provide some recreational space for its residents (i.e., recreational facilities, a half basketball court, a tot lot, and community pool and spa); however, this additional population would increase demand for City-owned park and recreational space.

The City of Wildomar requires applicants of residential development to dedicate 3 acres of parkland per 1,000 residents or in lieu of dedication, pay a fee, to mitigate the impacts of property development or improvements. The proposed project would add 630 new residents to the project area and would, therefore, be required to provide a minimum of 1.89 acres of dedicated parkland in order to meet the dedication requirement. In lieu of parkland dedication, the City of Wildomar allows developers to pay impact fees to distribute the costs of park expansion to new development. Thus, the applicant would pay impact fees for parkland acquisition and improvement to the City. The current Park Acquisition impact fee, which is subject to change, is

$421.48 per multifamily residential dwelling unit, as defined by the City of Wildomar Development Impact Fee study (City of Wildomar, 2015). In addition, the City also imposes a Park Improvement impact fee that the applicant must pay before construction begins. The current Park Improvement impact fee, which is subject to change, is $470 per multifamily residential dwelling unit (City of Wildomar, 2014).

While the proposed project would result in an increase in demand for park facilities, payment of the impact fees would offset any increased deterioration of existing parks. Therefore, the proposed project would result in less than significant impacts related to park facilities.

Significance Determination: Less than significant.

Impact 3.12-5: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered library facilities.

The project would incrementally increase the demand for library services. However, due to the small population increase of the proposed project (630 people), the impact on library services is anticipated to be minimal and would not affect the County's ability to provide library services.

The City of Wildomar had an approximate population of 32,719 in 2012. The proposed project would be serviced by the Riverside County Library Systems. The nearest branch, the Mission Trail Community Library, provides residents six-days-a week service, including access to a regional catalog system that allows sharing of resources among a large network of libraries that lend to each other (City of Wildomar, 2015). While there would be an increase of 630 additional residents as a result of the proposed project, the project would represent an increase of about 1.9 percent in population. In addition, the Mission Trail Library would utilize the Riverside County Regional catalog system to share resources among a greater collection. Because of the nominal increase in project population that would demand library services, the implementation of the proposed project would require the construction or expansion of existing library services, and thus the project would result in a less than significant impact on the County's library services.

Significance Determination: Less than significant.

Hospitals

Impact 3.12-6: The proposed project would not result in adverse physical impacts with the provision for, or the need for, new or physically altered hospital facilities.

The proposed project is within the proximity of four hospitals in southwest Riverside County. These hospitals provide a combined total of 488 beds and each have an emergency department. The proposed project will result in the generation of approximately 593 new residents and approximately 238 new employees. Residents and employees of the project site may result in an increased demand for medical services in the project vicinity. The recent addition of the Temecula Valley Hospital increased the number of beds in the project vicinity from 348 to 488, an approximately 29 percent increase. With the recent addition of the Temecula Valley Hospital, the project potential increase in demand for medical services would not require the provision of

additional hospitals or expansions of existing hospitals in the project vicinity. Therefore, the proposed project would result in a less than significant impact on hospital services.

Significance Determination: Less than significant.

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3.13 Recreation

This section provides the environmental setting and impact analysis for parks, open space, and recreational resources related to the proposed project. The purpose of this section is to assess impacts of the proposed project on recreational services.

3.13.1 Environmental Setting

Existing Conditions

Cleveland National Forest

The Cleveland National Forest was created in 1908 and encompasses three mountain ranges: the Santa Ana, Palomar, and Laguna Mountains. The project site is located within the Santa Ana mountain range. Cleveland National Forest includes approximately 460,000 acres and provides numerous recreation facilities including: 15 family campgrounds, seven group campgrounds, over 650 campsites, 356 miles of trail, 10 trailheads, seven picnic areas, 23 miles of motorcycle trails, and seven miles of four-wheel drive off-road routes (USDA, 2015). There are four existing wilderness areas within the Cleveland National Forest: the Agua Tibia wilderness which is 15,890 acres; the Hauser wilderness which is 6,834 acres; the Pine Creek wilderness which is 13,368 acres; and the San Mateo Canyon which is 38,912 acres (USDA, 2015). According to the Land Management Plan (forest plan) published in 2005, the City of Wildomar is located within vicinity of the Cleveland National Forest designation of "Elsinore Place" (USDA, 2005). Further discussion of "Elsinore Place" theme, setting, desired condition, program emphasis and relevant forest-specific design criteria is provided below, under "Regulatory Framework."

Santa Ana Mountain Recreational Area

The Santa Ana Mountains form a 61-mile peninsular mountain range located within the Cleveland National Forest, northwest of the project site. The Wildomar campground is located here, in close proximity to Corral Canyon and Bobcat Meadows. The Wildomar and Corral Canyon areas are rugged, dry, and full of fanciful rock formations. The Corral Canyon Open Highway Vehicles (OHV), although not an official scenic byway, provides many vistas of the valley below. There is also opportunity to follow the Santa Ana Mountains' ridge line and view several vistas of the Lake Elsinore area, and some vistas serve as hang-gliding launch points. There are many biking and hiking opportunities available in the Santa Ana Mountains, including the proposed Santa Ana River bicycle path that will run from Huntington Beach to near the San Bernardino Mountains. The Ortega Corridor (Highway 73 through Santa Ana Mountains) offers a network of hiking trails for a variety of skill levels. The El Carios Nature Trail is an easy, self-guided loop for beginners, while the San Juan Trail is the longest trail in the Corridor those looking for more of a challenge. Other recreational opportunities in the region include Big Bear Lake, Lake Elsinore and Lake Irvine, which are popular lakes in the Santa Ana watershed (U.S. National Forest Campground Guide, 2015).

Riverside County Parks

The project area is located within Riverside County Regional Park and Open-Space District (District), which includes a variety of community parks, aquatic and nature centers, campgrounds, sports centers and historical sites (Riverside County, 2015). These recreational facilities fall under the jurisdiction of the County's Park and Recreation Bureau. The County's General Plan Circulation element also identifies designated regional Riding and Hiking Trails and bike ways existing and planned for the future. There are numerous parks located and operated by Riverside County that provide active recreational facilities such as athletic fields, splash pads, community recreation buildings, picnic areas and playgrounds. Galleron Park, Perrett Park, and Willow Park are all community parks and are all located in proximity to the project site and the City of Wildomar. The nearest regional park to the project site is the Lake Skinner Recreation Area. There are eight active campgrounds located within Riverside County, none are in close proximity to the project site, but are located east of the project site in the San Jacinto Mountain range. The Aquatics Division of the Park and Recreation Bureau operates the Cove Waterpark, Jurupa Aquatic Center, and the Perris-Menifee Aquatic Center, which offer swimming lessons, summer camp activities and other recreational classes to the public.

City of Wildomar Parks

Within the City of Wildomar, there are three community parks encompassing about 15 acres of parkland. Windsong Park being the nearest park to the project site is 1.8 miles to the northwest and encompasses about 2 acres. Windsong Park is a neighborhood park that includes basketball courts, an improved picnic pavilion and a tot-lot for young children. The second nearest park to the project site is Marna O'Brien Park, located about 2.8 miles northwest from the project site and encompasses about 9.6 acres. Marna O'Brien Park includes amenities such as a children's playground, basketball court, baseball fields, football-soccer fields, and a custom gazebo and picnic areas. Regency-Heritage Park is located about 3 miles northwest of the project site and encompasses about 3.3 acres. Regency-Heritage Park is a neighborhood park with two basketball courts, a granite walkway, picnic shelters, and park benches. This park also includes a dog park.

Project Site Setting

There are no structured recreational facilities located on the project site. The project site consists of vacant, undeveloped land. The nearest recreational facilities to the project site are located on Westpark Street immediately north of the project site.

3.13.2 Regulatory Framework

Federal

U.S. Forest Service – Cleveland National Forest Land Management Plan (2005)

Published in 2005, the revised forest land management plan for the Cleveland National Forest describes the strategic direction at the broad program-level for managing the land and its resources over the next 10 to 15 years (USDA, 2005). The forest plan divides the national forest into a series of geographical units that are referred to as "Places." Each has its own landscape

character. Landscape character has been described as an overall visual and cultural impression of landscape attributes, defined as the physical appearance and cultural context of a landscape that gives it an identity and "sense of place" (USDA, 2005).

Each unit or Place has a theme, setting, desired condition and program emphasis section:

- **Theme** – the theme refers to the images of the landscape that can be defined with a brief set of physical, visual, or cultural attributes that characterize the sense of place.
- **Setting** – the setting provides a description of the landscape character of the Place. The approximate number of acres of special designation overlays found in each place is listed in this section.
- **Desired Condition** – the desired conditions paint a picture of what the Place could be as the national forest implements activities in order to move toward the overall forest-wide desired conditions.
- **Program Emphasis** – the program emphasis identifies prioritized activities that the national forest intends to emphasize over the next three to five years.

Elsinore Place is located in the project vicinity. The desired condition and program emphasis of Elsinore Place, as defined in the forest plan, are as follows:

Desired Condition: The Elsinore Place is one of the most visible landscapes on the national forest and is maintained as an undeveloped island in the rapidly developing southern Riverside County and a natural appearing urban backdrop to the Interstate 15 corridor. The valued landscape attributes to be preserved over time are the undeveloped quality and character of the urban backdrop, including the natural appearing skyline silhouette of the Santa Ana Mountains, and the scenic integrity of areas visible from the Interstate 15 and Ortega Highway corridors.

Program Emphasis: Provide a variety of quality recreation experiences including the improvement of developed recreation facilities. Maintain the natural appearance of the urban backdrop. Resource damage and unauthorized wilderness use by off-highway vehicles will be minimized. Implement forest health projects to improve oak regeneration. Improve community protection and defensible space. Coordinate planning for access, boundary management, flood control, and fire prevention in the urban interface with neighboring communities and county governments. Enhance community protection efforts in this Place and increase fire prevention efforts. Acquire land that facilitates access and boundary management and protect sensitive habitats and habitat linkages. Improve road conditions to accommodate fire equipment and to supply safe public access. Address trespass and encroachments and emphasize health and public safety.

The forest plan also identifies forest-specific design criteria as part of their land management plan strategy. The following forest-specific design criteria apply to the project site:

CNF S3: Off-highway vehicle use is limited to designated routes and areas.

CNF S4: Motorized use of Forest Service system roads is limited to state licensed operators only unless the road is designated for use by non-licensed operators.

State

Quimby Act

The purpose of the 1975 Quimby Act, pursuant to California Government Code 66477, was to help mitigate the impacts of residential subdivisions by requiring them to dedicate land or pay fees for parkland acquisition. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities (Westrup, 2002). The Quimby Act was designed to ensure "adequate" open space acreage in jurisdictions adopting Quimby Act standards (i.e., 3-5 acres per 1,000 residents). In 1982, the Quimby Act was substantially amended via AB 1600. The amendments further defined acceptable uses of or restrictions on Quimby funds, provided acreage/population standards and formulas for determining the exaction, and indicated that the exactions must be closely tied (nexus) to a project's impacts. In other words, AB 1600 requires agencies to clearly show a reasonable relationship between the public need for the recreation facility or park land and the type of development project upon which the fee is imposed (Westrup, 2002). Cities or counties with a high ratio of parkland to inhabitants can set a standard of 5 acres of parkland per 1,000 residents. The calculation of a city's or county's parkland-to-population ratio is based on a comparison of the population county of the last federal census to the amount of city-or-county-owned parkland.

Local

City of Wildomar General Plan

The City of Wildomar Multipurpose Open Space Element of the General Plan provides one recreational policy relevant to the proposed project. This policy is discussed in Table 3.13-1.

TABLE 3.13-1
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – RECREATION

General Plan Multipurpose Open Space Element	Consistency Determination	Analysis
Policy OS 20.5: Require that development of recreational facilities occurs concurrent with other development in an area.	Consistent	The proposed project includes recreational uses associated with the proposed residential development on the project site. The recreational uses include a community pool and spa as well as a community recreation area that would contain a tot lot and half-court basketball amenity. Because the proposed project includes recreational facilities, the project would be consistent with this policy.

City of Wildomar Municipal Code

Chapter 16.20 of Title 16 requires fees in lieu of dedication or dedication of parkland at a ratio of three acres per 1,000 residents. The 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.

3.13.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, recreation impacts would be considered potentially significant if the proposed project would:

- 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? or
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Methodology

This analysis is based on a review of public information about Wildomar parks and recreational facilities. Additionally, Cleveland National Forest and Santa Ana Mountains Recreational Area policies and programs were reviewed for project applicability. Potential recreation impacts associated with the proposed project are evaluated based on the proximity of the project site to designated recreational facilities, and the project's potential contribution to demand for future facilities.

Construction and operation of the proposed project would result in physical changes to the project area. The recreational impacts are described below.

Impact 3.13-1: The project would not 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.

The proposed project would develop 191 new multiple family attached townhomes on an undeveloped lot surrounded by single family residential land uses in the City of Wildomar. The 191 new residential units would increase the population of the City by an estimated 630 residents. California Planning, Zoning, and Development Laws (Section 66477, Quimby Act) allow a jurisdiction to establish requirements for the dedication of local park acreage, in lieu fees, or a combination of both for residential developments. The City of Wildomar has adopted its own Development Impact Study, which includes parkland acquisition impact fees. The basic standard for determining the dedication or in-lieu fee requirement is 3.0 acres of park land per thousand residents. The proposed project would be required to pay an in-lieu fee of $421.48 per multi-family residential dwelling unit, which would result in a total fee of $80,502 in parkland acquisition fees.

The addition of 630 residents to the area is not a significant increase in population that could cause substantial physical deterioration of existing recreational facilities particularly since access to larger regional parks are within proximity of the project site. The project site is surrounded by existing single family residential land uses, thus the introduction of 630 new residents would not increase the use of existing regional and neighborhood parks substantially. Moreover, the close proximity of the project site to recreational amenities provided by the Cleveland National Forest and other nearby facilities is large enough to accommodate an increase of residents to the area. Moreover, the project site is also located within the Riverside County Regional Park and Open Space District, which includes a variety of recreational facilities (parks, riding and hiking trails, campgrounds, etc.) in close proximity to the City of Wildomar and the project site. The proposed project includes recreational amenities available for residents on the project site (i.e., two recreational facilities, a half basketball court and a tot lot) as well as a community pool and spa. Therefore, the proposed project would not result in an increase in the use of recreational facilities in a manner such that physical deterioration of recreational facilities would occur or be accelerated. As a result, impacts to recreation would be less than significant.

Significance Determination: Less than significant.

Impact 3.13-2: The project would not include recreational facilities or require the construction or expansion of recreational facilities which would have an adverse physical effect on the environment.

The project site is located in close proximity to a network of existing trails, including the Santa Ana mountain range, located within in the Cleveland National Forest as well as existing parks that contain recreational amenities. The proposed project includes the construction of recreational uses; however, the proposed project's recreational uses would not result in an adverse physical effect on the environment. In addition, the proposed project would not require the expansion or construction of new recreational facilities off of the project site. Therefore, the proposed project would result in less than significant recreational impacts.

Significance Determination: Less than significant.

References

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3.14 Transportation and Traffic

This section provides an evaluation of the potential for the proposed project to significantly affect traffic operations in and around the project area. This analysis is a summary of the Transportation Impact Analysis (TIA) Report prepared by Trames Solutions Inc. (March, 2015), which is provided in Appendix I-1 of this EIR.

3.14.1 Environmental Setting

Existing Roadway Network

Regional access to the Project area is provided by six-lane Interstate 15 (I-15) to the west of the project site, with interchanges at Clinton Keith Road (in proximity to the project) and at Baxter Road to the north. Local access to the project site is provided by Depasquale Road, Cooper Court, and Catt Road, which connect with a surrounding roadway network of arterials, collectors, and secondary roads. Roadways in the project area are classified per the City of Wildomar's Draft General Plan Circulation Element (listed in **Table 3.14-1**).

TABLE 3.14-1
STUDY AREA ROADWAY SEGMENTS

Roadway	Classification	Number of Lanes
Clinton Keith Road	Urban Arterial	4 to 6
George Avenue	Secondary	2
Baxter Road	Secondary	2
Indian Valley Road	Secondary	2

SOURCE: City of Wildomar Draft Circulation Plan, 2014

Existing Bus Transit Facilities

The Project area is served by the Riverside Transit Agency (RTA), a public transit agency serving the 2,500 square miles of western Riverside County region surrounding the City of Wildomar. RTA Route 7 currently services the area. Route 7 runs between the Inland Valley Medical Center and the Lake Elsinore Outlet Mall. There are bus stops along Clinton Keith Road in the vicinity of the project between the I-15 Freeway and Inland Valley Road. The headways between buses are about one hour intervals. It is estimated that the distance from the nearest bus stop to the project site is about a quarter of a mile (Trames Solutions Inc., 2015).

RTA reviews and updates transit service periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments, which may lead to either enhanced or reduced service where appropriate. It is important to note that the Riverside Transit Agency is currently completing its Comprehensive Operational Analysis (COA), which may modify these routes from their current configuration. This COA may also recommend

changes to the bus lines either in the short-term or long-term horizon. Therefore, no information can be provided regarding future bus service in the project area at this time.

Bicycle and Trails Network

Bicycle facilities are provided throughout Riverside County, including Class I, II, and III facilities. Bicycling in the County is more concentrated in the cities and urbanized portions of unincorporated areas and is more recreational than commute-oriented. Class I facilities are off-road, dedicated paths. Class II facilities are typically painted bicycle lanes that share right-of-way with automobiles. Class III facilities are designated bicycle routes, with bikes and vehicles sharing the roadways with minimal striping. According to the City of Wildomar Draft Circulation Element, Wildomar does not have an independent system of bike paths, but is included as part of the county's bikeway circulation system. While the county has a variety of bike path and trail designations, only bicycle paths (lanes painted adjacent to the existing road way) currently exist in the City.

Although the County's current bicycle plan provides for connections between major urban and recreational facilities within the county, implementation of the plan has occurred only to a limited extent. There is no comprehensive bicycle or trail system that links Wildomar to the rest of Riverside County. The Riverside Countywide Trail Map does not portray any bicycle routes through the City of Wildomar.

Pedestrian Facilities

Pedestrian facilities throughout Wildomar include sidewalks, walkways, bridges, crosswalks, signals, illumination, and benches. These facilities provide a vital link between other modes of transportation and the community. The City of Wildomar has adopted a trails and bikeways map that serves to guide development of trails throughout the city, as well as connect to the regional trail system (City of Wildomar, 2015).

The City of Wildomar Regional and Roadside Multi-Use Trail map shows the regional, community and historic and patron trails that run through the City. There are 26 city-designated historic trails, 17 located on the western side of the City and 9 located on the eastern side. There are seven identified patron trails in the City, one located on the western side, and six on the eastern side. Overall, the existing trail system throughout the City consists of fragmented trail lengths, and do not yet connect to the larger regional trails (City of Wildomar, 2012)Historic Trails are designated trails that recognize the rich history of Riverside County. The historic trail running through Wildomar is the Southern Immigrant Trail. The Historic Trails route designations are graphical representations of the general location of the historic route, and serve to provide opportunities to recognize the historic significance of these routes. Design Guideline Trails are specific trails planned throughout the county by individual communities that each contain some trail development standards that are different from countywide trail standards. These trails are developed and prepared with extensive citizen input, and in close cooperation with the County and special districts that would be involved in the construction and/or maintenance of the trail.

In proximity to proposed project, sidewalks are primarily provided on both sides of the street throughout the residential areas to the north, east and south of the project site. Connectivity is limited throughout the project area. The main thoroughfare is Depasquale Road, with smaller streets stemming off into separate residential cul-de-sacs. In addition to connectivity, the following five other factors that might affect the pedestrian experience were taken into account as part of the analysis:

- Sidewalk Conditions—this refers to whether the sidewalks are in a state of good repair. Sidewalks that are broken or cracked can sometimes deter travel, particularly for those who are mobility impaired such as those in wheel chairs, persons using walkers, and strollers. Sidewalks throughout the Project area tend to be in good condition. There is a lack of significant wear and damage, and there are few areas where extensive repair would be required.
- Shading—persons are more inclined to walk in areas where there is shade present, particularly in Western Riverside County with its relatively warm weather and limited rainfall as compared to other locations. Shading is fairly limited in the Project area.
- Grade—persons are more inclined to walk in areas that are relatively flat or have limited grade changes. Grade change in the Project area is fairly modest.
- Amenities Offered—all other factors being equal, persons are more inclined to walk in interesting environments with shopping, retail, restaurants, and other similar uses. There would be many amenities offered within the majority of the Project area, including commercial retail and restaurant options.
- Buffers—a more walkable environment is one in which there is some degree of separation between the pedestrian and the motorist.

The County of Riverside also has an extensive planned trail network. Although the County plans to implement a regional non-motorized transportation, it is not fully constructed yet. Riverside County currently has one developed trail that the Riverside County Regional Park and Open Space District maintains, the Santa Ana River Trail. The Santa Ana River Trail is part of a planned regional trail extending across multiple jurisdictions, from the Pacific Ocean in Orange County to the San Bernardino Mountains in San Bernardino County (Riverside County, 2015). Some communities within Riverside County have trails built and maintained by a nongovernmental agency such as a homeowner's association, a community service area, or a local park and recreation district. These trails do not typically connect to the County trail system, resulting in a fragmented system. Riverside County Regional Park and Open Space District is preparing a Trails Development Standards Policy Manual, which is anticipated to direct in all trails planning, construction, and maintenance activities (Riverside County, 2015).

The City of Wildomar has currently adopted the County trails network plan that will guide the development of trails throughout the city and connect to the regional trail system. The City is working to create a plan within the city that would provide for bicycle paths, sidewalks, horse paths, trails, etc., and work to remove existing and prevent the construction of new impediments to these features (City of Wildomar, 2015).

Existing Traffic Volumes and Levels of Service

Intersection Assessment

The study intersections are listed in **Table 3.14-2**. The City of Wildomar requires the use of the Transportation Research Board – Highway Capacity Manual (HCM), 2010 or most recent update. The HCM defines level of service as a qualitative measure, which describes operational conditions within a traffic stream, generally in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. For signalized intersections, average total delay per vehicle for the overall intersection is used to determine level of service. The study area intersections which are stop sign controlled with stop control on the minor street only have been analyzed using the unsignalized intersection methodology of the HCM. Closely spaced intersections are to be analyzed using analysis tools capable of accounting for turn lane storage, queue length, blockage, etc., such as Synchro 8.0.

TABLE 3.14-2
STUDY AREA INTERSECTIONS

Intersection	Traffic Control
1. Palomar Street / Clinton Keith Road	Signal
2. Hidden Springs Road / Clinton Keith Road	Signal
3. I-15 Southbound Ramps / Clinton Keith Road	Signal
4. I-15 Northbound Ramps / Clinton Keith Road	Signal
5. Catt Road – Arya Road / Clinton Keith Road	Signal
6. George Avenue / Clinton Keith Road	Signal
7. Inland Valley Drive / Clinton Keith Road	Signal
8. Smith Ranch Road / Clinton Keith Road	Signal
9. Copper Craft Drive / Clinton Keith Road	Signal
10. Westpark Street / Depasquale Road	Side-Street Stop
11. George Avenue / Depasquale Road	Side-Street Stop
12. Grand Avenue / Clinton Keith Road	Signal
13. George Avenue / La Estrella Street	All-Way Stop
14. Inland Valley Drive / Prielipp Road	All-Way Stop
15. Nutmeg Street / Jackson Avenue	Signal
16. Monte Vista Drive / Baxter Road	Side-Street Stop
17. I-15 Northbound Ramps / Baxter Road	Signal
18. 1-15 Southbound Ramps / Baxter Road	Signal
19. Driveway 1 / Westpark Street (*Future)*	(*Side-Street Stop*)
20. Driveway 2 / Westpark Street (*Future)*	(*Side-Street Stop*)
21. Driveway 3 / Westpark Street (*Future)*	(*Side-Street Stop*)
22. Driveway 4 / Westpark Street (*Future)*	(*Side-Street Stop*)

Level of Service Analysis

The traffic analysis employs a methodology based on empirical research conducted by the Transportation Research Board (TRB) and other authorities. The 2010 Highway Capacity Manual methodology for signalized and all-way stop-controlled intersections estimates the average control delay for vehicles travelling through the intersection. For side-street stop-controlled intersections, the methodology estimates the control delays for each turning movement and identified the delay for the approach with the longest delay. The methodology assigns a qualitative letter grade that represents the operating level-of-service condition of the intersection. These grades range from LOS A (minimal delay) to LOS F (excessive congestion). LOS E represents at capacity operations. Descriptions of the LOS letter grades, with the associated ranges of delay) for signalized and unsignalized intersections are provided in **Table 3.14-3**).

TABLE 3.14-3
INTERSECTION LEVEL OF SERVICE CRITERIA

Level of Service	Description	Signalized Delay (seconds)	Unsignalized Delay (seconds)
A	Operations with very low delay occurring with favorable progression and/or short cycle length.	≤ 10.0	≤ 10.0
B	Operations with low delay occurring with good progression and/or short cycle lengths.	> 10.0 to 20.0	>10.0 to 15.0
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	> 20.0 to 35.0	>15.0 to 25.0
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	> 35.0 to 55.0	>25.0 to 35.0
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences.	> 55.0 to 80.0	>35.0 to 50.0
F	Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths.	> 80.0	>50.0

SOURCE: *Highway Capacity Manual* (Transportation Research Board, 2010).

Existing intersection level of service calculations are based upon manual AM and PM peak hour turning movement counts conducted in May 2014 and January 2015. Existing (2014) AM and PM peak hour intersection turning movement volumes are shown in Figures 3-D and 3-E in the TIA (in Appendix J of this EIR). For ramp analysis purposes, the I-15 freeway mainline volume data were obtained from the Caltrans Performance Measurement System (PeMS) website. Freeway mainline peak hour volumes have been obtained between May 27 through 29, 2014 and have been flow conserved with freeway-ramp-to-arterial peak hour count data. The maximum value observed within the three day period is utilized from the AM and PM peak hours. In addition, data from Caltrans indicates that truck traffic is about nine percent of total traffic along the I-15 freeway within the study area (Caltrans, 2014).

Existing (2014) Delay and Level of Service

Intersections

The City of Wildomar has established Level of Service (LOS) D as the maximum allowable threshold for the intersection operations, i.e., LOS E or F is considered unacceptable. As shown in **Table 3.14-4**, all study intersections are currently operating acceptably, with the exception of the following two intersections:

17. I-15 Northbound Ramps / Baxter Road (LOS E in the AM peak hour)
18. I-15 Southbound Ramps / Baxter Road (LOS F in the AM peak hour)

TABLE 3.14-4
INTERSECTION LEVEL OF SERVICE: EXISTING (2014) CONDITIONS

Intersection		Traffic Control[1]	Delay (sec.)		Level of Service	
			AM Peak	PM Peak	AM Peak	PM Peak
1.	Palomar St./Clinton Keith Road	Signal	23.1	23.5	C	C
2.	Hidden Springs Road/Clinton Keith Road	Signal	20.4	19.0	C	B
3.	I-15 Southbound Ramps/Clinton Keith Road	Signal	13.1	11.4	B	B
4.	I-15 Northbound Ramps/Clinton Keith Road	Signal	16.6	14.2	B	B
5.	Catt Road – Arya Road/Clinton Keith Road	Signal	10.4	10.8	B	B
6.	George Ave./Clinton Keith Road	Signal	12.4	11.1	B	B
7.	Inland Valley Dr./Clinton Keith Road	Signal	9.8	11.4	A	B
8.	Smith Ranch Road/Clinton Keith Road	Signal	8.3	6.0	A	A
9.	Copper Craft Dr./Clinton Keith Road	Signal	5.7	5.1	A	A
10.	George Ave./Depasquale Road	SSSC	11.6	9.2	B	A
11.	Westpark St./Depasquale Road	SSSC	8.6	8.6	A	A
12.	Grand Av./Clinton Keith Road	Signal	9.0	9.2	A	A
13.	George Av./La Estrella St.	AWSC	12.4	7.8	B	A
14.	Inland Valley Dr./Prielipp Road	AWSC	9.2	14.2	A	B
15.	Nutmeg St./Jackson Av.	Signal	26.7	25.0	C	C
16.	Monte Vista Dr./Baxter Road	SSSC	28.0	10.0	D	A
17.	I-15 Northbound Ramps/Baxter Road	Signal	35.8	16.9	**E**	C
18.	I-15 Southbound Ramps/Baxter Road	Signal	>80	29.2	**F**	D

[1] SSSC = Side-Street Stop Control; AWSC = All-Way Stop Control
[2] Bold typeface signifies unacceptable LOS

SOURCE: Trames Solutions Inc., 2015

Freeway Facilities

Area freeway ramps and segments analyzed for this study currently operate at an acceptable LOS D or better during peak hours (see **Tables 3.14-5** and **3.14-6**, respectively).

TABLE 3.14-5
FREEWAY RAMP ANALYSIS FOR EXISTING (2014) CONDITIONS

Freeway	Ramp Location	Lanes on Freeway[1]	Ramp Volumes		Density[2]		Level of Service	
			AM	PM	AM	PM	AM	PM
I-15 Southbound	Southbound Off-Ramp at Clinton Keith Road	3	688	824	20.7	20.7	C	C
	Southbound On-Ramp at Clinton Keith Road	3	991	667	25.6	21.3	C	C
I-15 Northbound	Northbound Off-Ramp at Clinton Keith Road	3	424	885	14.9	24.3	B	C
	Northbound On-Ramp at Clinton Keith Road	3	769	688	20.9	26.4	C	C

1 Existing ramp locations consist of 2 lanes (on/off ramps)
2 Density is measured by passenger cars per lane (pc/mi/ln)

SOURCE: Trames Solutions Inc., 2015

TABLE 3.14-6
FREEWAY SEGMENT ANALYSIS FOR EXISTING (2014) CONDITIONS

Freeway	Segment	Lanes on Freeway	Volumes		Density[1]		Level of Service	
			AM	PM	AM	PM	AM	PM
I-15 Southbound	North of Clinton Keith Road	3	4,404	4,005	24,7	22.0	C	C
	South of Clinton Keith Road	3	4,707	3,848	27.0	21.0	D	C
I-15 Northbound	South of Clinton Keith Road	3	3,359	5,035	18.2	29.7	C	D
	North of Clinton Keith Road	3	3,704	4,838	20.2	28.0	C	D

1 Density is measured by passenger cars per lane (pc/mi/ln)

SOURCE: Trames Solutions Inc., 2015

3.14.2 Regulatory Framework

State

Caltrans Operation Standards

The California Department of Transportation (Caltrans) *Guide for the Preparation of Traffic Impact Studies* (2002) includes criteria for evaluating the effects of land use development and changes to the circulation system on state highways. The LOS for operating State highway facilities is based on Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). LOS D is considered to be the limit of acceptable traffic operations for Caltrans-maintained facilities.

Congestion Management Program

The purpose of the State-mandated Congestion Management Program (CMP) is to monitor roadway congestion and assess the overall performance of the region's transportation system. Based upon this assessment, the CMP contains specific strategies and improvements to reduce traffic congestion and improve the performance of a multi-modal transportation system. Proposition 111, approved in 1990, requires the preparation, implementation, and annual updating of a CMP in each of California's urbanized counties. One required element of the CMP is a process to evaluate the transportation and traffic impacts of large projects on the regional transportation system. That process is undertaken by local agencies through a transportation impact report, usually conducted as part of the CEQA project review process. Authority for local land use decisions including project approvals and any required mitigation remains the responsibility of local jurisdictions. The criteria for which a project is subject to the regulations set forth in the CMP are determined by the trip generation potential for the project. Currently, the average daily traffic threshold is 2,400 vehicles, or 200 peak-hour trips. At full buildout, the trip generation for the Project would exceed the CMP thresholds, and therefore, a traffic impact report (Appendix J) was prepared.

Local

Riverside Transit Agency

The Riverside Transit Agency (RTA) is the Consolidated Transportation Service Agency for western Riverside County and is responsible for coordinating transit services throughout the approximate 2,500-square-mile service area. The RTA provides both local and regional services throughout the region with 36 fixed routes, eight Commuter Link routes, and Dial-A-Ride services. Wildomar is served by Route 7, which heads north to the City of Lake Elsinore; Route 8, which heads around Lake Elsinore; and Route 23, which heads north to the City of Murrieta. The routes include connections to other routes into and beyond Riverside County.

City of Wildomar General Plan – Circulation Element

The City of Wildomar General Plan defines traffic congestion using the same LOS grading system described above. The minimum LOS deemed acceptable by the City of Wildomar varies (LOS C, D or E), depending on circumstances (see Policy 2.1, below). Policies within the Circulation Element that are applicable to the proposed project are discussed in **Table 3.14-7**.

TABLE 3.14-7
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – TRANSPORTATION AND TRAFFIC

General Plan Circulation Element Policies	Consistency Determination	Analysis
Policy C 1.4: Utilize existing infrastructure and utilities to maximum extent practicable and provide for the logical, timely, and economically efficient extension of infrastructure and services.	Consistent	The proposed project would extend the proposed Westpark Street from the existing Catt Road to Depasquale Road. The utilization of these existing streets would represent a logical and efficient extension of roadway infrastructure. The project would be consistent with this policy.
Policy C 2.1: Maintain the following countywide target Levels of Service: LOS "C" along all County maintained roads and conventional state highways. As an exception, LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections. LOS "E" may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. Support development of a variety of transportation options for major employment and activity centers including direct access to transit routes, primary arterial highways, bikeways, park-n-ride facilities, and pedestrian facilities.	Inconsistent	The proposed project would result in an exceedance of current level of service thresholds for the I-15 Northbound and Southbound Ramps/Baxter Road intersections. Because the recommended improvements (signals and eastbound right turn lanes) are not funded, the City cannot guarantee that the proposed improvements would be constructed as proposed above. Therefore, the project would exceed the current level of service standard.
Policy C 2.3: Traffic studies prepared for development entitlements (tracts, plot plans, public use permits, conditional use permits, etc.) shall identify project related traffic impacts and determine the "significance" of such impacts in compliance with CEQA.	Consistent	A traffic impact study was prepared for the proposed project and determined the significance of potential impacts on the transportation system. The project would be consistent with this policy.
Policy C 3.9: Design off-street loading facilities for all new commercial and industrial developments so that they do not face surrounding roadways or residential neighborhoods. Truck backing and maneuvering to access loading areas shall not be permitted on the public road system, except when specifically permitted by the Transportation Department.	Consistent	The proposed commercial uses on the project site include off-street loading facilities. No truck backing and maneuvering will be required on the public road system. The project would be consistent with this policy.
Policy C 3.26: Plan off-street parking facilities to support and enhance the concept of walkable and transit-oriented communities.	Consistent	The proposed project includes adequate parking facilities within the proposed commercial and residential areas. No parking would be required on the streets. The project would be consistent with this policy.

TABLE 3.14-7
WILDOMAR GENERAL PLAN CONSISTENCY ANALYSIS – TRANSPORTATION AND TRAFFIC

General Plan Circulation Element Policies	Consistency Determination	Analysis
Policy C 4.4: Plan for pedestrian access that is consistent with road design standards while designing street and road projects. Provisions for pedestrian paths or sidewalks and timing of traffic signals to allow safe pedestrian street crossing shall be included.	Consistent	The proposed project includes access for pedestrian from the proposed residential areas to the proposed commercial area on the site. The project would be consistent with this policy.
Policy C 5.2: Encourage the use of drought-tolerant native plants and the use of recycled water for roadway landscaping.	Consistent	The proposed project includes the use of drought tolerant native landscape species throughout the project site including along the proposed Westpark Street. The project would be consistent with this policy.

3.14.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, traffic and circulation impacts would be considered significant if the project would:

- 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;
- 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;
- 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;
- Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Result in inadequate emergency access; or
- Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Based on the Riverside County traffic study guidelines, a significant impact occurs when the addition of project traffic, as defined by a "with project" scenario, causes an intersection that operates at an acceptable level of service (i.e., LOS D or better) under the "without project" traffic condition to degrade 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.

- 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 an additional test be performed for intersection locations found to operate at a deficient level of service (i.e., LOS E of F) under pre-project conditions.

- If an intersection operates 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.

A significant cumulative impact has been identified when an intersection is projected to operate worse than 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, would contribute 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 cumulative 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.

Regarding the above-described significance criterion for air traffic, the nearest airport is Skylark Field Airport, which is located 3.80 miles northwest of the proposed project site. Due to the distance of the airports from the project site, the proposed project would not result in any change in air traffic patterns or travels, and this issue area will not be analyzed further in this Draft EIR.

Project Trip Generation

Trip generation represents the amount of traffic that is both attracted to (inbound to) and produced by (outbound from) a development. For the purpose of this analysis, the following proposed land uses were evaluated:

- 191 multi-family dwelling units
- Two 8,000 square-foot (sq.-ft.) high-turnover restaurants
- 85,000 sq.-ft. supermarket
- 17,354 sq.-ft. shopping center

Trip generation rates for the proposed project (based upon data collected by the Institute of Transportation Engineers) are shown in **Table 3.14-8**. Average trip rates were used except for the shopping center, for which fitted-curve equations were used, to take into consideration that trips are reduced on a square footage basis as the size of the shopping center increases. This is attributed to a combining of trips by both patrons visiting (and trucks delivering goods to) multiple stores in a single trip. A portion of the project's shopping center trips are anticipated to consist of pass-by traffic, which are not new trips, but those that are already on the roadway system and would "pass-by" the project on their way to a primary destination. As shown in **Table 3.14-9**, the proposed development is projected to generate about 13,574 trips per day, with 588 trips during the AM peak hour and 1,211 trips during the PM peak hour.

TABLE 3.14-8
PROJECT TRIP GENERATION RATES

Land Use	ITE Code	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Residential Condo / Townhouse	230	0.07	0.37	0.44	0.35	0.17	0.52	5.81
High Turnover (Sit-Down) Restaurant	932	5.95	4.86	10.81	5.91	3.94	9.85	127.15
Supermarket	850	2.11	1.29	3.40	4.83	4.65	9.48	102.24
Shopping Center	820	1.91	1.17	3.08	5.13	5.55	10.68	125.36

SOURCE*: Trames Solutions Inc., 2015, using* ITE (Institute of Transportation Engineers) Trip Generation Manual, 9th Edition, 2012.

TABLE 3.14-9
PROJECT TRIP GENERATION SUMMARY

Land Use	Quantity	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Residential Condo / Townhouse	191 DU	13	71	84	67	32	99	1,110
High Turnover (Sit-Down) Restaurant	16 TSF	95	78	173	95	63	158	2,034
Supermarket	85 TSF	179	110	289	411	395	806	8,690
Shopping Center	17.354 TSF	33	20	53	89	96	185	2,175
Pass by (20%) Reduction		(7)	(4)	(11)	(18)	(19)	(37)	(435)
Shopping Center Subtotal		26	16	42	71	77	148	1,740
Total Project Trips		**313**	**275**	**588**	**644**	**567**	**1,211**	**13,574**

DU= Dwelling Units; TSF= Thousand Square Feet

SOURCE*: Trames Solutions Inc., 2015*

Impact Assessment

Impact 3.14-1: The project would result in an increase in existing traffic that would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness (i.e., level of service standards) for the performance of the circulation system.

Traffic volumes for the Existing Plus Project scenario include existing traffic volumes plus Project volumes. Existing Plus Project lane configurations would be the same as for existing conditions because no roadway improvements, except those within the project area and at project driveways, are proposed.

Intersections

As shown in **Table 3.14-10**, the following study area intersections are projected to operate at an unacceptable level of service (LOS E or worse) during the peak hours:

5. Catt Road – Arya Road at Clinton Keith Road (LOS B to LOS F in PM peak hour)
14. Inland Valley Drive at Prielipp Road (LOS B to LOS E in PM peak hour)
18. I-15 Southbound Ramps at Baxter Road (LOS C to LOS E in PM peak hour; currently operates at LOS F in AM peak hour and project would add more than 5.0 seconds to the delay)

The addition of project-generated traffic would cause the existing PM peak-hour level of service to degrade from acceptable to unacceptable at the intersections of Catt Road-Arya Road / Clinton Keith Road (#5), Inland Valley Drive / Prielipp Road (#14), and I-15 Southbound Ramps / Baxter Road (#18) and would result in an increase of more than 5.0 seconds to the existing AM peak-hour delay at I-15 Southbound Ramps / Baxter Road (#18), which is considered a significant impact.

The addition of Project-generated traffic would result in an increase of 3.6 seconds to the AM peak-hour delay at the intersection of I-15 Northbound Ramps at Baxter Road (#17), which is considered a less than significant impact.

TABLE 3.14-10
INTERSECTION LEVEL OF SERVICE FOR EXISTING PLUS PROJECT CONDITIONS

Intersection	Traffic Control[1]	Delay (sec.)		Level of Service	
		AM	PM	AM	PM
1. Palomar St./Clinton Keith Road	Signal	23.3	30.5	C	C
2. Hidden Springs Road/Clinton Keith Rd	Signal	25.2	25.7	C	C
3. I-15 SB Ramps/Clinton Keith Road	Signal	19.3	16.8	B	B
4. I-15 NB Ramps/Clinton Keith Road	Signal	15.3	17.5	B	B
5. Catt Road-Arya Road/Clinton Keith Rd	Signal	18.2	_[2]	B	**F**
- *With Improvements*	*Add lanes*	*20.0*	*27.5*	*B*	*C*
6. George Ave./Clinton Keith Road	Signal	13.2	14.0	B	B
7. Inland Valley Dr./Clinton Keith Road	Signal	14.0	18.1	B	B
8. Smith Ranch Road/Clinton Keith Road	Signal	8.4	9.2	A	A
9. Copper Craft Dr./Clinton Keith Road	Signal	7.4	11.5	A	B
10. George Ave./Despasquale Road	SSSC	14.1	12.3	B	B
11. Westpark St-Catt Road/Despasquale Rd	SSSC	10.2	13.4	B	B
12. Grand Av./Clinton Keith Road	Signal	10.6	13.3	B	B
13. George Ave./La Estrella Ave.	AWSC	14.0	8.3	B	A
14. Inland Valley Dr./ Prielipp Road	AWSC	11.0	43.1	B	**E**
- *With Improvements*	*Signal*	*27.8*	*38.4*	*C*	*D*
15. Nutmeg St./Jackson Av.	Signal	27.2	26.1	C	C
16. Monte Vista Dr./Baxter Road	SSSC	31.6	10.6	D	B
17. I-15 NB Ramps/Baxter Road	AWSC	39.4	17.9	**E**	B
18. I-15 SB Ramps/Baxter Road	AWSC	>80	37.6	**F**	**E**
- *With Improvements*	*Signal & Add lanes*	*18.8*	*10.6*	*B*	*B*
19. Access Driveway 1/Westpark St.	SSSC	13.4	27.6	B	D
20. Access Driveway 2/Westpark St.	SSSC	13.9	26.2	B	D
21. Access Driveway 3/Westpark St.	SSSC	13.7	28.4	B	D
22. Access Driveway 4/Westpark St.	SSSC	8.6	8.9	A	A

[1] AWSC=All-Way Stop Control; SSSC = Side-Street Stop Control.
[2] Volume to capacity ratio >1.0. Intersection unstable. LOS= F
[3] Bold typeface signifies unacceptable LOS; Shading signifies a significant impact.

SOURCE*:* Trames Solutions Inc., 2015.

Mitigation Measures

TRA-1: The following improvements are required to reduce impacts under the existing plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below.

Catt Road-Arya Road/Clinton Keith Road

- The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for the modification of the northbound striping to provide a dedicated left turn lane and a shared through/right turn lane.
- The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for a separate southbound left turn lane.

Inland Valley Drive/Prielipp Road

- The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal.
- The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification of the westbound striping to provide one through lane and one right turn lane.

I-15 Southbound Ramps/Baxter Road

- The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer.
- The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer.

Significance after Mitigation: Significant and unavoidable. The project applicant would provide the project's fair share toward the interim improvements required at I-15 Southbound Ramps/Baxter Road interchange. The I-15 Southbound Ramps/Baxter Road interchange is anticipated to be improved in the future through the TUMF Program. However, the traffic signal and eastbound right turn lane improvements are not included in the TUMF improvements. Therefore, these improvements are considered to be interim improvements until the ultimate TUMF improvements are constructed. These interim improvements are not currently funded. Because funding for the interim improvements is uncertain, the City cannot guarantee that the proposed improvements would be constructed as proposed above. Therefore, impacts at the I-15 Southbound Ramps/Baxter Road interchange would remain significant and unavoidable.

The improvements at the Catt Road-Arya Road/Clinton Keith Road and Inland Valley Drive/Prielipp Road intersections would reduce potential impacts to less than significant.

Freeway Facilities

The freeway ramp and segment analysis results for existing plus project conditions are summarized below in **Table 3.14-11** and **Table 3.14-12**, respectively. As shown in the tables, the freeway ramps and segments analyzed for this study were found to operate at an acceptable LOS D or better during the peak hours. The project impacts on study area freeway ramps and segments under the existing plus project conditions would be less than significant.

TABLE 3.14-11
FREEWAY RAMP ANALYSIS FOR EXISTING PLUS PROJECT CONDITIONS

Freeway	Ramp Location	Lanes on Freeway	Ramp Volumes		Density[1]		Level of Service	
			AM	PM	AM	PM	AM	PM
I-15 Southbound	Southbound Off-Ramp at Clinton Keith Road	3	705	863	20.8	18.7	C	B
	Southbound On-Ramp at Clinton Keith Road	3	1,012	699	26.8	21.6	C	C
I-15 Northbound	Northbound Off-Ramp at Clinton Keith Road	3	441	924	15.0	24.5	B	C
	Northbound On-Ramp at Clinton Keith Road	3	790	720	21.1	26.6	C	C

[1] *Density is measured by passenger cars per lane (pc/mi/ln)*
SOURCE*: Trames Solutions Inc., 2015.*

TABLE 3.14-12
FREEWAY SEGMENT ANALYSIS FOR EXISTING PLUS PROJECT CONDITIONS

Freeway	Segment	Lanes on Freeway	Volumes		Density[1]		Level of Service	
			AM	PM	AM	PM	AM	PM
I-15 Southbound	North of Clinton Keith Road	3	4,421	4,044	24.8	24.7	C	C
	South of Clinton Keith Road	3	4,728	3,880	27.1	21.2	D	C
I-15 Northbound	South of Clinton Keith Road	3	3,376	5,074	18.3	30.0	C	D
	North of Clinton Keith Road	3	3,725	4,870	20.3	28.3	C	D

[1] *Density is measured by passenger cars per lane (pc/mi/ln)*
SOURCE*: Trames Solutions Inc., 2015.*

Impact 3.14-2: Ambient growth and the project-generated trips would result in an increase in existing traffic that would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness (i.e., level of service standards) for the performance of the circulation system.

Some traffic volume increases on roadways can be attributed to vehicles originating outside of the study area. These types of trips either end up within the study area or pass-through onto an outside destination. Therefore, to account for these trips (termed "ambient growth") under conditions prior to the project being operational, a growth rate of two percent was applied to existing traffic volumes to account for traffic not attributed to the project or other planned developments within the study area.

Intersections

As shown in **Table 3.14-13,** the following intersections are projected to operate at an unacceptable LOS E or worse during the peak hours under existing plus ambient growth plus project conditions:

5. Catt Road-Arya Road / Clinton Keith Road

14. Inland Valley Drive / Prielipp Road

16. Monte Vista Drive / Baxter Road

17. I-15 Northbound Ramps / Baxter Road

18. I-15 Southbound Ramps / Baxter Road

Ambient growth and the addition of project-generated trips would cause the existing PM and/or AM peak-hour level of service to degrade from acceptable to unacceptable at the intersections of Catt Road-Arya Road / Clinton Keith Road (#5), Inland Valley Drive / Prielipp Road (#14), and Monte Vista Drive / Baxter Road (#16), and would result in an increase of more than 5.0 seconds to the peak-hour delay at the intersections of I-15 Northbound Ramps / Baxter Road (#17) and I-15 Southbound Ramps / Baxter Road (#18). Therefore, the project would result in potential significant impacts at the study area intersections identified above under the existing plus ambient growth plus project conditions.

TABLE 3.14-13
INTERSECTION LEVEL OF SERVICE FOR
EXISTING PLUS AMBIENT PLUS PROJECT (2017) CONDITIONS

Intersection		Traffic Control[1]	Delay (sec.)		Level of Service	
			AM	PM	AM	PM
1.	Palomar St./Clinton Keith Road	Signal	23.9	31.4	C	C
2.	Hidden Springs Road/Clinton Keith Road	Signal	28.5	26.6	C	C
3.	I-15 SB Ramps/Clinton Keith Road	Signal	17.3	17.0	B	B
4.	I-15 NB Ramps/Clinton Keith Road	Signal	13.8	17.6	B	B
5.	Catt Road-Arya Road/Clinton Keith Road	Signal	19.1	- -[2]	B	**F**
	- *With Improvements*	*Add lanes*	*20.4*	*27.6*	*C*	*C*
6.	George Ave./Clinton Keith Road	Signal	14.3	15.1	B	B
7.	Inland Valley Dr./Clinton Keith Road	Signal	15.2	19.9	B	B
8.	Smith Ranch Road/Clinton Keith Road	Signal	9.2	9.3	A	A
9.	Copper Craft Dr./Clinton Keith Road	Signal	7.4	11.3	A	B
10.	George Ave./Despasquale Road	SSSC	14.7	12.6	B	B
11.	Westpark St-Catt Road/Despasquale Road	SSSC	10.2	13.4	B	B
12.	Grand Av./Clinton Keith Road	Signal	10.8	13.5	B	B
13.	George Ave./La Estrella Ave.	AWSC	15.3	8.4	C	A
14.	Inland Valley Dr./ Prielipp Road	AWSC	11.5	51.4	B	**F**
	- *With Improvements*	*Signal*	*27.8*	*33.9*	*C*	*C*
15.	Nutmeg St./Jackson Av.	Signal	27.8	26.7	C	C
16.	Monte Vista Dr./Baxter Road	SSSC	42.5	10.8	**E**	B
	- *With Improvements*	*Signal*	*17.2*	*8.2*	*B*	*A*
17.	I-15 NB Ramps/Baxter Road	AWSC	50.8	20.6	**F**	C
	- *With Improvements*	*Signal*	*25.2*	*17.8*	*C*	*B*

TABLE 3.14-13
INTERSECTION LEVEL OF SERVICE FOR
EXISTING PLUS AMBIENT PLUS PROJECT (2017) CONDITIONS

Intersection	Traffic Control[1]	Delay (sec.)		Level of Service	
		AM	PM	AM	PM
18. I-15 SB Ramps/Baxter Road	AWSC	>80	48.3	**F**	**E**
- *With Improvements*	*Signal & Add lanes*	*19.5*	*10.8*	*B*	*B*
19. Access Driveway 1/Westpark St.	SSSC	13.4	27.6	B	D
20. Access Driveway 2/Westpark St.	SSSC	13.9	26.2	B	D
21. Access Driveway 3/Westpark St.	SSSC	13.7	28.4	B	D
22. Access Driveway 4/Westpark St.	SSSC	8.6	8.9	A	A

[1] AWSC=All-Way Stop Control; SSSC = Side-Street Stop Control.
[2] Volume to capacity ratio >1.0. Intersection unstable. LOS= F
[3] Bold typeface signifies unacceptable LOS; Shading signifies a significant impact.

SOURCE: Trames Solutions Inc., 2015.

Mitigation Measures

TRA-2: The following improvements are required to reduce impacts under the existing plus ambient plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below.

Catt Road-Arya Road/Clinton Keith Road

Implementation of Mitigation Measure TRA-1 is required.

Inland Valley Drive/Prielipp Road

Implementation of Mitigation Measure TRA-1 is required.

Monte Vista Drive/Baxter Road

- The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal.

I-15 Northbound Ramps/Baxter Road

- The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer.
- The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer.

I-15 Southbound Ramps/Baxter Road

Implementation of Mitigation Measure TRA-1 is required.

Significance after Mitigation: Significant and unavoidable. The project applicant would provide the project's fair share toward the interim improvements required at I-15 Northbound and Southbound Ramps/Baxter Road interchange. These interchanges are anticipated to be improved in the future through the TUMF Program. However, the traffic signals and eastbound right turn lane improvements are not included in the TUMF improvements. Therefore, these improvements are considered to be interim improvements until the ultimate improvements are constructed. These interim improvements are not currently funded. Because funding for the interim improvements is uncertain, the City cannot guarantee that the proposed improvements would be constructed as proposed above. Therefore, impacts at the I-15 Northbound Ramps/Baxter Road interchange would remain significant and unavoidable.

The improvements at the Catt Road-Arya Road/Clinton Keith Road, Inland Valley Drive/Prielipp Road, and Monte Vista Drive/Baxter Road intersections would reduce potential impacts to less than significant.

Freeway Facilities

The freeway ramp and segment analysis results for EAP conditions are summarized in **Tables 3.14-14** and **3.14-15**, respectively**.** As shown in the tables, the ramps and segments analyzed for this study were found to operate at an acceptable LOS D or better during the peak hours. The project impacts on study area freeway ramps and segments under the EAP conditions would be less than significant.

TABLE 3.14-14
FREEWAY RAMP ANALYSIS FOR
EXISTING PLUS AMBIENT PLUS PROJECT (2017) CONDITIONS

Freeway	Ramp Location	Lanes on Freeway[1]	Ramp Volumes		Density[2]		Level of Service	
			AM	PM	AM	PM	AM	PM
I-15 Southbound	Southbound Off Ramp at Clinton Keith Road	3	747	913	22.3	20.1	C	C
	Southbound On Ramp at Clinton Keith Road	3	1,071	739	28.4	22.9	D	C
I-15 Northbound	Northbound Off Ramp at Clinton Keith Road	3	467	978	16.1	26.2	B	C
	Northbound On Ramp at Clinton Keith Road	3	837	761	22.3	28.3	C	D

[1] Existing ramp locations consist of 2 lanes (on/off ramps).
[2] Density is measured by passenger cars per lane (pc/mi/ln)

SOURCE: Trames Solutions Inc., 2015.

TABLE 3.14-15
FREEWAY SEGMENT ANALYSIS FOR
EXISTING PLUS AMBIENT PLUS PROJECT (2017) CONDITIONS

Freeway	Segment	Lanes on Freeway[1]	Volumes		Density[2]		Level of Service	
			AM	PM	AM	PM	AM	PM
I-15 Southbound	North of Clinton Keith Road	3	4,685	4,284	26.8	23.9	D	C
	South of Clinton Keith Road	3	5,010	4,111	29.5	22.7	D	C
I-15 Northbound	South of Clinton Keith Road	3	3,578	5,376	19.4	32.9	C	D
	North of Clinton Keith Road	3	3,948	5,130	21.7	30.8	C	D

[1] Existing ramp locations consist of 2 lanes (on/off ramps).
[2] Density is measured by passenger cars per lane (pc/mi/ln)
SOURCE: *Trames Solutions Inc., 2015.*

Impact 3.14-3: Ambient growth, project-generated trips and cumulative projects would result in an increase in existing traffic that would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness (i.e., level of service standards) for the performance of the circulation system.

Traffic generated by other approved projects in the study area was added to the traffic under EAP conditions, described above. In addition, traffic generated by anticipated projects that are proposed and are currently in the review process, but not yet fully approved, was included.

Intersections

As shown in **Table 3.14-16**, the following study intersections are projected to operate at an unacceptable LOS E or worse during peak hours under EAPC conditions:

2. Hidden Springs Road / Clinton Keith Road

5. Catt Road-Arya Road / Clinton Keith Road

7. Inland Valley Drive / Clinton Keith Road

14. Inland Valley Drive / Prielipp Road

16. Monte Vista Drive / Baxter Road

17. I-15 Southbound Ramps / Baxter Road

18. I-15 Northbound Ramps / Baxter Road

Ambient growth, project-generated trips and cumulative projects would cause the existing PM and/or AM peak-hour level of service to degrade from acceptable to unacceptable at the intersections of Hidden Springs Road / Clinton Keith Road (#2), Catt Road-Arya Road / Clinton Keith Road (#5), Inland Valley Drive / Clinton Keith Road (#7), Inland Valley Drive / Prielipp Road (#14), and Monte Vista Drive / Baxter Road (#16), and would result in an increase of more than 5.0 seconds to the peak-hour delay at the intersections of I-15 Northbound Ramps / Baxter Road (#17) and I-15 Southbound Ramps / Baxter Road (#18). The project's contribution to the

significant impacts on the study area intersections under the EAPC conditions would be cumulatively considerable and thus cumulatively significant.

TABLE 3.14-16
INTERSECTION LEVEL OF SERVICE FOR
EXISTING PLUS AMBIENT PLUS PROJECT PLUS CUMULATIVE (2017) CONDITIONS

Intersection	Traffic Control[1]	Delay (sec.)		Level of Service	
		AM	PM	AM	PM
1. Palomar St./Clinton Keith Road	Signal	35.4	50.0	D	D
2. Hidden Springs Road/Clinton Keith Road	Signal	- - [2]	- - [2]	**F**	**F**
- *With Improvements*	*Add lanes*	*31.7*	*31.6*	*C*	*C*
3. I-15 SB Ramps/Clinton Keith Road	Signal	15.3	17.3	B	B
4. I-15 NB Ramps/Clinton Keith Road	Signal	12.6	16.6	B	B
5. Catt Road-Arya Road/Clinton Keith Road	Signal	21.8	>80	C	**F**
- *With Improvements*	*Add lanes*	*24.2*	*32.4*	*C*	*C*
6. George Ave./Clinton Keith Road	Signal	13.9	13.5	B	B
7. Inland Valley Dr./Clinton Keith Road	Signal	16.9	- - [2]	B	**F**
- *With Improvements*	*Add lanes*	*15.8*	*19.2*	*B*	*B*
8. Smith Ranch Road/Clinton Keith Road	Signal	8.2	9.1	A	A
9. Copper Craft Dr./Clinton Keith Road	Signal	6.8	9.5	A	A
10. George Ave./Despasquale Road	SSSC	15.4	13.1	C	B
11. Westpark St-Catt Road/Despasquale Road	SSSC	10.2	13.4	B	B
12. Grand Av./Clinton Keith Road	Signal	10.9	13.9	B	B
13. George Ave./La Estrella Ave.	AWSC	15.6	8.5	C	A
14. Inland Valley Dr./ Prielipp Road	AWSC	11.5	51.4	B	**F**
- *With Improvements*	*Signal*	*37.8*	*31.8*	*D*	*C*
15. Nutmeg St./Jackson Av.	Signal	33.8	29.3	C	C
16. Monte Vista Dr./Baxter Road	SSSC	>80	11.9	**F**	B
- *With Improvements*	*Signal*	*19.3*	*8.8*	*B*	*A*
17. I-15 NB Ramps/Baxter Road	AWSC	72.0	35.3	**F**	**E**
- *With Improvements*	*Signal*	*28.7*	*20.0*	*C*	*B*
18. I-15 SB Ramps/Baxter Road	AWSC	>80	>80	**F**	**E**
- *With Improvements*	*Signal*	*20.5*	*11.0*	*C*	*B*
19. Access Driveway 1/Westpark St.	SSSC	13.4	27.6	B	D
20. Access Driveway 2/Westpark St.	SSSC	13.9	26.2	B	D
21. Access Driveway 3/Westpark St.	SSSC	12.8	28.4	B	D
22. Access Driveway 4/Westpark St.	SSSC	8.6	8.9	A	A

[1] AWSC=All-Way Stop Control; SSSC = Side-Street Stop Control.
[2] Volume to capacity ratio >1.0. Intersection unstable. LOS= F
[3] Bold typeface signifies unacceptable LOS; Shading signifies a significant impact.

SOURCE: Trames Solutions Inc., 2015.

Mitigation Measures

TRA-3: The following improvements are required to reduce impacts under the existing plus ambient plus project plus cumulative (2017) conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully the improvement, construct the improvement, pay the applicable Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below.

Hidden Springs Road/Clinton Keith Road

- The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane.

Catt Road-Arya Road/Clinton Keith Road

Implementation of Mitigation Measure TRA-1 is required.

Inland Valley Drive/Clinton Keith Road

- The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) for a second westbound through lane.

Inland Valley Drive/Prielipp Road

Implementation of Mitigation Measure TRA-1 is required.

Monte Vista Drive/Baxter Road

Implementation of Mitigation Measure TRA-2 is required.

I-15 Northbound Ramps/Baxter Road

Implementation of Mitigation Measure TRA-2 is required.

I-15 Southbound Ramps/Baxter Road

Implementation of Mitigation Measure TRA-1 is required.

Significance after Mitigation: Significant and unavoidable. The project applicant would provide the project's fair share toward the interim improvements required at I-15 Northbound Ramps/Baxter Road interchange and the I-15 Southbound Ramps/Baxter Road interchange. These interchanges are anticipated to be improved in the future through the TUMF Program. However, the traffic signals and eastbound right turn lane improvements are not included in the TUMF improvements. Therefore, these improvements are considered to be interim improvements until the ultimate improvements are constructed. These interim improvements are not currently funded. Because funding for the interim improvements is uncertain, the City cannot guarantee that the proposed improvements would be constructed as proposed above. Therefore, impacts at the I-15 Northbound Ramps/Baxter Road interchange and I-15 Southbound Ramps/Baxter Road interchange would remain significant and unavoidable.

The improvements at the Hidden Springs Road/Clinton Keith Road, Catt Road-Arya Road/Clinton Keith Road, Inland Valley Drive/Clinton Keith Road, Inland Valley Drive/Prielipp Road, and Monte Vista Drive/Baxter Road intersections would reduce potential impacts to less than significant.

Freeway Facilities

The freeway ramp analysis results for EAPC conditions are summarized in **Table 3.14-17**. The freeway ramps analyzed for this study were found to operate at an acceptable LOS D or better) during the peak hours. The impact on the study area freeway ramps under the EAPC conditions would be less than cumulatively significant. The project's contribution to impacts at the study area freeway ramps would be less than cumulatively considerable and thus less than cumulatively significant.

TABLE 3.14-17
FREEWAY RAMP ANALYSIS FOR
EXISTING PLUS AMBIENT PLUS PROJECT PLUS CUMULATIVE (2017) CONDITIONS

Freeway	Ramp Location	Lanes on Freeway[1]	Ramp Volumes		Density[2]		Level of Service	
			AM	PM	AM	PM	AM	PM
I-15 Southbound	Southbound Off Ramp at Clinton Keith Road	3	835	1,094	23.6	22.4	C	C
	Southbound On Ramp at Clinton Keith Road	3	1,260	951	30.7	25.7	D	C
I-15 Northbound	Northbound Off Ramp at Clinton Keith Road	3	579	1,239	17.4	30.3	B	D
	Northbound On Ramp at Clinton Keith Road	3	954	926	23.8	30.8	C	D

[1] Existing ramp locations consist of 2 lanes (on/off ramps).
[2] Density is measured by passenger cars per lane (pc/mi/ln)

SOURCE: Trames Solutions Inc., 2015.

The freeway segment analysis results for EAPC conditions are summarized in **Table 3.14-18.** As shown on in the table, the I-15 northbound freeway segment, south of Clinton Keith Road, is projected to operate at an unacceptable LOS E during the PM peak hour, which is considered a significant cumulative impact. The project's contribution to the significant impacts on the study area freeway segments would be cumulatively considerable and thus cumulatively significant.

The other study segments would operate at an acceptable LOS D or better and cumulative impacts would be less than significant. The project's contribution to the impacts on the other study area freeway segments would be less than cumulatively considerable and thus less than cumulatively significant.

TABLE 3.14-18
FREEWAY SEGMENT ANALYSIS FOR
EXISTING PLUS AMBIENT PLUS PROJECT PLUS CUMULATIVE (2017) CONDITIONS

Freeway	Segment	Lanes on Freeway	Volumes		Density[1]		Level of Service	
			AM	PM	AM	PM	AM	PM
I-15 Southbound	North of Clinton Keith Road	3	4,919	4,682	28.7	26.8	D	D
	South of Clinton Keith Road	3	5,345	4,540	32.6	25.7	D	C
I-15 Northbound	South of Clinton Keith Road	3	3,803	5,874	20.8	38.5	C	**E**
	- *With Improvements*	*4*			*15.4*	*24.7*	*B*	*C*
	North of Clinton Keith Road	3	5,562	5,562	23.2	34.8	C	D

[1] Density is measured by passenger cars per lane (pc/mi/ln)

SOURCE: Trames Solutions Inc., 2015.

Mitigation Measure

No feasible mitigation is available.

Significance after Mitigation: Significant and unavoidable. To reduce potential impacts on the Northbound I-15 south of Clinton Keith Road to less than significant, a fourth northbound lane is required. The widening of I-15 is considered infeasible because this improvement is under the jurisdiction of the Federal Highway Administration and widening of the I-15 has not been funded. There is no mechanism for a project applicant to provide a fair share contribution toward the future widening of I-15. Therefore, the City cannot ensure that widening would occur to reduce the impact, and the impact would be significant and unavoidable.

Impact 3.14-4: The project would result in an increase in Horizon Year (2035) traffic that would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness (i.e., level of service standards) for the performance of the circulation system.

The analysis of Long Range Horizon Year (2035) conditions is required because the proposed project is proposing a General Plan amendment. Horizon Year (2035) traffic volumes were derived from the Riverside County Transportation and Analysis Model (RivTAM), with a review and adjustment to ensure a minimum growth of ten percent and to apply conservative flow of traffic between closely-spaced intersections.

Horizon Year (2035) Without Project

Intersections

As shown in **Table 3.14-19**, the following six study area intersections are projected to operate at an unacceptable level of service (LOS E or worse) during the peak hours:

1. Palomar Street at Clinton Keith Road
2. Hidden Springs Road at Clinton Keith Road

7. Inland Valley Drive at Clinton Keith Road
16. Monte Vista Drive at Baxter Road
17. I-15 Northbound Ramps at Baxter Road (currently operates at LOS E)
18. I-15 Southbound Ramps at Baxter Road (currently operates at LOS F)

TABLE 3.14-19
INTERSECTION ANALYSIS FOR HORIZON YEAR (2035) WITHOUT PROJECT CONDITIONS

Intersection		Traffic Control[1]	Delay[2] (sec.)		Level of Service	
			AM	PM	AM	PM
1.	Palomar St./Clinton Keith Road	Signal	48.8	—[4]	D	**F**
2.	Hidden Springs Road/Clinton Keith Road	Signal	—[4]	—[4]	**F**	**F**
3.	I-15 SB Ramps/Clinton Keith Road	Signal	26.7	18.7	C	B
4.	I-15 NB Ramps/Clinton Keith Road	Signal	26.4	38.5	C	D
5.	Catt Rd – Arya Rd/Clinton Keith Rd	Signal	21.5	23.1	C	C
6.	George Ave./Clinton Keith Road	Signal	17.0	17.8	B	B
7.	Inland Valley Dr./Clinton Keith Road	Signal	—[4]	—[4]	**F**	**F**
8.	Smith Ranch Road/Clinton Keith Road	Signal	8.3	9.2	A	A
9.	Copper Craft Dr./Clinton Keith Road	Signal	12.2	9.1	B	A
10.	George Ave./Despasquale Road	SSSC	13.5	10.1	B	B
11.	Westpark St-Catt Road/Despasquale Rd.	SSSC	8.6	8.6	A	A
12.	Grand Av./Clinton Keith Road	Signal	12.1	12.4	B	B
13.	George Ave./La Estrella Ave.	AWSC	19.2	10.1	C	B
14.	Inland Valley Dr./ Prielipp Road	AWSC	10.2	17.3	B	C
15.	Nutmeg St./Jackson Av.	Signal	30.3	28.8	C	C
16.	Monte Vista Dr./Baxter Road	SSSC	>80	11.9	**F**	B
17.	I-15 NB Ramps/Baxter Road	AWSC	>80	57.8	**F**	**F**
18.	I-15 SB Ramps/Baxter Road	AWSC	>80	>80	**F**	**F**

[1] SSSC = Side-Street Stop Control; AWSC = All-Way Stop Control
[2] Bold typeface signifies unacceptable LOS

SOURCE: Trames Solutions, Inc., 2015.

Freeway Facilities

The freeway ramp and segment analysis results for Horizon Year (2035) Without Project conditions are summarized in **Tables 3.14-20** and **3.14-21**, respectively. As shown in the tables, all of the freeway ramps and mainline segments analyzed for this study are projected to operate at unacceptable LOS E or worse during the peak hours.

TABLE 3.14-20
FREEWAY RAMP ANALYSIS FOR HORIZON YEAR (2035) WITHOUT PROJECT CONDITIONS

Freeway	Ramp Location	Lanes on Freeway[1]	Ramp Volumes		Density[2]		Level of Service	
			AM	PM	AM	PM	AM	PM
I-15 SB	SB Off Ramp at Clinton Keith Rd.	3	1,412	1,508	27.2	>45	C	**F**
	SB On Ramp at Clinton Keith Rd.	3	1,367	1,016	31.0	>45	D	**F**
I-15 NB	NB Off Ramp at Clinton Keith Rd.	3	836	1,332	>45	35.7	**F**	**F**
	NB On Ramp at Clinton Keith Rd.	3	1,483	1,483	>45	37.5	**F**	**F**

[1] Existing ramp locations consist of 2 lanes (on/off ramps)
[2] Density is measured by passenger cars per lane (pc/mi/ln)

SOURCE: Trames Solutions, Inc., 2015.

TABLE 3.14-21
FREEWAY SEGMENT ANALYSIS FOR HORIZON YEAR (2035) WITHOUT PROJECT CONDITIONS

Freeway	Segment	Lanes on Freeway	Volumes		Density[1]		Level of Service	
			AM	PM	AM	PM	AM	PM
I-15 SB	North of Clinton Keith Rd.	3	5,394	8,487	33.1	>45	D	**F**
	South of Clinton Keith Rd.	3	5,349	7,995	32.6	>45	D	**F**
I-15 NB	South of Clinton Keith Rd.	3	7,607	6,422	>45	>45	**F**	**F**
	North Clinton Keith Rd.	3	8,254	6,572	>45	>45	**F**	**F**

[1] Density is measured by passenger cars per lane (pc/mi/ln)

SOURCE: Trames Solutions, Inc., 2015.

Horizon Year (2035) With Project

Intersections

As shown in **Table 3.14-22**, the addition of traffic generated by the proposed project would exacerbate the unacceptable conditions at the above-described six study area intersections, and would cause the following two additional intersections to operate at an unacceptable LOS E or worse:

5. Catt Road-Arya Road at Clinton Keith Road
14. Inland Valley Drive at Prielipp Road

The proposed project would cause the Horizon Year (2035) peak-hour level of service to degrade from acceptable to unacceptable at the intersections of Catt Road-Arya Road/Clinton Keith Road (#5), and Inland Valley Drive/Prielipp Road (#14), and would cumulatively contribute to unacceptable service levels at the intersections of Palomar Street at Clinton Keith Road (#1), Hidden Springs Road / Clinton Keith Road (#2), Inland Valley Drive / Clinton Keith Road (#7),

TABLE 3.14-22
INTERSECTION ANALYSIS FOR HORIZON YEAR (2035) WITH PROJECT CONDITIONS

Intersection	Traffic Control[1]	Delay (sec.) AM	Delay (sec.) PM	Level of Service AM	Level of Service PM
1. Palomar St./Clinton Keith Road					
- Without Improvements	Signal	50.1	—[2]	D	**F**
- *With Improvements*	*Add lanes*	*38.0*	*49.6*	*D*	*D*
2. Hidden Springs Road/Clinton Keith Road					
- Without Improvements	Signal	—[2]	—[2]	**F**	**F**
- *With Improvements*	*Add lanes*	*32.7*	*47.4*	*C*	*D*
3. I-15 SB Ramps/Clinton Keith Road	Signal	27.1	22.2	C	C
4. I-15 NB Ramps/Clinton Keith Road	Signal	20.7	27.4	C	C
5. Catt Rd – Arya Rd/Clinton Keith Rd					
- Without Improvements	Signal	35.3	—[2]	D	**F**
- *With Improvements*	*Add lanes*	*24.8*	*39.5*	*C*	*D*
6. George Ave./Clinton Keith Road	Signal	16.8	18.1	B	B
7. Inland Valley Dr./Clinton Keith Road					
- Without Improvements	Signal	—[2]	—[2]	**F**	**F**
- *With Improvements*	*Add lanes*	*17.7*	*20.7*	*B*	*C*
8. Smith Ranch Road/Clinton Keith Road	Signal	8.7	10.3	A	B
9. Copper Craft Dr./Clinton Keith Road	Signal	13.0	11.5	B	B
10. George Ave./Despasquale Road	SSSC	17.3	14.1	C	B
11. Westpark St-Catt Rd./Despasquale Rd.	SSSC	10.1	11.8	B	B
12. Grand Av./Clinton Keith Road	Signal	12.0	12.9	B	B
13. George Ave./La Estrella Ave.	AWSC	22.6	11.1	C	B
14. Inland Valley Dr./ Prielipp Road					
- Without Improvements	AWSC	12.7	56.2	B	**F**
- *With Improvements*	*Signal*	*37.8*	*38.8*	*D*	*D*
15. Nutmeg St./Jackson Av.	Signal	37.1	32.6	D	C
16. Monte Vista Dr./Baxter Road					
- Without Improvements	SSSC	>80	13.0	**F**	B
- *With Improvements*	*Signal*	*21.9*	*9.6*	*C*	*A*
17. I-15 NB Ramps/Baxter Road					
- Without improvements	AWSC	>80	60.8	**F**	**F**
- *With improvements*	*Signal*	*51.0*	*24.7*	*D*	*C*
18. I-15 SB Ramps/Baxter Road					
- Without Improvements	AWSC	>80	>80	**F**	**F**
- *With Improvements*	*Signal*	*20.2*	*13.3*	*C*	*B*
19. Access Driveway 1/Westpark St.	SSSC	23.8	28.9	B	D
20. Access Driveway 2/Westpark St.	SSSC	14.3	27.3	B	D
21. Access Driveway 3/Westpark St.	SSSC	14.2	30.0	B	D
22. Access Driveway 4/Westpark St.	SSSC	8.7	9.0	A	A

[1] AWSC=All-Way Stop Control; SSSC = Side-Street Stop Control.
[2] Volume to capacity ratio >1.0. Intersection unstable. LOS= F
[3] Bold typeface signifies unacceptable LOS; Shading signifies a significant impact.

SOURCE: Trames Solutions Inc., 2015.

and Monte Vista Drive / Baxter Road (#16), I-15 Northbound Ramps / Baxter Road (#17) and I-15 Southbound Ramps / Baxter Road (#18). Therefore, the project's contribution to the significant impacts on the study area intersection under the Horizon Year (2035) with Project conditions would be cumulatively considerable and thus cumulatively significant.

Mitigation Measure

TRA-4: The following improvements would mitigate the deficient intersections to operate at an acceptable level of service. The following improvements are required to reduce impacts under the Horizon Year (2035) with Project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below.

Palomar Street/Clinton Keith Road

- The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane.
- The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a separate eastbound right turn lane.
- The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification to the traffic signal to provide a westbound right turn overlap phase.

Hidden Springs Road/Clinton Keith Road

Implementation of Mitigation Measure TRA-3 is required.

- The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the traffic signal to provide a westbound right turn overlap phase.

Catt Road-Arya Road / Clinton Keith Road

Implementation of Mitigation Measure TRA-1 is required.

Inland Valley Drive/Clinton Keith Road

Implementation of Mitigation Measure TRA-3 is required.

- The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the northbound striping to provide one left turn lane and one shared left/right turn lane.

Inland Valley Drive/Prielipp Road

Implementation of Mitigation Measure TRA-1 is required.

Monte Vista Drive/Baxter Road

Implementation of Mitigation Measure TRA-2 is required.

I-15 Northbound Ramps/Baxter Road

Implementation of Mitigation Measure TRA-1 is required.

I-15 Southbound Ramps/Baxter Road

Implementation of Mitigation Measure TRA-1 is required.

Significance after Mitigation: Significant and unavoidable. The project applicant would provide the project's fair share toward the interim improvements required at I-15 Northbound Ramps/Baxter Road interchange and the I-15 Southbound Ramps/Baxter Road interchange. These interchanges are anticipated to be improved in the future through the TUMF Program. However, the traffic signals and eastbound right turn lane improvements are not included in the TUMF improvements. Therefore, these improvements are considered to be interim improvements until the ultimate improvements are constructed. These interim improvements are not currently funded. Because funding for the interim improvements is uncertain, the City cannot guarantee that the proposed improvements would be constructed as proposed above. Therefore, impacts at the I-15 Northbound Ramps/Baxter Road interchange and I-15 Southbound Ramps/Baxter Road interchange would remain significant and unavoidable.

The improvements at the Palomar Street/Clinton Keith Road, Hidden Springs Road/Clinton Keith Road, Catt Road-Arya Road/Clinton Keith Road, Inland Valley Drive/Clinton Keith Road, Inland Valley Drive/Prielipp Road, and Monte Vista Drive/Baxter Road intersections would reduce potential impacts to less than significant.

Freeway Facilities

As shown in **Tables 3.14-23** and **3.14-24**, the addition of cumulative and project traffic under the Horizon Year (2035) with Project condition would exacerbate the unacceptable conditions at the study area freeway ramps and mainline segments. Therefore, the project's contribution to cumulative impacts on the study area freeway ramps and mainline segments would be cumulatively considerable and therefore cumulatively significant.

TABLE 3.14-23
FREEWAY RAMP ANALYSIS FOR HORIZON YEAR (2035) WITH PROJECT CONDITIONS

Freeway	Ramp Location	Lanes on Freeway	Ramp Volumes AM	Ramp Volumes PM	Density[1] AM	Density[1] PM	Level of Service AM	Level of Service PM
I-15 SB	SB Off Ramp at Clinton Keith Rd		5,411	8,526				
	- Without Improvements	3			33.2	>45	D	**F**
	With Improvements	*5*			*17.6*	*30.4*	*B*	*D*
	SB On Ramp at Clinton Keith Rd		5,370	8,027				
	- Without Improvements	3			32.8	>45	D	**F**
	With Improvements	*5*			*17.4*	*27.9*	*B*	*D*
I-15 NB	NB Off Ramp at Clinton Keith Rd		7,624	6,461				
	- Without Improvements	3			>45	>45	**F**	**F**
	With Improvements	*5*			*26.0*	*21.2*	*C*	*C*
	NB On Ramp at Clinton Keith Rd		8,275	6,604				
	- Without Improvements	3			>45	>45	**F**	**F**
	With Improvements	*5*			*29.1*	*21.8*	*D*	*C*

[1] Density is measured by passenger cars per lane (pc/mi/ln)

SOURCE: Trames Solutions, Inc., 2015.

TABLE 3.14-24
FREEWAY SEGMENT ANALYSIS FOR HORIZON YEAR (2035) WITH PROJECT CONDITIONS

Freeway	Ramp Location	Lanes on Freeway	Volumes AM	Volumes PM	Density[2] AM	Density[2] PM	Level of Service AM	Level of Service PM
I-15 SB	North of Clinton Keith Rd		5,411	8,526				
	- Without Improvements	3			33.2	>45	D	**F**
	With Improvements	*5*			*17.6*	*30.4*	*B*	*D*
	South of Clinton Keith Rd		5,370	8,027				
	- Without Improvements	3			32.8	>45	D	**F**
	With Improvements	*5*			*17.4*	*27.9*	*B*	*D*
I-15 NB	South of Clinton Keith Rd		7,624	6,461				
	- Without Improvements	3			>45	>45	**F**	**F**
	With Improvements	*5*			*26.0*	*21.2*	*C*	*C*
	North of Clinton Keith Rd		8,275	6,604				
	- Without Improvements	3			>45	>45	**F**	**F**
	With Improvements	*5*			*29.1*	*21.8*	*D*	*C*

[1] Density is measured by passenger cars per lane (pc/mi/ln)

SOURCE: Trames Solutions, Inc., 2015.

Mitigation Measure

No feasible mitigation is available.

Significance after Mitigation: Significant and unavoidable. To reduce potential impacts on the Northbound and Southbound I-15, north and south of Clinton Keith Road, a fourth and fifth freeway mainline lane is required. The widening of I-15 is considered infeasible because this improvement is under the jurisdiction of the Federal Highway Administration and widening of the I-15 has not been funded. There is no mechanism for a project applicant to provide a fair

share contribution toward the future widening of I-15. Therefore, the City cannot ensure that widening would occur to reduce the impact, and the impact would be significant and unavoidable.

Impact 3.14-5: The project would not substantially increase hazards due to a design feature or incompatible uses.

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. Improvements to the transportation and circulation system surrounding the project site would be implemented (see Mitigation Measures TRA-1, TRA-2, TRA-3, TRA-4), 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. The proposed project would include four new driveway site access points along Westpark Street to connect Depasquale Road and Catt – Arya Road. Because the project site is currently undeveloped, construction of these driveways and street would not result in a roadway or traffic hazard. The proposed project would not include any dangerous design features, curves, or intersections. As such, project impacts related to hazardous roadway design features would be less than significant.

Significance determination: Less than significant.

Impact 3.14-6: The project could result in inadequate emergency access during project construction.

All the roadways proposed within the project meet the City's design standards for access. During construction of improvements associated with the project (such as the construction of a separate southbound left turn lane at Catt Road – Arya Road / Clinton Keith Road, or the provision of a second westbound through lane at Inland Valley Drive / Clinton Keith Road), the roadways may be temporarily blocked or subject to detours and delays, which could temporarily affect emergency access. Therefore, the proposed project has a potential to result in significant impacts related to emergency access during construction.

Mitigation Measure

TRA-5: Prior to the issuance of a grading permit, the project applicant shall prepare and obtain City approval of a traffic management plan (TMP) to minimize potential impacts during construction. Included among the provisions, the project's contractor will coordinate with the City of Wildomar, Riverside County, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP may also limit construction activity during typical weekday morning and evening peak traffic hours that would adversely affect traffic flow along Clinton Keith Road. The TMP shall include contact information for the general public who may have questions concerning the project and access of their property. Two-way traffic flow through the construction zone shall be maintained throughout the construction period.

Significance after mitigation: Less than significant.

Impact 3.14-7: The project would result in an increase in existing traffic that could conflict with an applicable congestion management program, including level of service standards established by the county congestion management agency for designated roads or highways.

The focus of the CMP is the development of an Enhanced Traffic Monitoring System in which real-time traffic count data can be accessed by Riverside County Transportation Commission (RCTC) to evaluate the condition of the Congestion Management System (CMS) as well as meet other monitoring requirements at the State and federal levels. Per the adopted level of service target of LOS E, a deficiency plan is required when a CMS segment falls to LOS F. Preparation of a deficiency plan is the responsibility of the local agency where the deficiency is located. Other agencies identified as contributors to the deficiency also will be required to coordinate with the development of the plan. The plan must contain mitigation measures, including Transportation Demand Management (TDM) strategies and transit alternatives, and a schedule of mitigating the deficiency. To ensure that the CMS is appropriately monitored to reduce the occurrence of CMP deficiencies, it is the responsibility of local agencies, when reviewing and approving development proposals, to consider the traffic impacts on the CMS. The main CMP facility within Southwestern Riverside County is I-15; there are no CMP arterials or roadway segments within the project area. As described under Impacts 3.14-1, 3.14-2, 3.14-3, and 3.14-4, the project would cause (or contribute to, with ambient growth and cumulative projects) LOS F conditions at the intersections of I-15 Northbound and Southbound Ramps at Baxter Road, and on I-15 ramps and mainline segments at the Clinton Keith Road interchange. The project's contribution to cumulative traffic at the Northbound and Southbound I-15 Ramps at Baxter Road intersections and the I-15 ramps and mainline segments at the Clinton Keith Road interchange would be cumulatively considerable and thus cumulatively significant.

Mitigation Measures

Implementation of Mitigation Measures TRA-1, TRA-2, TRA-3 and TRA-4.

Significance after Mitigation: Significant and unavoidable. The project applicant would provide the project's fair share toward the improvements required at I-15 Northbound and Southbound Ramps/Baxter Road interchange. However, the traffic signals and eastbound right turn lane improvements are considered to be interim. These improvements would be provided as part of the ultimate interchange improvement, but the interim improvements are not currently funded. Because funding for the interim improvements is uncertain, the City cannot guarantee that the proposed improvements would be constructed as proposed above. Therefore, impacts at the I-15 Northbound and Southbound Ramps/Baxter Road interchange would remain significant and unavoidable.

To reduce potential impacts on the Northbound and Southbound I-15, north and south of Clinton Keith Road, a fourth and fifth freeway mainline lane is required. The widening of I-15 is considered infeasible because this improvement is under the jurisdiction of the Federal Highway Administration and widening of the I-15 has not been funded. There is no mechanism for a project applicant to provide a fair share contribution toward the future widening of I-15. Therefore, the City cannot ensure that widening would occur to reduce the impact, and the impact would be significant and unavoidable.

References

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3.15 Utilities

The purpose of this section is to analyze the effects the proposed project would have on utilities. The analysis identifies and evaluates key utilities within the City of Wildomar and provides a determination of the impacts that could occur from the development of the project.

3.15.1 Environmental Setting

Water Service

Water Supply

The main water supplier for the City of Wildomar is the Elsinore Valley Municipal Water District (EVMWD). The population within the current 98.5 square mile service area is about 123,375 (EVMWD, 2011). The EVMWD consists of two divisions within the service area: the Elsinore Division and the Temescal Division. The Elsinore Division makes up the majority of the service area with approximately 39,000 accounts encompassing 96 square miles. The Temescal Division is located northwest of the Elsinore Division, and consists of approximately 500 accounts and encompasses 2.5 square miles (EVMWD, 2011).

The EVMWD receives its water from a connection to the Metropolitan Water District of Southern California (Metropolitan), local surface water from Canyon Lake, and local groundwater from Lake Elsinore. Over the past few years with the implementation of Back Basin groundwater storage projects, EVWMD has reduced its groundwater pumping within the Elsinore Basin to an amount that is close to its annual average natural recharge of 5,500 acre-feet per year (AFY) and in the Coldwater Basin to an amount that is close to its annual average natural recharge of 1,250 AFY. In 2008, EVMWD served approximately 29,728 acre-feet (AF) of total water to retail and wholesale users (EVMWD, 2011). Based on 2010, about 68 percent of the EVWMD's water supply is imported, and the district's total water production (i.e., groundwater, surface water, recycled water, and lake replenishment) equals about 32 percent of EWMD's water supply. **Table 3.15-1** summarizes EVMWD's current and projected water supplies under normal conditions.

Water Demand

In 2010, the approximate amount of total water demand in the EVMWD service area was 34,182 AF that includes potable and non-potable water demand as shown in **Table 3.15-2**. The land use with the highest water demand within the service area is single family residential which represented about 40 percent of the total water demand. By 2035, the EVMWD predicts the water demand would be 59,991 AF. The percentage of water demand from single family residential uses within the service area compared to the total water demand would be reduce to about 45 percent in 2035. The population within the EVMWD service area is projected to increase from 123,375 in 2010 to 185,102 in 2035 at a rate of 2.0 percent per annum. Since EVMWD's population is expected to increase in through 2035, additional water supply sources are necessary to meet future potable water demands. Currently, supplies are sufficient to meet normal year demands, but additional infrastructure such as pumping facilities and conveyance

facilities will be required to meet peak demands under maximum day conditions (MDD) (EVMWD, 2011).

TABLE 3.15-1
EVMWD PLANNED WATER SUPPLY SOURCES (AF)

Water Supply Sources	2010	2015	2020	2025	2030	2035
Metropolitan	35,200	48,100	48,100	48,100	48,100	48,100
Groundwater[1]	2,978	6,750	6,750	6,750	6,750	6,750
Surface Water[2]	4,900	4,900	4,900	4,900	4,900	4,900
Recycled Water	449	1,014	1,905	2,430	2,430	2,430
Lake Replenishment[3]	8,401	8,401	8,401	8,401	8,401	8,401
Total Supplies	**51,928**	**69,165**	**70,056**	**70,581**	**70,581**	**70,581**

[1] Assumes that groundwater pumping in the Elsinore and the Coldwater Basins will not exceed the natural recharge in the basins. Natural recharge in the Elsinore Basin is 5,500 acre-ft/yr while natural recharge in the Coldwater Basin is 1,250 acre-ft/yr
[2] Represents production from the Canyon Lake WTP during a median year hydrology (MWH, 2009)
[3] Lake Replenishment and Discharge to Temescal Wash

SOURCE: EVMWD Urban Water Management Plan, 2011

TABLE 3.15-2
EXISTING AND PROJECTED AVERAGE WATER DEMANDS IN THE EVMWD (AFY)

Year	2005	2010	2015	2020	2025	2030	2035[1]
Single Family Residential	14,765	13,829	20,159	21,836	23,728	25,498	27,057
Multi Family Residential	824	772	1,312	1,449	1,603	1,747	1,875
Commercial, Institutional, Industrial	2,523	2,363	4,006	4,423	4,892	5,331	5,719
Landscape/Golf Courses	5,193	4,865	7,220	7,839	8,538	9,192	9,768
Agricultural	2,316	2,170	2,170	2,170	2,170	2,170	2,170
Other[2]	1,423	1,333	1,924	2,081	2,258	2,424	2,571
Potable Demand	**27,044**	**25,332**	**36,791**	**39,796**	**43,189**	**46,362**	**49,160**
Recycled & Non-Domestic Demand [3]	--	8,850	9,415	10,306	10,831	10,831	10,831
Total Water Demand	**27,044**	**34,182**	**46,206**	**50,104**	**54,020**	**57,193**	**59,991**

[1] It is assumed that the proportion of the individual water use sectors contributing to total demand will be the same as historical years
[2] Includes water to construction, miscellaneous, and other temporary water use.
[3] Recycled water for agriculture, landscape, golf courses, construction and residential.

SOURCE: EVMWD Urban Water Management Plan, 2011.

In Determining design requirements for water facilities, EVMWD has developed water use consumption rates by type of land use. These factors are shown in **Table 3.15-3**.

TABLE 3.15-3
EVMWD WATER CONSUMPTION

Land Use	Average Daily Demand
Single Family or Duplex	500 gal/unit 2,500 gal/acre
Multi Family Low Rise	400 gal/unit 4,000 gal/acre
Multi Family High Rise	300 gal/unit
Commercial Use	3,000 gal/acre
Commercial/Industrial Mix	100 gal/1,000 square ft.
Commercial/Residential Mix	120 gal/1,000 square ft.
Hotels	350 gal/unit
Schools, Parks	60 gal/student 4,000 gal/acre
Open Space	2,000 gal/acre

SOURCE: EVMWD Design Standards and Standard Drawings, 2015

Project Area Water Infrastructure

Based on a review of the EVMWD Water Master Plan, there is a 10-inch to 12-inch diameter sewer line that extends along Catt Road to the project site. Along Clinton-Keith Road on the east side of I-15, there is a 14-inch to 16-inch diameter sewer line.

Wastewater

Wastewater Treatment and Infrastructure

The EVMWD is the nearest service provider for wastewater collection and treatment for the project area. EVMWD operates three wastewater treatment facilities: the Regional Wastewater Treatment Plant (WWTP), Horsethief Canyon WWTP, and Railroad Canyon WWTP. Moreover, the flow in the southern part of the EVMWD's service area is treated at the Santa Rose WRF operated by the Rancho California Water District (RCWD) (EVMWD, 2011). These four treatment plants serve four major service areas in the EVMWD's wastewater collection system. Each service area consists of gravity collectors, trunk lines, lift stations, and force mains, which convey flow to the treatment plants. The Regional WWTP service area contains 21 lift stations, the Railroad Canyon WWTP service area contains seven lift stations, and the Horsethief Canyon service area contains two lift stations. A majority of the EVMWD's wastewater collection system consists of 8-inch through 15-inch-diameter collector and trunk sewer lines. Additionally, EVMWD has two major interceptor sewers ranging in size from 12 inches to 27 inches in diameter. The EVMWD's system also contains 30 force mains, with diameters ranging in size from 4 inches to 16 inches.

The project site is located within the Regional WWTP service area. The WWTP was originally constructed in 1981 with a capacity of 2.0 mgd. Increases in treatment capacities have occurred

since 1981, and the last increase in capacity was in 2002 when the capacity increased to 8.0 mgd. As of 2010, the average daily flow into the WWTP was 6.0 mgd. EVMWD anticipates upgrading the capacity to 16 mgd and then to 23.5 mgd by the year 2027.

Based on a review of the EVMWD Wastewater Master Plan, average wastewater generation rates are 109 gpd per person for residential uses and non-residential land uses are based on acreage as shown in **Table 3.15-4**.

TABLE 3.15-4
EVMWD WASTEWATER GENERATION

Land Use	Average Daily Demand
Residential	109 gpd/capita[1]
Commercial Retail	1,500 gal/acre[2]
Commercial Office	1,800 gpd/acre[2]
Light Industrial	550 gpd/acre[2]
Heavy Industrial	1,800 gpd/acre[2]
Business Park	600 gpd/acre[2]
Public Facilities	1,150 gpd/acre[2]
Community Center	1,500 gpd/acre[2]
Open Space - Recreation	200 gpd/acre[2]

[1] Source: Table 3.5 in EVMWD Wastewater Master Plan 2008.
[2] Source: Table 3.8 in EVMWD Wastewater Master Plan 2008.

SOURCE: ESA 2016

Project Area Sewer Infrastructure

Based on a review of the EVMWD Water Master Plan, there is a 10-inch to 12-inch diameter sewer line that extends along Catt Road to the project site. Along Clinton-Keith Road on the east side of I-15, there is a 14-inch to 16-inch diameter sewer line.

Solid Waste

Waste Management of the Inland Empire (WM) is a privately operated company under contract with the City of Wildomar to provide solid waste collection and disposal services to the area located to the east of I-15. WM hauls residential waste to the El Sobrante Landfill located in Corona. El Sobrante is a state-of-the-art waste disposal facility that protects the environment and minimizes the impact to the local landscape. It is a Class III regional disposal facility, and is an integral part of the Riverside county waste disposal system, and processes an estimated 43 percent of the County's annual waste. In addition, El Sobrante is a public-private entity and operates in conjunction with Riverside County. El Sobrante is permitted for 70,000 tons per week and a maximum of 16,000 tons per day. Currently, El Sobrante is processing an estimated 8,000 tons daily. Further, the landfill is permitted to be open 24 hours per day and Riverside

County residents can dispose their waste at El Sobrante Landfill from 6:00a.m. to 6:00p.m. The site is expected to close in 2045, when it reaches capacity.

CR&R Incorporated (CR&R) is a privately operated company under contract with the City of Wildomar to provide solid waste collection and disposal services to the area located to the west of I-15. CR&R has the option of hauling residential waste to any permitted waste facility in Riverside County (i.e., transfer station or landfill). Transfer stations can process waste prior to disposal at landfills. CR&R serves more than 2.5 million people throughout Orange, Los Angeles, San Bernardino, Imperial and Riverside counties. CR&R recycles over 120,000 tons of materials each year (CR&R, 2015).

Energy Conservation

Public Resources Code Section 21100(b)(3) and CEQA Guidelines Section 15126.4 require EIRs to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. In 1975, Assembly Bill (AB) 1575 was passed, which created the California Energy Commission (CEC). The CEC serves to forecast future energy needs, license thermal power plants of 50 megawatts or larger, develop energy technologies and renewable energy resources, plan for and direct state responses to energy emergencies and promote energy efficiency through the adoption and enforcement of applicant and building energy efficiency standards. AB 1575 also amended the Public Resources Code Section 21100(b)(3) to require EIRs to consider the wasteful, and unnecessary consumption of energy caused by a project. Thereafter, the California Resources Agency created Appendix F of the CEQA Guidelines,

CEQA Guidelines Appendix F is an advisory document that assists EIR preparers in determining whether a project would result in the inefficient, wasteful, and unnecessary consumption of energy.

3.15.2 Regulatory Framework

State

California Code of Regulations Water Usage

The California Administrative Code (CAC) establishes efficiency standards for reducing water usage in new water fixtures. Title 24 CAC, Section 25352, addresses pipe insulation requirements, which reduce the amount of hot water used before reaching equipment and fixtures. Title 20 CAC, Section 1604, provides efficiency standards for water fixtures including lavatory faucets, showerheads, and sink faucets.

California Urban Water Management Planning Act

Section 10610 of the California Water Code establishes the Urban Water Management Planning Act. The act states that every urban water service provider that serves 3,000 or more customers or that supply over 3,000 AF of water annually should prepare an Urban Water Management Plan (UWMP) every five years. The goal of an UWMP is to ensure the appropriate level of reliability

in water service sufficient to meet the needs of customers during normal, dry, and multiple dry years. The Elsinore Valley Municipal Water District adopted its 2010 UWMP in July 2011.

Section 15155 of the CEQA Guidelines Water Supply Assessment

Section 15155 of the CEQA Guidelines was updated on July 27, 2007 to include the requirement to develop a water supply assessment. The assessment is required when a residential development of more than 500 dwelling units is proposed. If the development is part of an existing public water system that has fewer than 5,000 service connections, an assessment is required when the proposed residential development would account for an increase of 10 percent or more in the number of the public water system's existing service connections. This project does not require a Water Supply Assessment per SB 610, as discussed in Section 3.15.3, Impact 3.15-3 below.

Senate Bill (SB) 610 and SB 221

Senate Bill 610 (Chapter 643, Statutes of 2001) and Senate Bill 221 (Chapter 642, Statutes of 2001) amend the state law to improve the link between information on water supply availability and certain land use decisions made by cities and counties. SB 610 and SB 221 are companion measures which seek to promote more collaborative planning between local water suppliers and cities and counties. Under SB 610, water assessments must be furnished to local governments for inclusion in any environmental documentation for certain projects (as defined in Water Code 10912[a]) subject to the California Environmental Quality Act. Under SB 221, approval by a city or county of certain residential subdivisions requires an affirmative written verification of sufficient water supply. The foundational document for compliance with both SB 610 and SB 221 is the Urban Water Management Plan (UWMP). Both statutes repeatedly identify the UWMP as a planning document that, if properly prepared, can be used by a water supplier to meet the standards set forth in both statutes (CDWR, 2003).

California Integrated Waste Management Act of 1989 (AB 939)

The California Integrated Waste Management Act of 1989 (AB 939) redefined solid waste management in terms of both objectives and planning responsibilities for local jurisdictions and the State. The Act was adopted in an effort to reduce the volume and toxicity of solid waste that is landfilled and incinerated by requiring local governments to prepare and implement plans to improve the management of waste resources. AB 939 required each of the cities and unincorporated portions of the counties to divert a minimum of 25 percent of the solid waste sent to landfills by 1995 and 50 percent by the year 2000. To attain goals for reductions in disposal, AB 939 established a planning hierarchy utilizing new integrated solid waste management practices. These practices include source reduction, recycling and composting, and environmentally safe landfill disposal and transformation. Other state statutes pertaining to solid waste include compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires adequate areas for collecting and loading recyclable materials within a project site.

California Building Energy Efficiency Standards

The California Green Building Standards Code, CALGreen, was adopted as part of the California Building Standards Code (California Code of Regulations, Title 24, Part 11) and became effective January 1, 2011. Part 11 establishes voluntary standards 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 California Energy Commission recently adopted changes to the 2013 Building Energy Efficiency Standards contained in the California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code) and associated administrative regulations in Part 11 (collectively referred to here as the standards). The 2013 Building Energy Efficiency Standards are 25 percent more efficient than previous standards for residential construction. The standards offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses.

3.15.3 Impact Assessment

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines impacts related to utilities issues may be considered potentially significant if the proposed project would:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cease cause significant environmental effects;
- Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;
- Result in a determination by the wastewater treatment provided which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments;
- Not be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs; or
- Not comply with federal, state, and local statutes and regulations related to solid waste.

Based on Appendix F of the CEQA Guidelines, impacts related to energy use may be considered significant if the proposed project would:

- Result in the inefficient, wasteful and unnecessary consumption of energy.

Methodology

Impacts in the following issue areas were found to not be significant in the Initial Study prepared for the proposed project (see Appendix A), and will not be discussed further in this EIR:

Comply with federal, state, and local statutes and regulations related to solid waste—The project would comply with federal, state, and local statutes and regulations related to solid waste. The project does not propose activities that would conflict with statutes and regulations related to solid. The project would comply with debris removal and recycling requirements and shall contract with the City's waste hauler/franchisee for all bins and their removal in accordance with City Ordinances.

Impact 3.15-1: The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

The proposed project would increase densities and intensities of land use within the project site for residential and commercial land uses, which would result in increases in the levels of wastewater. Currently, the project site is undeveloped, vacant land zoned for Commercial Office (CO). Wastewater generated from the proposed project would be treated by EVMWD's Regional WWTP. In 2005, EWMWD was issued a National Pollutant Discharge Elimination System (NPDES) permit from the San Diego Regional Water Quality Control Board (RWQCB) to discharge effluent into Lake Elsinore and Temescal Wash (EVMWD, 2011). The Waste discharge requirements for EVMWD are based on all applicable state and federal regulations, policies and guidance, and include limitations on effluent discharge and receiving water. In general, effluent discharge requirements include specifications for adequate disinfection treatment and limitations on radioactivity, pollutant concentrations, sediments, pH, temperature, and toxicity.

The proposed residential and commercial land uses within the project site are uses that do not typically discharge wastewater that contains harmful levels of toxins. All effluent would comply with the wastewater treatment standards of the San Diego RWQCB. In addition, as discussed under Impact 3.15-4 below, wastewater generated by the proposed project would not exceed the existing capacity of the Regional WRF. Therefore, the proposed project would result in less than significant impacts related to the wastewater treatment requirements of the RWQCB.

Significance Determination: Less than significant.

Impact 3.15-2: The proposed project would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cease and cause significant environmental effects.

The proposed project includes the construction of new water and wastewater facilities to serve the proposed commercial and residential uses. These facilities would connect to the existing facilities within Catt Road south of the project site and extend north within Westpark Street. Based on **Table 3.15-6**, the project would result in the demand of water of about 90,602 gallons of water

per day. Table **3.15-7** shows that the project would generate about 89,850 gallons of wastewater per day.

TABLE 3.15-6
PROJECT WATER DEMAND

Land Use	units/sf	Average Daily Water Demand[1]	Total Average Daily Water Demand
Multiple Family Townhomes	191 units	400 gpd/unit	76,400 gpd
Commercial Retail	118,354 sf	120 gpd/1,000 sf	14,202 gpd
Total			**90,602 gpd**

[1] Source: EVMWD Design Standards and Standard Drawings, 2015.

SOURCE: ESA, 2016.

TABLE 3.15-7
PROJECT WASTE WATER GENERATION

Land Use	Units (persons)/acres	Average Daily Wastewater Generation[1]	Total Average Daily Wastewater Generation
Multiple Family Townhomes	191 units (630 persons)	109 gpd/capita	68,670 gpd
Commercial Retail	14.12 acres	1,500 gpd/acre	21,180 gpd[2]
Total			**89,850 gpd**

Note: The total average daily wastewater generated by the project is greater than the total average water demand. The wastewater generation factor used to estimate wastewater represents a worst-case estimate.

[1] Source: EVMWD Design Standards and Standard Drawings, 2015.

SOURCE: ESA, 2016.

The EVMWD has reviewed the project and has determined that existing water and sewer facilities are adequate to serve the project by providing a will-serve letter (EVMWD, 2013). Therefore, the implementation of the project would not require offsite water or sewer improvements; other than connections to existing lines. The proposed project would result in less than significant environmental impacts associated with offsite water and sewer improvements.

Significance Determination: Less than significant.

Impact 3.15-3: The proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources, and would not require new or expanded entitlements.

As previously discussed, the proposed project would be served by the EVMWD. Currently, the EVWMD obtains its potable water from a connection to the Metropolitan Water District of Southern California, local surface water from Canyon Lake, and local groundwater from Lake

Elsinore. As shown in Table 3.15-6, the estimate water demand for the proposed project is 90,603 gpd which represents 101 AF per year.

As shown in Table 3.15-1, the EVMWD had water supplies of 51,928 AF in 2010 and 69,165 AF in 2015 and a projected supply of 70,581 AF in 2035. As shown in Table 3.15-2, the average water demand within EVMWD was 34,182 AF in 2010, 46,206 AF in 2015 and a projected average water demand of 59,991 in 2035. In comparing water supply to water demand, EVMWD has an excess of water supply in 2010 (17,746 AF), 2015 (22,959 AF), and 2035 (10,590 AF).

With the implementation of the proposed residential and commercial uses, the project would result in a demand of 101 AF per year which could be accommodated by the EVMWD's water supply. Therefore, the project would result in a less than significant impact on the water supplies available within EVMWD.

An evaluation is prepared to determine if a Water Supply Assessment (WSA) in accordance with Senate Bill 610 is required for the proposed project. A WSA provides a detailed evaluation of water supply availability during normal year, single dry-year, and multiple dry-years conditions over a 20-year projection period. According to SB 610, a project generating a demand for water that is equivalent to 500 residential units would require a WSA. As a conservative estimate, water demand for residential units is 300 gpd/unit. Assuming 500 units, a total average water demand would be 150,000 gpd which represent about 168 AF per year. As shown above, the project demand for water would be less than the demand for 500 residential units (i.e., 90,603 gpd for the project compared to 150,000 gpd for 500 residential units), and therefore, a WSA is not required for the proposed project.

Significance Determination: Less than significant.

Impact 3.15-4: The project would not result in a determination by the wastewater treatment provider that there is inadequate capacity to serve the project's projected demand in addition to the providers existing commitments.

The project site is located within the Regional WWTP service area. As of 2010, the Regional WWTP had an existing average daily wastewater flow into the treatment plant of 6.0 mgd. The capacity of the treatment plant is 8 mgd and the remaining capacity is about 2 mgd. As shown in Table 3.15-7, the project would result in the generation of 89,850 gpd which represent about 0.09 mgd. Therefore, the Regional WWTP has adequate remaining capacity to serve the anticipated wastewater generated by the proposed project.

Significance Determination: Less than significant.

Impact 3.15-5: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs.

Construction

During construction of the project, solid waste would be generated that may include a variety of building materials that can be recycled. Construction activities would generate solid waste consisting of cardboard and other paper products, metals, plastics and other building materials. Residential construction (multiple family attached townhomes) is expected to generate approximately 4.39 pounds per square foot (USEPA, 2003a). Non-residential (including commercial retail) is expected to generate approximately 3.86 pounds per square foot (USEPA, 2003b). Using the waste generation estimates for construction activities, the project would generate about 1,018 tons of solid waste (see **Table 3.15-7**).

Solid waste generated during construction activities would be disposed of at the El Sobrante Sanitary Landfill located at 10910 Dawson Canyon Road east of Interstate 15 in the Gavilan Hills. The California Integrated Waste Management Board (CIWMB) determined the remaining capacity of the landfill, as of 2013, was 109,000,000 tons with an estimated closure date of January 2045 (CalRecycle, 2009). The construction waste generated by the proposed project would represent 0.0009 percent of the remaining capacity at the landfill. Therefore, the existing capacity can accommodate the generation of solid waste from project construction.

TABLE 3.15-7
SOLID WASTE GENERATION ESTIMATES FOR PROJECT CONSTRUCTION

Development	New Development (square feet)	Total Solid Waste Generation Rate (pounds/square feet)	Total Solid Waste Generation (tons)[3]
Multiple Family units	359,931	4.39[1]	790
Commercial/Retail	118,354	3.86[2]	228
Total	**478,285**		**1,018**

[1] The average waste generation rate for residential construction is 4.39 lbs/sq ft for residential (USEPA 2003a).
[2] The average waste generation rate for non-residential construction (including commercial retail) is 4.34 lbs/sq ft (USEPA 2003b).
[3] There are 2,000 pounds of solid waste in one ton.

Operation

The operational activities associated with the proposed residential and commercial uses would result in increased generation of solid waste. Based on the construction of 191 multiple family residential units and construction of the proposed commercial retail uses that would result in the generation of 237 employees, the proposed project would be expected to generate approximately 881 tons of solid waste per year as shown in Table 3.15-8. As discussed above, the existing remaining capacity of the El Sobrante Sanitary Landfill is 109,000,000 tons. The annual solid waste generated by the proposed project would represent 0.0009 percent of the remaining capacity. Over a 20-year period, the proposed project would generate about 17,620 tons of solid waste which would represent about 0.02 percent of the remaining capacity at the El Sobrante Sanitary Landfill. Therefore, the current landfill services would be adequate to serve the project

proposed, and the project would result in a less than significant impact on existing landfill capacity.

TABLE 3.15-8
SOLID WASTE GENERATION ESTIMATES FOR PROJECT OPERATION

Development	New Development (units/employees)	Total Solid Waste Generation Rate (pounds/unit or employee/day)[1]	Total Solid Waste Generation (tons per year)[2]
Multiple Family units	191	12.23	426
Commercial/Retail	237	10.53	455
Total			**881**

[1] Source: City of Los Angeles 2006.
[2] There are 2,000 pounds of solid waste in one ton.

Significance Determination: Less than significant.

Impact 3.15-6: The proposed project would not result in the inefficient, wasteful and unnecessary consumption of energy.

Implementation of the proposed project would result in the increased use of energy in the form of electricity, natural gas, and petroleum. Based on the CalEEMod printouts in Appendix B-1, the proposed project would result in the use of 10.1 million British thermal units (BTU) per year and 5.8 million kilowatt hours (kWH) per year. The CalEEMod printouts in Appendix B-1 also identified that the proposed project would result in 21,802,935 vehicle miles travelled. Assuming a conservative gas mileage of 15 miles per gallon, the proposed project would result in the use of about 1.45 million gallons of gasoline per year.

The proposed project includes various design features that would result in the decrease of natural gas and electricity use within the proposed residential and commercial structures. In addition, the project includes features that would reduce the vehicle miles travelled associated with the project and therefore would reduce the use of gasoline. These design features are identified as Greenhouse Gas Reduction Features in Chapter 2, Project Description. The incorporation of these design features would demonstrate that the proposed project would not result in the inefficient, wasteful and unnecessary consumption of energy. Therefore, the proposed project would result in a less than significant impact related to the consumption of energy.

Significance Determination: Less than significant.

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CHAPTER 4
Cumulative Impacts

4.1 Introduction

A "cumulative impact" is the combination of the project-related impacts evaluated in an EIR together with related impacts other past, present, and reasonably foreseeable future projects. The CEQA Guidelines require that EIRs discuss the cumulative impacts of a project when the project's incremental effect is "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. According to CEQA Guidelines Section 15130 (a) and (b), the purpose of cumulative impacts analysis is to provide a discussion of significant cumulative impacts that reflects the severity of the impacts and their likelihood of occurrence. The CEQA Guidelines indicate that the discussion of cumulative impacts should include:

- Either: (A), a list of past, present, and probable future projects producing related or cumulative impacts; or (B), a summary of projections contained in an adopted general plan or similar document, or in an adopted or certified environmental document, which described or evaluated conditions contributing to a cumulative impact;
- A discussion of the geographic scope of the area affected by the cumulative effect;
- A summary of expected environmental effects to be produced by these projects; and,
- Reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.

The analysis of cumulative effects focuses on the impacts of the proposed project in combination with other projects within the same geographic scope of the specific environmental issue.

4.2 Geographic Scope

The proposed project area is located in the southern portion of the City of Wildomar. This chapter considers the potential cumulative impacts of the proposed Specific Plan in combination with other identified cumulative development projects. The potential for specific project-generated impacts to contribute to a significant cumulative impact would occur if the impacts are located within the same generalized geographic area. This geographic area varies depending upon the resource area being evaluated (water quality, noise, etc.) and the geographic extent of the potential impact. The geographic areas used for cumulative analyses are described in each environmental issue discussion in this chapter. For example, the geographic area associated with

construction noise impacts would be limited to areas directly affected by construction noise associated with the proposed project in conjunction with the identified cumulative projects. In contrast, the geographic area that could be affected by the proposed project and cumulative construction-related air emissions would include the entire air basin. Construction impacts associated with increased noise, dust, erosion, and access limitations tend to be localized and could be exacerbated if other development or improvement projects occur within proximal locations to the proposed project area.

4.3 Cumulative Projects

CEQA Guidelines Section 15130(b)(1) requires that a discussion of cumulative impacts be based on either a list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

This EIR utilizes the "summary of projections" approach for certain environmental issues discussed in this cumulative analysis. Section 15130(d) of the CEQA Guidelines states that "previously approved land use documents such as general plans, specific plans, and local coastal plans may be used in cumulative impact analysis. A pertinent discussion of cumulative impacts contained in one or more previously certified EIRs may be incorporated by reference pursuant to the provisions for tiering and program EIRs. No further cumulative impact analysis is required when a project is consistent with a general, specific, master or comparable programmatic plan where the lead agency determines that the regional or area-wide cumulative impacts of the proposed project have been adequately addressed, as defined in section 15152(f), in a certified EIR for that plan." Additionally, if a cumulative impact was adequately addressed in a prior EIR for a community plan, zoning action, or general plan, and the project is consistent with that plan or action, then an EIR for such a project should not further analyze that cumulative impact (Section 15130(e) of the CEQA Guidelines).

The cumulative analysis for the proposed project is focuses on whether the impacts of the proposed project are cumulatively considerable within the context of impacts caused by other past, present and reasonably foreseeable future projects.

For the cumulative analyses whose geographic scope is the City of Wildomar, a list of projects that have been recently completed, under construction, approved but not yet under construction, and not approved and in the planning process is provided in **Table 4-1**. This list has been compiled based on information provided by the City of Wildomar.

TABLE 4-1
CUMULATIVE PROJECT LIST

Number	Address	Description	Status at time of NOP publication
1	Lennar Residential	A proposal to subdivide 23.2 acres into 67 lots for single family homes (ranging in size from 5,000 s.f. to 14,000 s.f. – average lot size of 7,772 s.f.), and a change of zone from R-R to R-4.	Approved (Under Construction and/or Completed)
2	Lesle Tract Map	An approved Tentative Tract Map (TM 36519) to subdivide approximately 5.4 acres into 10 lots (1/2 acre lots) for future single family residential homes.	Approved (Under Construction and/or Completed)
3	Richmond American	An approved Tentative Tract Map for the development of 149 single family residential lots (Plot Plan No. 15-0076) located at the southwest corner of Palomar Avenue and McVicar Street..	Approved (Under Construction and/or Completed)
4	Lennar North Ranch	Tentative Tract Map No. 32535 allows for the subdivision of 31.4 acres into 84 lots, and a plot plan for the development of 84 single residential dwelling units known as North Ranch.	Approved (Under Construction and/or Completed)
5	Rancon Medical & Retail Center	Parcel Map No. 36492 to subdivide 1 parcel of 29.40 acres into 13 parcels for commercial/retail, industrial and open space purposes, and Plot Plan No. 12-0053 for the development of 96,240 square feet of medical, office and retail uses. Future development of the industrial lots will result in 294,900 square feet of business park uses.	Approved (Not Yet Under Construction)
6	Cornerstone Church Preschool & Admin Bld.	A proposal to build a 2-story, 17,135 s.f. preschool building for 170 children; a 2,438 s.f. maintenance building and a future 3-story, 23,024 sq.ft. administration building and related 2 new parking lots.	Approved (Not Yet Under Construction)
7	Elm Street Subdivision	A proposed subdivision of 4.07 acres into 15 lots for future single family homes (ranging in size from 7,200 s.f. to 15,061 s.f. – average lot size of 9,000 s.f.) and a Zone Change from R-R (Rural Residential) to R-1 (One Family Dwelling).	Active (In Process/Not Approved)
8.	Wal-Mart Retail Project	Development of a proposed Wal-Mart retail building of 185,992 s.f. and a 7,800 s.f. retail pad on 22 acres. Includes a parcel map.	Approved (Not Yet Under Construction)
9.	McVicar Residential Project	A proposal to subdivide 14 acres into 49 lots (TM 32035) for future single family homes (lots ranging in size from 7,200 s.f. to 12,000 s.f. – average lot size of 8,000 s.f.). Includes a Zone Change from R-R (Rural Residential) to R-1 (One Family Dwelling).	Active (In Process/Not Approved)
10.	Inland Valley Medical	Development of a 39,000 s.f. medical office complex.	Active (In Process/Not Approved)
11.	Auto Zone Retail	Proposed project to construct a 29,767 s.f. commercial retail center with four retail pads, and a Zone Change from R-R (Rural Residential) to C-1/C-P (General Commercial) on 3.5 acres.	Active (In Process/Not Approved)

TABLE 4-1
CUMULATIVE PROJECT LIST

Number	Address	Description	Status at time of NOP publication
12.	Hoover Ranch	A proposed GPA and Zone Change from R-R (Rural Residential) to R-1 (One-Family Dwelling) and a Tract Map (TM NO. 31895) for the subdivision of 30 acres into 51 single family residential lots.	Active (In Process/Not Approved)
13.	Proposed Project (Westpark Promenade Development)	A proposed development project consisting of 191 multi-family townhomes residential units and 118,354 s.f. of retail/restaurant.	Active (In Process/Not Approved)
14.	Villa Sienna Apartment Project	A proposed GPA from MHDR to VHDR, a Zone Change from I-P (Industrial Park) to R-3 (General Residential) and a Plot Plan for the development of a 170-unit multi-family apartment project on 9.22 acres.	Active (In Process/Not Approved)
15.	Grove Park Mixed Use Project	A proposed GPA from Business Park to Commercial Retail for a 10.3 acre portion of the project site, a Change of Zone from R-R (Rural Residential) to CPS (Scenic Highway Commercial) on a 10.3 acre portion of the project site, a tentative parcel map (PM 36674) to subdivide the site into 2 parcels, and a Plot Plan to develop a 50,000 square-foot retail center (northerly portion) and a 162-unit multi-family apartment project	Active (In Process/Not Approved)
16.	Baxter Village Mixed Use Project	A proposed 35 acre mixed-use project consisting of the following: 1) a Change of Zone on from C-P-S to R-3 (General Residential) on 11.3 acres and to R-4 (Planned Residential) on 12.5 acres; 2) a Tentative Tract Map (TTM 36674) to subdivide 35 acres into 85 parcels to accommodate the mixed use project; and 3) a plot plan to develop a 75,000 square-foot commercial retail center, a 204 unit multifamily apartment project (at 30 units/acre), and a 67-lot single family development.	Active (In Process/Not Approved)
17.	Horizons/Strata Mixed Use Project	A proposed GPA from Business Park to Commercial Retail (on 5.2 acres) and High Density Residential (on 10.6 acres), a Change of Zone from R-R (Rural Residential) to R-3 (General Residential) on 10.6 acres and from R-R (Rural Residential) to C-1/C-P (General Commercial (on 5.2 acres), Tract Map (36672) to subdivide the site into 3 parcels, and a Plot Plan to develop an 86-unit assisted living facility and a 138-unit multi-family townhome/condominium project.	Active (In Process/Not Approved)
18.	Sehremelis PAR	A Pre-Application Review (PAR) for a proposed subdivision of 29 acres into 80 single family lots (former TM 29426).	PAR (Pre-Application Reviews)

TABLE 4-1
CUMULATIVE PROJECT LIST

Number	Address	Description	Status at time of NOP publication
19.	Spring Meadow Ranch GPA/SPA	A proposed amendment to the Farm Specific Plan to develop a mix of 1,192 single family units, commercial, civic, parks and open space land uses on 792 acres (formerly known as “Sunset Ridge”).	Active (In Process/Not Approved)
20.	Subway Commercial Project	An approved retail project consisting of a Change of Zone from R-R to C-1/C-P and a Plot Plan for the development of a 10,500 s.f. multi-tenant retail building on 1 acre.	Approved (Recently Completed)
21.	Orange Bundy/Parcel Map	An approved commercial Parcel Map (PM 30511) for a 7-lot commercial subdivision located on the SEC of Orange Street and Bundy Canyon Road.	Approved (Not Yet Under Construction)
22.	Oak Creek Canyon	An approved Specific Plan Amendment, General Plan Amendment, Change of Zone and Tract Map (TM 36388) to accommodate a 275 lot single family residential subdivision, and a 5-acre commercial pad with an EIR).	Approved (Not Yet Under Construction)
23.	Bundy Canyon Plaza	An approved retail project (CUP 3403) for the construction of a gasoline service station with carwash, three drive-thru restaurants pads, and two retail buildings (totaling approximately 36,990 s.f.) and an approved parcel map (PM 32257) for the subdivision of two existing parcels into six commercial parcels.	Approved (Under Construction)
24.	Lennar Homes (Andalusia I)	A Final Site Plan of Development for 55 lots with two recorded tracts (42 lots in T< 30839 & 13 lots within TM 30939).	Approved (Recently Completed)
25.	Meritage Homes	A Final Site Plan of Development package for 74 single family residential dwelling units within TM 31499.	Approved (Recently Completed)
26.	Lennar Homes (Andalusia II)	A Final Site Plan of Development for Tract Map 31837 for the development of 44 single family residential dwelling units.	Approved (Recently Completed))
27.	Stable Lanes Retail Center	An approved commercial/retail project consisting of two buildings totaling 20,894 s.f. and a 9,305 s.f. daycare facility on a 4.16 acre site.	Approved (Under Construction)
28.	Wildomar Square Retail Center	An approved commercial/retail project consisting of six buildings totaling 46,600 square feet on a 4.8 acre site. Includes a parcel map for 6 lots.	Approved (Under Construction)
29.	Rancon Monte Vista Residential	An approved residential tract map consisting of 126 single family attached/detached lots on a 20 acre site.	Approved (Not Yet Under Construction)
30.	Diversified Pacific Homes	An approved Plot Plan for TM 31479 (51 single family lots) on 15 acres.	Approved (Under Construction)
31.	Pacific Cove Investment	An approved Tentative Tract Map (TM 32024) for a 70 lot single family residential subdivision and future commercial office project on approximately 40 acres	Approved (Not Yet Under Construction)

TABLE 4-1
CUMULATIVE PROJECT LIST

Number	Address	Description	Status at time of NOP publication
32.	Beazer Homes	An approved Tentative Tract Map (TM 31667) for a 108 lot single family residential subdivision on approximately 35.2 acres.	Approved (Not Yet Under Construction)
33.	Sycamore Academy Charter School	A proposed Public Use Permit (PUP) for the development of a 28,000 square-foot charter school for 594 students (K-8 grade).	Approved (Under Construction)
34.	Clinton Keith Village Retail Center	A proposed Plot Plan and CUP for a 5-acre project site to develop a 40,000 square-foot commercial retail center, including a 7-Eleven gas station with alcohol sales located at the northeast corner of Clinton Keith Road and George Avenue.	Active (In Process/Not Approved)
35.	Baxter/Susan GPA/TTM	A proposed General Plan Amendment from VLDR to MDR, Change of Zone from R-R to R-1 & a Tentative Tract Map (TM 36956) to develop 48 single family residential lots located at the southeast corner of Baxter Road and Susan Drive.	Active (In Process/Not Approved)
36.	Ione/Palomar Residential	A Riverside County approved Tentative Tract Map for the development of 60 single family residential lots ranging in size for 8,000 square feet to 20,000 square feet located on the northwest corner of Palomar Avenue and Ione Lane.	Active (In Process/Not Approved)

Note: Based on the about table, cumualtive development totals within the City of Wildomar includes 3,066 units (2,306 single family and 760 multiple family), 648,088 square feet of retail/commercial/office uses, and two schools with 764 students. Based on a general population ratio of 3.3 people per unit, the cumulative residential development would result in about 10,118 residents.

Source: City of Wildomar, 2015.

4.4 Description of Cumulative Effects

Aesthetics

Similar to development of the proposed project, cumulative developments in the proposed project vicinity would be required to undergo a development review process to ensure that the proposals meet City design standards. Compliance with these design standards would result in less than significant cumulative alterations to the visual character of the project vicinity.

The existing scenic vistas in the project vicinity are from I-15 to the west toward the scenic resource of the Santa Ana Mountains. There are cumulative developments proposed on the west side of I-15 that could impact the motorists' view of the scenic Santa Ana Mountains; however, the majority of the cumulative development on the west side of I-15 consist of residential which would not substantially impede views of the Santa Ana Mountains. In addition, there are two non-residential developments (commercial/office and church) that are located about one or more miles from the I-15. The distance of these cumulative projects would not substantially affect views of

the Santa Ana Mountains. Therefore, the implementation of the proposed project along with cumulative developments would result in a less than significant effect on scenic vistas.

The proposed project would result in impacts related to light and glare. Cumulative development proposals in the vicinity of the project would also introduce new sources of light and glare in the area. Although the project and cumulative developments would increase light and glare in the project vicinity, the proposed project and cumulative developments would be required to adhere to the provisions of the City of Wildomar Light Pollution Ordinance (Section 8.64 of the Municipal Code) which provides requirements for total light output for new developments in order to preserve access to the night sky and prevent the "sky glow" condition at the Palomar Observatory. This compliance with the Light Pollution Ordinance would reduce potential light impacts to less than significant. In addition, the project as well as cumulative developments have the potential to increase glare in the project vicinity. Based on the nearest cumulative development is proposed on the west side of I-15 and south of Clinton Keith Road, the proposed project would not add to the potential glare impacts associated with cumulative development. Therefore, the proposed project would result in less than cumulatively considerable glare impacts; thus less than cumulatively significant.

Significance Determination: Less than significant.

Air Quality

The proposed project is located with the South Coast Air Basin (SCAB), and is classified as a State non-attainment area for ozone, PM_{10} and $PM_{2.5}$. Cumulative development consisting of the proposed project along with other reasonably foreseeable future projects in the SCAB and considered in the AQMP as a whole could violate an air quality standard or contribute to an existing or projected air quality violation. This is considered to be a significant cumulative impact. To determine the significance of the project's contribution to regional emissions, the South Coast Air Quality Management District (SCAQMD) uses the same significance thresholds for project specific and cumulative impacts for air quality emissions.. Projects that exceed the project specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. The proposed project's construction emissions would not exceed SCAQMD's daily thresholds during construction. Thus, because the proposed project's construction period impacts would be considered less than significant, the project does not result in a cumulatively considerable contribution, and the proposed project's short-term construction emissions would not be considered a significant cumulative impact, when considered with future development projections in the AQMP. Operational emissions associated with the proposed project would exceed the SCAQMD's thresholds of significance for NOx, even with the implementation of mitigation measures. Therefore, the proposed project would result in a cumulatively considerable net increase in non-attainment pollutants during operations, specifically for the ozone precursor NOx. Therefore, the project's long-term air emissions when considered with emissions based upon projections in the AQMP would be considered cumulatively significant. The implementation of AQ-1 through AQ-3 would reduce the project's contribution to NOx emissions; however, potential impacts would remain significant. No additional feasible mitigation measures have been identified to reduce this cumulative impact to less than significant. Furthermore, the proposed project would not include

uses that have substantial odor-generating sources, The project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of odor nuisances. Therefore, the proposed project would not result in a cumulatively considerable contribution to potential odor impacts.

Significance after Mitigation: Significant and unavoidable.

Biological Resources

The cumulative setting includes the project site and the still-undeveloped areas in the project vicinity to the north and east of the project site where the impacts of urbanization and threats to biological diversity and sensitive biological resources are considered most serious. The impacts on biological resources are primarily the result of urbanization of the area, habitat fragmentation, water pollution, and conversion of natural land to residential, commercial, and recreational use.

The project site is currently undeveloped, and the majority of the site supports a disturbed grassland community. The project has the potential to impact plant and wildlife species. Two special-status plant species that could be impacted by the implementation of the proposed project include the round-leaved filaree and the smooth tarplant. These plant species also have the potential to be located in other undeveloped areas in the project vicinity and could be cumulatively impacted. However, because these species were not observed during the general field surveys conducted on the project site during the respective blooming period for each species, and suitable habitat is marginal on the project site and is fragmented by surrounding development, a substantial population of this species is not expected to occur on the project site, and any loss of individual plants of this species would not threaten to eliminate or reduce the viability of a population or restrict the range of the plant species. Therefore, the project's contribution to potential cumulative impacts on these special-status plant species would be less than cumulatively considerable.

The proposed project also has the potential to impact special-status wildlife species during construction. There are four special-status species with a moderate or high potential to occur on the project site. These species include burrowing owl, Stephens' kangaroo rat (SKR), San Diego black-tailed jackrabbit, and coast horned lizard. Direct and indirect impacts these four wildlife species could be significant. These wildlife species also have the potential to be located in other undeveloped areas in the project vicinity and could be cumulatively impacted. The potential cumulative impacts on the SKR would be reduced to less than significant with the implementation of the standard SKR mitigation fee that would reduce the potential direct impact on the SKR habitat and indirect impact on the SKR to less than significant because the HCP fees are utilized to provide the establishment, expansion, and ongoing management of permanent SKR reserves. The remaining special-status species (burrowing owl, San Diego black-tailed jackrabbit, and coast horned lizard) could experience significant cumulative impacts. With the implementation of Mitigation Measures BIO-1 through BIO-3, the project's contribution to potential impacts would be reduced to less than cumulatively considerable, and thus less than cumulatively significant.

The project also has the potential to impact raptors and migratory birds during their nesting activities due to construction-related activities. Nesting of raptors and migratory birds is also a

potential in other undeveloped areas in the project vicinity. Therefore, potential cumulative impacts on raptors and migratory birds during nesting activities could be significant. With the implementation of Mitigation Measure BIO-4, the project's contribution to potential impacts would be reduced to less than cumulatively considerable, and thus less than cumulatively significant.

Because there are no critical habitats or sensitive natural communities present on the project site, the development of the proposed project would not contribute to potential cumulative impacts on critical habitats or sensitive natural communities.

Two drainage channels and a small riparian habitat are located on the project site and encompass about 16,000 square feet (0.36 acres) that are considered jurisdictional by the USACE, RWQCB, and CDFW. It is anticipated that other jurisdictional areas are also located in the vicinity of the project site and these jurisdictional areas could also be impacted. Therefore, the implementation of the proposed project and cumulative development in the project vicinity could result in a significant cumulative impact on jurisdictional areas. The proposed project will be required to implement Mitigation Measure BIO-5 which will mitigate for the loss of approximately 0.38 acre of jurisdictional areas. With the implementation of this measure, the project's contribution to potential impacts on jurisdictional areas would be less than cumulatively considerable and thus less than cumulatively significant.

In addition, the project also has the potential to impact downstream jurisdictional waters during construction activities. Future development along jurisdictional areas could also cumulatively contribute to downstream impacts on jurisdictional waters. To reduce this potential impact, the proposed project as well as cumulative development would be required to comply with the NPDES Construction General Permit that reduces impacts on waters. Therefore, impacts on downstream jurisdictional waters would be less than cumulatively significant.

Because the project site is isolated from other undisturbed habitat and no existing wildlife corridors or native wildlife nursery sites are located on the project site, the implementation of the proposed project would result in no cumulative impacts on the movement of migratory species, wildlife corridors, or native wildlife nursery sites.

Based on the City of Wildomar General Plan and discussions with City staff, trees within the City are not protected by an ordinance, and there is not a local tree policy. Therefore, the construction and operation of the proposed project would not contribute to a cumulative impact on a local tree policy or ordinance.

Finally, the proposed project could result in impacts to habitat conservation plans including the MSHCP for burrowing owls and riverine/riparian habitat and the HCP for the SKR. Both plans require payment of a mitigation fee to reduce potential impacts. Because the project site does not have occupied SKR, the payment of the mitigation fee for SKR would reduce the project's contribution to potential cumulative impacts on the SKR to less than cumulatively considerable, and thus less than cumulatively significant. Although the payment of the mitigation fee for the MSHCP is required, the potential presence of the burrowing owl and presence of riparian/riverine

habitat on the project site would still result in a potential significant impact. Because the proposed project includes the implementation of Mitigation Measures BIO-1, BIO-2 and BIO-6, the project's contribution to potential cumulative impacts on the burrowing owl and riparian/riverine habitat would be less than cumulatively considerable and thus less than cumulatively significant.

Significance after Mitigation: Less than significant.

Cultural Resources

The geographic scope for cumulative impacts to cultural resources includes the area east of the Santa Ana Mountains, in the geologic province known as the Peninsular Ranges. This geographic scope of analysis is appropriate because the archaeological, historic-era built resources, and tribal resources within these areas are expected to be similar because of their proximity and shared historic and prehistoric context. In addition, similar environments, landforms, and hydrology would result in similar land-use—and thus, similar site types. Cumulative impacts to cultural resources in this area could occur if any other existing or proposed projects, in conjunction with the project, had or would have impacts on cultural resources that, when considered together, would be cumulatively significant.

No historical or unique archaeological resources are known to be located within the project area. Since the proposed project includes ground disturbance that will range from four to 15 feet in depth, there is the potential that the project may impact unknown subsurface cultural resources that could qualify as historical or unique archaeological resources. The potential construction impacts of the project, in combination with other projects in the area, could contribute to a cumulatively significant impact on cultural resources. Because the proposed project includes the implementation of Mitigation Measures CUL-1 through CUL-5, the project's contribution to potential cumulative impacts on archaeological or historical resources would be less than cumulatively considerable, and thus less than cumulatively significant.

No known fossil localities have been found on the project site. However, exposures of the Pauba Formation that is known to contain significant vertebrate fossils that could be impacted. The Pauba Formation is also located in the project vicinity and could be impacted by cumulative development. This potential cumulative impact to paleontological resources could be significant. Because the proposed project includes the implementation of Mitigation Measures CUL-6 through CUL-9, the project's contribution to potential cumulative impacts on paleontological resources would be less than cumulatively considerable, and thus less than cumulatively significant.

No known human remains exist on the project site. However, since the project includes excavation, it is possible, but unlikely, that construction activities could impact unknown human remains. The impact on human remains is also a potential for cumulative development. However, since the treatment of human resources is governed by Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, the potential to impact human remains would be less than cumulatively significant..

Significance after Mitigation: Less than significant.

Geology, Soils, and Seismicity

Geotechnical impacts are site-specific rather than cumulative in nature. Seismic events may damage or destroy a building on the project site, but the construction of a development project on one site would not cause any additional parcels to become more susceptible to seismic events, nor can a project affect local geology in such a manner as to increase risks regionally. As a result, the cumulative setting for fault rupture, fault seismicity, subsidence or collapse of soils, and expansive or corrosive soils for this project is the project boundaries. The cumulative setting for soil erosion or loss of topsoil includes the project site as well as areas downgradient of the project site (i.e., the I-15 and areas on the west side of the I-15.

The project site is located in a seismically active region with the active Elsinore Fault Zone located near the vicinity of the project site (i.e., less than two miles). The Elsinore Fault is identified as an Alquist-Priolo Earthquake Zone (AP Zone). The Elsinore Fault consists of multiple strands and is divided into seven sections. The portions of the Elsinore Fault that runs through the City are known as the Wildomar and the Glen Ivy South Faults. The Wildomar Fault is considered part of the AP Zone; however, the Glen Ivy Fault, which lies close to the northeastern corner of the project site is not considered an AP fault zone by the State.

Development of the proposed project includes a minimum setback of 50 feet from the Glen Ivy fault trace; and therefore, the potential for surface fault rupture to result in damage, destruction or injury to future development would be reduced to less than significant. Because the cumulative effect is defined by the project boundary and no additional related projects are within the project boundary, the cumulative fault rupture impact would be less than significant.

The project could expose people and structures on the project site to potentially adverse effects associated with earthquakes including seismic groundshaking and seismic-related ground failure. The City would require that all construction meet the latest standards of the California Building Code (CBC) for construction which considers proximity to potential seismic sources and the maximum anticipated groundshaking possible. Therefore, the proposed project would be in accordance with applicable City Ordinances and policies and consistent with the more recent version of the CBC, which requires structural design that can accommodate ground accelerations expected from known active faults and reduce impacts to groundshaking and seismic-related ground failure to less than significant. Because the cumulative effect is defined by the project boundary and no additional related projects are within the project boundary, the cumulative impact from seismic groundshaking and seismic-related ground failure would be less than significant.

During construction activities, the project could result in soil erosion and loss of topsoil; however, the project would be required to implement the construction best management practices (BMPs), that would be detailed in the Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit from the National Pollution Discharge Elimination System program for sites greater than one acre. Each individual development project would be required to prepare a Water Quality Management Plan (WQMP) as required by the City. These SWPPPs, BMPs, and WQMPs are developed on a project-specific basis, and the specific criteria that would be

contained within them would vary from one project to another. However, at minimum, typical examples of construction BMPs could include installation of silt fences, hay bales or application of soil stabilization measures on exposed areas that are designed to minimize the potential for erosion to occur. The implementation of these required BMPs would reduce potential soil erosion and loss of topsoil so that the cumulative impact would be less than significant.

The proposed improvements to the project site could be subject to subsidence or collapse of soils. However, the project is required to adhere to City building codes requirements that require engineering techniques such as the use of engineered fill, surcharging, wick drains, compaction requirements, structural slabs, hinged slabs, flexible utility connections, and utility hangers to reduce potential impacts. Because the cumulative effect is defined by the project boundary and no additional related projects are within the project boundary, the potential for subsidence or collapse impacts would be less than cumulatively significant.

The project site contains soils that were found to have a low to very low potential for expansion based on laboratory testing taken during the geotechnical investigation. Despite the relatively low potential for expansion, standard geotechnical practices would assume conservative approaches to provide design measures to minimize the potential for expansion to adversely affect proposed improvements. Replacement of native soils with engineered fill or addition of soil amendments are effective means of mitigating expansive soils. As a requirement of the California Building Code, the applicant would be required to complete a final geotechnical investigation that includes site-specific recommendations to address potentially expansive soils. The project could also be exposed to corrosive soils; however, the selective use of the engineering characteristics of backfill materials could reduce potential effects to less than significant. Because the cumulative effect is defined by the project boundary and no additional related projects are within the project boundary, the potential for soil expansion and corrosive soils impacts would be less than cumulatively significant.

Significance Determination: Less than significant.

Greenhouse Gas Emissions and Climate Change

Global climate change is a change in the average weather on Earth that can be measured by wind patterns, storms, precipitation, and temperature. Therefore, the geographic scope for the analysis of cumulative construction and operational related impacts resulting from the emissions of GHG is worldwide. Construction and operation of the proposed project would incrementally contribute to GHG emissions along with past, present, and future activities, and the CEQA Guidelines acknowledge this is a cumulative impact. As such, impacts of GHG emissions analyzed under the project level impacts of this EIR also represent the cumulative analysis. Annual emissions of GHGs from project implementation would generate GHG emissions that exceed the SCAQMD guideline threshold of 3,000 MT CO_2e annually, could conflict with the applicable Scoping Plan and Western Riverside Council of Governments Climate Action Plan, and is considered a significant impact. Therefore, the proposed project's contribution to cumulative greenhouse gas emissions and conflicts with applicable plans is considered cumulatively significant. The project includes a number of project design features that would reduce greenhouse gas emissions. These

features are provided in Section 2, Project Description and are considered reasonable and feasible. No additional mitigation measures to reduce greenhouse gas emissions are feasible to implement with the proposed project.

Significance after Mitigation: Significant and unavoidable.

Hydrology and Water Quality

The cumulative setting for hydrology and water quality includes the Santa Margarita Watershed, which covers approximately 746 square miles, and the project site is located within the Santa Margarita Region (SMR). Implementation of the proposed project as well as cumulative development would result in increases in stormwater flow as well as degrade water quality during construction and operational activities through additional sources of polluted runoff.

The proposed project and cumulative development would include the use of construction equipment and construction-related chemicals such as fuels, oils, grease, solvents and paints. Construction activities that result in more than one acre of soil, which includes the proposed project and cumulative developments, are required to comply with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. In compliance with this permit, a Stormwater Pollution Prevention Plan (SWPPP) would be prepared and implemented, which would require erosion control, sediment control, non-stormwater and waste and material management BMPs, such as routine inspection and maintenance of equipment, that would prevent construction chemicals used on-site from washing into local water bodies. Prior to issuance of a grading permit for construction, the applicant of the proposed project as well as cumulative development would be required to submit a SWPPP that specifies the BMPs that would be used to prevent construction pollutants from contacting stormwater, with the intent of keeping sedimentation or any other pollutants from moving offsite and into receiving waters. Compliance with the NPDES Construction General Permit would reduce potential construction impacts to surface water quality to less than significant. Cumulative impacts to surface water quality would be less than significant. The proposed project's contribution to surface water quality impacts during construction activities would be less than cumulatively considerable and therefore less than significant.

Operational activities associated with the proposed project and cumulative development could adversely impact surface water quality. Pollutants to surface water could occur from pesticides, sediment, and nutrients from landscaping, fuels and metals from vehicles, and trash and debris. Each jurisdiction within the Santa Margarita Watershed is required to comply with the NPDES permit for the Municipal Separate Storm Sewer System (MS4). The NPDES MS4 permit requires source control BMPs to prevent pollution of stormwater runoff by preventing stormwater from coming into contact with potential pollutants such as sediment and chemicals. Structural and non-structural BMPs as well as treatment control BMPs are also required. Compliance with the NPDES MS4 permit would reduce potential cumulative impacts to surface water quality during operational activities to less than significant. The proposed project's contribution to surface water quality impacts during operational activities would be less than cumulatively considerable and therefore less than significant.

Implementation of the proposed project and cumulative developments would not substantially deplete groundwater supplies because the Elsinore Valley Municipal Water District (EVMWD) manages the groundwater basin's annual extraction and recharge. According to the EVWMD Urban Water Management Plan, water supply projections show that pumping would not exceed the annual recharge and pumping would not increase beyond current levels to the year 2035. In addition, the soils on the project site provide for extremely slow infiltration rates, and therefore, no substantial change in surface water infiltration on the project site would occur with the implementation of the project's impervious surfaces. Soils conditions on other cumulative project sites could result in a substantial change in infiltration. Therefore, together the project and cumulative development could result in a significant cumulative impact on groundwater supplies. However, the proposed project's contribution to groundwater supply impacts would be less than cumulatively considerable because groundwater pumping within the groundwater basin would not increase due to the project and infiltration rates on the project site are not substantial. Therefore, the project's cumulative impact on groundwater supplies is less than significant.

Construction and operational activities associated with the proposed project and cumulative development have the potential to alter the existing drainage patterns. Cumulatively, changes in existing drainage patterns could result in potential flooding, erosion, and sedimentation. However, during construction activities, the project and cumulative develop,ment are required to implement BMP in compliance with the NPDES Construction General Permit. In addition, during operational activities, BMPs are required to be in compliance with the NPDES MS4 permit. Therefore, potential cumulative impacts associated with the alteration of drainage patterns causing erosion, siltation or flooding would be less than significant. The proposed project's contribution to the alteration of drainage patterns causing erosion, siltation or flooding impacts during would be less than cumulatively considerable and therefore less than significant.

Implementation of the proposed project and cumulative development would introduce structures and people in areas that are currently undeveloped. Cumulatively, future development could be located within an existing flood zone or located in a dam failure inundation zone. If cumulative development is located in any of these hazardous areas, potential significant flooding impacts could occur. However, because the project site is not located in a flood zone or a dam failure inundation zone, the project's contribution to exposing people or structures to potential flooding impacts would be less than cumulatively considerable and therefore less than significant.

Significance Determination: Less than significant.

Hazards and Hazardous Materials

The cumulative geographic context for hazardous materials includes the project vicinity and all areas of the City of Wildomar, as well as area roadways used to transport hazardous materials. The proposed project has the potential to release hazardous substances and materials during transportation, construction or operation of the development. However, handling and use of these hazardous materials and the disposal of hazardous wastes would be required to follow the applicable laws and regulations of the federal and State government. The net result of compliance would be the reduction of risks and hazards to workers, the public, and environment to levels that

would be considered acceptable. Hazards and hazardous material impacts typically occur in a local or site specific context versus a cumulative context combined with other past, present, and future development projects because of the regulatory structure that minimizes releases to isolated incidents. Implementation of regulatory requirements of agencies such as Department of Toxic Substance Control, Regional Water Quality Control Board, Caltrans, and Riverside County Department of Environmental Health would similarly address site-specific hazards and emergency access and operation for all other existing projects and projects in the foreseeable future. As such, anticipated development projects (e.g., residential and commercial land uses) that would occur in the surrounding region would not significantly increase human health or safety risks. This impact is not considered cumulatively considerable because compliance with the regulatory requirements identified above ensures potentially hazardous conditions are regulated. Therefore, the proposed project would result in a less than significant cumulative impact.

The proposed project and cumulative development are not expected to impair the implementation of or interfere with the City's Emergency Plan because these projects are anticipated to provide greater access to sites that are currently undeveloped. In addition, the proposed project and cumulative projects are not expected to expose people or structures to wildland fires because these projects are not located in areas designated as wildland fire areas. Therefore, cumulative impacts would be less than significant. The project's contribution to potential impairment of the City's Emergency Plan or increase impacts from wildland fires would be less than cumulatively significant and thus less than significant.

Significance Determination: Less than significant.

Land Use and Planning

The setting for this cumulative analysis generally includes Wildomar, the surrounding cities, unincorporated areas of Riverside County, and all existing, proposed, approved, and planned projects in these areas. Development in the cumulative setting area would change the intensity of land uses in the region and would provide additional housing, employment and shopping opportunities.

Generally, land use conflicts are site-specific and do not result in cumulative impacts. Site-specific incompatibility issues are addressed and mitigated on a project-by-project basis through implementation of the City's General Plan policies and zoning regulations, as well as through the environmental review process. The proposed project would provide for development in an area of the city that is currently undeveloped. The land has been designated for Commercial Office (CO) development, since the adoption of the City's General Plan. The proposed project would consist of additional residential land uses with heightened density and would provide commercial retail opportunities for employment. This land use is compatible with the existing and anticipated development in the vicinity, which consists largely of residential communities and commercial retail areas. Therefore, development of the site, after the approval of the General Plan Amendment and Zone Code Change Amendment, is consistent with the City's expectations in this area. The proposed project would be consistent with the relevant regional goals and policies and consistent with the relevant General Plan policies of the City and would not result in land use

conflicts. Therefore, the project would not contribute to potential cumulatively considerable land use goal and policy impacts.

As stated above under Biological Resources, the proposed project could result in impacts to habitat conservation plans including the MSHCP for burrowing owls and riverine/riparian habitat and the HCP for the SKR. Both plans require payment of a mitigation fee to reduce potential impacts. Because the project site does not have occupied SKR, the payment of the mitigation fee for SKR would reduce the project's contribution to potential cumulative impacts on the SKR to less than cumulatively considerable, and thus less than cumulatively significant. Although the payment of the mitigation fee for the MSHCP is required, the potential presence of the burrowing owl and presence of riparian/riverine habitat on the project site would still result in a potential significant impact. Because the proposed project includes the implementation of Mitigation Measures BIO-1, BIO-2 and BIO-6, the project's contribution to potential cumulative impacts on the burrowing owl and riparian/riverine habitat would be less than cumulatively considerable and thus less than cumulatively significant.

Significance Determination: Less than significant.

Noise and Vibration

Cumulative noise assessment considers development of the proposed project in combination with ambient growth and other development projects within the vicinity of the proposed project. This cumulative development includes the same cumulative development evaluated in the traffic analysis. As noise is a localized phenomenon, and drastically decreases as distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulative noise impacts.

Development of the proposed project in combination with the related projects would result in an increase in construction-related and traffic-related noise in the City. However, each of the related projects would be subject to Section 9.48.040 of the City's Municipal Code, which establishes general exterior noise standards for different land use designations. In addition, construction activities associated with all related projects would also be subject to Section 9.48.020(I) of the City's Municipal Code, which states that sound emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling is exempt from the noise ordinance, provided that: 1) construction does not occur between the hours of 6:00 P.M. and 6:00 A.M. during the months of June through September; and 2) construction does not occur between the hours of 6:00 P.M. and 7:00 A.M. during the months of October through May. Although construction noise may be exempt, noise levels exceeding 85 dBA could be considered significant.

Construction noise is localized in nature and decreases substantially with distance. Consequently, in order to achieve a substantial cumulative increase in construction noise levels, more than one source emitting high levels of construction noise would need to be in close proximity to the proposed project. The nearest anticipated project to the project site is the proposed Wildomar Square Retail Center development, which consists of six buildings totaling 46,600 square feet on a 4.8-acre site located beyond 1,000 feet southwest of the project site and across from the I-15

Freeway. The next nearest related project would be the proposed Diversified Pacific Homes Development, which consist of the development of 51 single-family lots located approximately 1,300 feet northeast of the project site and beyond numerous existing intervening residential structures that are currently located west of George Avenue. Due to the distances of these two nearest related projects, and along with the intervening structures located between these two related projects sites and the project site (i.e., the I-15 Freeway and the numerous residential structures), a substantial increase in construction noise levels would not occur if construction for these two related projects occur at the same time as the proposed project. The proposed project would not result in a significant construction noise impact as discussed in Section 3.10, Noise and Vibration. Because the proposed project and related projects would not contribute to a substantial combined noise level, the project and related projects would result in a less than significant cumulative construction noise impact. Therefore, the project's contribution to cumulative construction noise would be less than cumulatively considerable and thus less than significant.

Cumulative development in the City may result in the exposure of people to or the generation of excessive groundborne vibration. As mentioned above, the nearest related projects to the proposed project are the proposed Wildomar Square Retail Center development, which is located beyond 1,000 feet southwest of the project site and across the I-15 Freeway, and the proposed Diversified Pacific Homes Development, which is located approximately 1,300 feet northeast of the project site and beyond numerous residential structures. Due to these distances, and the rapid attenuation of groundborne vibration, the proposed project and these two nearest related projects are not in close enough proximity to each other to affect the same sensitive receptors should construction for these two related projects occur at the same time as the proposed project. Only receptors located in the immediate vicinity of each construction site would be potentially impacted by each development. Construction activities associated with the proposed project and related projects would result in less than significant construction vibration impacts. Therefore, the project's contribution to cumulative construction vibration would be less than cumulatively considerable thus less than cumulatively significant.

Cumulative mobile source noise impacts would occur primarily as a result of increased traffic on local roadways due to implementation of the proposed project, ambient growth, and other developments in the City. Therefore, cumulative traffic-generated noise impacts have been assessed based on the contribution of the proposed project to the future cumulative base traffic volumes on the roadway segments located within and in proximity to the project area. The noise levels associated with existing traffic volumes and cumulative traffic volumes without and with the project are identified in **Table 4-2**.

As shown, cumulative development under build-out conditions with the proposed project would cumulatively increase noise levels that would exceed the noise increase criteria for 14 roadway segments. Therefore, the cumulative noise levels along the 14 roadway segments would be significant. To determine the project's contribution to these cumulative noise levels, an evaluation of build-out traffic noise levels without and with the project is provided in Table 4-2. As shown, there is one roadway segment that exceeds the noise level increase criteria. This segment is along Catt Road, north of Clinton Keith Road and there are existing residences located along the north side of this segment. Therefore, the project's contribution to the roadway noise levels would be

cumulatively considerable and thus cumulatively significant. It is noted that the anticipated cumulative traffic noise level along Catt Road, north of Clinton-Keith Road would be 64.8 dBA CNEL which is less than the City's 65 dBA CNEL residential noise compatibility guideline.

During operational activities related projects would not substantially increase noise levels on or immediately adjacent to the project site due to the distances and intervening structures between the nearest related projects and the project site as discussed previously. Because the proposed project could result in significant operational noise impacts due to the night time loading dock activities, mechanical HVAC equipment, trash pick-up and parking lot cleaning activities, the project's contribution to cumulative operational noise impacts would be cumulatively considerable and thus cumulatively significant.

Cumulative development in combination with ambient growth and other development would increase noise levels along I-15 and onto the project site. The project's proposed location of exterior recreational space within Parcel 3 and commercial restaurant dining patios could experience significant cumulative noise impacts. The project's contribution to the cumulative noise impacts would be cumulatively considerable and thus cumulatively significant.

Cumulative development in combination with ambient growth and other development would expose the proposed residence's interior areas to noise levels; however, these noise levels would be adequately attenuated through compliance with the California Building Code which requires the use of dual-paned windows that would provide adequate exterior to interior noise attenuation. The proposed project and related projects would result in less than significant cumulative noise impacts on the interiors fo the proposed residential units. Therefore, the project's contribution to the cumulative noise impacts on the interiors of the proposed residential units would be less than cumulatively considerable and thus less than cumulatively significant.

Mitigation Measures:

Implementation of Mitigation Measures NOI-1 through NOI-4 and NOI-6 is required. Although not require because the impact would be less than significant, the implementation of Mitigation Measure NOI-5 would ensure that interior noise levels within the proposed residential units would meet the interior noise standards.

Significance after Mitigation: Significant and unavoidable for the increase in cumulative traffic noise levels on existing residences along Catt Road, north of Clinton-Keith Road. No feasible measure is available to reduce this potential impact. Furthermore, although the noise level increase is significant, the noise level is below the City 65 dBA CNEL noise standard for residential uses.

TABLE 4-2
CUMULATIVE ROADWAY NOISE LEVELS WITH PROJECT

Roadway	Roadway Segment	Noise Levels in dBA CNEL[a]								
		Existing Traffic Volumes	Build-out Conditions without Project Traffic Volumes	Build-out Conditions with Project Traffic Volumes	Cumulative Increase (Existing vs. Buildout with Project)	Applicable Cumulative Significance Threshold[b]	Cumulative Significant Increase?	Project Contribution to Cumulative Increase (Buildout with vs. without Project)	Applicable Project Significance Threshold[c]	Project Contribution Significant?
Clinton Keith Road	East of Copper Craft	70.2	75.0	75.0	4.8	1.5	**Yes**	0.0	1.5	No
	Copper Craft Smith Ranch Rd.	70.2	74.1	74.4	4.2	1.5	**Yes**	0.3	1.5	No
	Smith Ranch Rd- Inland Valley Drive	70.7	74.0	74.4	3.7	1.5	**Yes**	0.4	1.5	No
	Inland Valley Dr-George Ave	72.4	74.7	75.3	2.9	1.5	**Yes**	0.6	1.5	No
	George Av-Catt Road	73.0	75.1	75.7	2.7	1.5	**Yes**	0.6	1.5	No
	Catt Rd-I-15	74.0	75.9	76.3	2.3	1.5	**Yes**	0.4	1.5	No
	I-15-Hidden Spring Rd	73.5	75.4	75.7	2.2	1.5	**Yes**	0.3	1.5	No
	Hidden Hills-Palomar	72.4	74.8	75.1	2.7	1.5	**Yes**	0.3	1.5	No
	Palomar-Grand	71.0	72.8	73.0	2.0	1.5	**Yes**	0.2	1.5	No
	W of Grand	70.2	71.3	71.5	1.3	1.5	No	0.2	1.5	No
Copper Craft Drive	North of Clinton Keith	57.8	59.0	60.9	3.1	5.0	No	1.9	5.0	No
Spinning Wheel Drive	South of Clinton Keith	57.8	59.0	60.6	2.8	5.0	No	1.6	5.0	No
Smith Ranch Road	North of Clinton Keith	60.9	62.2	63.2	2.3	3.0	No	1.0	3.0	No
Inland Valley Drive	South of Clinton Keith	68.1	69.4	70.3	2.2	1.5	**Yes**	0.9	1.5	No
George Avenue	South of Clinton Keith	63.5	64.3	64.3	0.8	3.0	No	0.0	3.0	No
	Clinton Keith-Depasquale Road	64.1	65.2	65.3	1.2	3.0	No	0.1	1.5	No
	North of Depasquale	63.2	64.4	65.5	2.3	3.0	No	1.1	3.0	No

TABLE 4-2
CUMULATIVE ROADWAY NOISE LEVELS WITH PROJECT

Roadway	Roadway Segment	Noise Levels in dBA CNEL[a]								
		Existing Traffic Volumes	Build-out Conditions without Project Traffic Volumes	Build-out Conditions with Project Traffic Volumes	Cumulative Increase (Existing vs. Buildout with Project)	Applicable Cumulative Significance Threshold[b]	Cumulative Significant Increase?	Project Contribution to Cumulative Increase (Buildout with vs. without Project)	Applicable Project Significance Threshold[c]	Project Contribution Significant?
Hidden Springs Road	South of Clinton Keith	61.8	66.5	66.5	4.7	3.0	**Yes**	0.0	1.5	No
	North of Clinton Keith	69.1	70.1	70.5	1.4	1.5	No	0.4	1.5	No
Palomar Street	South of Clinton Keith	69.3	70.7	70.8	1.5	1.5	**Yes**	0.1	1.5	No
	North of Clinton Keith	70.8	72.5	72.6	1.8	1.5	**Yes**	0.1	1.5	No
Catt Road	South of Clinton Keith	64.0	64.9	65.0	0.8	3.0	No	0.1	3.0	No
	North of Clinton Keith	58.9	60.3	64.8	5.9	5.0	**Yes**	4.5	3.0	**Yes**
Depasquale Road	George Av-Westpark St	55.1	56.3	59.5	4.4	5.0	No	3.2	5.0	No

[a] Values represent noise levels at 50 feet from the centerline of each roadway.
[b] For purposes of this cumulative analysis, a substantial cumulative noise increase under the build-out conditions with project traffic volumes is defined as an increase of 5.0 dB, or greater where the existing noise levels are less than 60 dBA. Where the existing noise levels range from 60- 65 dBA, a cumulative (i.e., build-out conditions with project traffic volumes) increase of 3.0 dB or greater would be considered a substantial increase. Where the existing noise levels exceeds 65 dBA, a cumulative (i.e., build-out conditions with project traffic volumes) increase of 1.5 dB or greater would be considered a substantial increase.
[c] For purposes of the analysis of the project's contribution to cumulative noise levels, a substantial increase under the build-out conditions with project traffic volumes is defined as an increase of 5.0 dB, or greater, where the noise levels under the build-out conditions without project traffic volumes are less than 60 dBA. Where the noise levels under the build-out conditions without project traffic volumes range from 60- 65 dBA, a project (i.e., build-out conditions with project traffic volumes) increase of 3.0 dB or greater would be considered a substantial increase. Where the existing noise levels exceeds 65 dBA, a project (i.e., build-out conditions with project traffic volumes) increase of 1.5 dB or greater would be considered a substantial increase.

SOURCE: Giroux & Associates, 2015 and ESA, 2016.

Recreation

The cumulative setting for parks and recreation consists of the City of Wildomar's jurisdictional boundary, which encompasses 13.2 square miles. Any existing, planned, proposed, approved and reasonably foreseeable development in the city could contribute to cumulative impacts.

The project in combination with other cumulative development in the project area would increase the use of existing parks within the project vicinity. For all residential projects, the City requires three acres of parkland per 1,000 people or in-lieu fees, which are defined in the municipal code. These fees help the City maintain its parkland ratios and to keep the existing parks well-maintained even with increased demand. The City of Wildomar has adopted its own Development Impact Fee (DIF) Study, which includes parkland acquisition fees, $421.48 per each multi-family residential dwelling unit would be required. The project, in combination with other future development is not anticipated to result in a substantial deterioration of the City's park and recreational facilities as long as the DIF parkland acquisition fees are paid and in effect at the time of building permit issuance, and would not be cumulatively considerable.

Significance Determination: Less than Significant.

Population and Housing

The setting for the cumulative analysis generally includes the City of Wildomar cumulative projects listed in Table 4-1. The total number of units currently proposed, approved, under construction, or recently completed is about 3,066 residential units. The total number of commercial/retail/office space is about 650,000 square feet. Based on an average household of 3.3 people, the cumulative projects would result in about 10,118 residents. Based on a generalized factor of one employee per 500 square feet of commercial/retail/office, the cumulative projects would result in about 1,300 employees. Two schools are also proposed to accommodate 764 students. Assuming 20 students per classroom, there would be 38 teachers plus an additional 12 administrative staff. The total employees anticipated from the cumulative projects are about 1,350 employees. With the addition of the proposed project, the cumulative projects and the proposed project would result in 3,257 residential units (3,066 + 191), 10,748 residents (10,118 + 630) and 1,587 employees (1,350 + 237). Both the cumulative development and the proposed project within the City of Wildomar would result in substantial, direct population growth through the construction of new housing units and the creation of new employment opportunities. Additionally, such development could result in indirect growth through the extension of existing and the construction of new roadways and infrastructure. However, as discussed in section 3.11, *Population and Housing,* the proposed project's potential to result in direct growth inducement is considered a less than significant impact on its own due to the inclusion of retail employment opportunities which are expected to be filled by the existing labor force, thus reducing the number of employees living within the City and be required to leave the City to find employment. The proposed project would not induce growth not already considered in the population forecasts for the City. Therefore, the project's contribution to potential environmental impacts from the inducement of population and housing growth would be less than cumulatively considerable, and thus less than significant.

Significance Determination: Less than significant.

Public Services

The proposed project would increase the demand on the City's public service providers, including police and fire protection, emergency services, schools, parks, libraries, and hospitals. The proposed project in combination with the other related cumulative projects would result in additional new residents to the service areas of the public service providers. The proposed project, as well as all future development projects in the vicinity would be required to pay development impact fees for fire and police protection, as well as for schools, to help offset the demand for additional staff or equipment generated by these projects. Projects within the City of Wildomar would also be required to dedicate land or pay fees for parkland acquisition as well as a park improvement fee.

Fire Protection Services

The cumulative setting for fire protection services includes the City of Wildomar. The cumulative setting includes all existing, planned, proposed, approved, and reasonably foreseeable development in the City that could potentially place demand on fire protection services or could be expected to place demand on services in the future.

Future City growth would increase demand on fire protection personnel or equipment. The fire department evaluates the adequacy of their staffing and equipment on a periodic basis to ensure appropriate service capacity is provided. All present and future development projects that would occur within the City would be required to participate in the City's development impact fee program for fire stations and any cumulative impacts resulting from increased need for fire protection services would be offset by development fees on a project specific basis. Based on the cumulative list provided in Table 4-1, there are about 3,066 proposed, approved, not yet constructed, and recently constructed residential units within the City. Based on a persons-to-housing unit ratio of 3.3, the cumulative development could result in a population of about 10,118 people. Based on the 2012 RCFD annual report of 1,820 incidents within the City, there was one incident for each 17.68 people. Therefore, with a population increase of 10,118 people, cumulative development could generate an estimated 572 annual incidents. This increase in incidents could require the construction or expansion of existing fire stations to adequately serve cumulative development. The construction or expansion of fire stations could result in significant cumulative environmental impacts. Because the project would result in a demand of 35 annual incidents, this addition of incidents to the existing incidents as well as the overall cumulative incidents would be less than cumulatively considerable. Thus the proposed project would result in a less than significant cumulative impact.

Police Protection

The cumulative setting for law enforcement services includes the RCSD service area within the current Wildomar city limits. The cumulative analysis includes all existing, planned, proposed, approved and reasonably foreseeable development in the City

Based on the cumulative list provided in Table 4-1, there are about 3,066 proposed, approved, not yet constructed, and recently constructed residential units within the City. Based on a persons-to-housing unit ratio of 3.3, the cumulative development could result in a population of about 10,118 people. According to the RCSD's recommended service ratio of 1 sworn law enforcement personnel for every 1,000 residents, cumulative development could result in the need for an additional 10 sworn law enforcement personnel to service the City. The addition of commercial, retail, and office uses may also increase in the need for new police personnel.

The addition of 10 new sworn law enforcement personnel is not expected to result in the need for expanded or new sheriff building facilities; however, new patrol cars would be required. The payment of development impact fees would offset increased demands on the police department and would ensure that adequate police facilities and infrastructure (including new police personnel and equipment) as the need arises. The development projects within the City would be evaluated on a project-specific basis to determine appropriate safety features within each project to assist in reducing the potential demand for police services. Because the project would result in the need for less than one new officer and would provide developer impact fees, the project's contribution to cumulative impacts on police services would be less than cumulatively considerable, thus less than cumulatively significant.

Schools

The cumulative setting for public school impacts includes the district boundaries for the LEUSD for grade school services. The LEUSD serves a 131.78-square mile area that includes Wildomar, including the project site. Any existing, planned, proposed, approved and reasonably foreseeable development in the cumulative setting could result in cumulative impacts.

According to the LEUSD, there are nearly 29,000 units that have either been approved or in various planning stages within its boundary. Based on a worst-case student generation for the future residences which assumes the single family residential student generation ratios of 0.2865 for elementary, 0,1446 for middle school, and 0.1911 for high school, the addition of about 29,000 residential units within the school district could result in the generation of 8,309 elementary school students, 4,193 middle school students, and 5,542 high school students. With the potential to substantially increase the number of students within the LEUSD, cumulative development would result in the need for new and expanded school facilities. The construction and operation of new and expanded school facilities could result in cumulative environmental impacts. As cumulative development projects are issued building permits, each development would be required to pay a school fee for the provision of school services pursuant to Senate Bill 50. The fee would provide for school services and reduce the effect of cumulative development. Because the proposed project would result in the generation of 48 new elementary, middle, and high school students, and the project would pay the school impact fee, the proposed project's contribution to cumulative impacts on school services would be less than cumulatively considerable, and thus less than cumulatively significant.

Parks

The cumulative setting for parks and recreation consists of the City of Wildomar's jurisdictional boundary, which encompasses 13.2 square miles. Any existing, planned, proposed, approved, and reasonably foreseeable development in the City could contribute to cumulative impacts.

The project in combination with other cumulative development in the Project area would increase the use of existing parks within the Project area. Based on the cumulative projects list provided in Table 4-1, about 3,066 units resulting in about 10,118 residents could be constructed within the City. With the addition of 10,118 residents and based on a ratio of 3 acres of parkland per 1,000 residents, cumulative development could result in the demand for about 30 acres of parkland. The proposed project could result in the demand for about 2 parkland acres. Based on the current parkland surplus of about 224 acres, cumulative development and the proposed project would result in less than significant cumulative impacts to park facilities. Furthermore, as each future development is issued building permits, each development would be require to dedicate land for a park or pay a park fee as well as pay a park improvement fee. The proposed project's contribution to potential cumulative impacts to park facilities would be less than cumulatively considerable and thus less than cumulatively significant.

Libraries

The geographic area in which cumulative effects to libraries could occur would be the Riverside County Library System that serves approximately 2,189,641 residents within the County. Development of the proposed project in combination with other future development projects in this service area would increase the need for library services. As development occurs within Riverside County, property and sales taxes would increase and a portion of these taxes would be allocated to the County of Riverside. The County would determine the appropriate funding needed to provide increased library services through the Riverside County Library System. This indirect funding is expected to provide adequate library services for cumulative development throughout the County. The proposed project would result in the demand for library services from 630 future residents. Due to the nominal increase in project population that would demand library services, the project's contribution to cumulative impacts on library services would be less than cumulatively considerable, thus less than cumulatively significant.

Hospitals

The geographic area in which cumulative effects to hospitals could occur would be the southwest portion of Riverside County that is currently served by four hospitals. As cumulative growth occurs within the southwest portion of the County, additional demand on hospital services would occur. Recently, the Temecula Valley Hospital was added to the region to provide medical services. As demand increases, the County, as well as private corporations, would continue to evaluate the demand for hospital services. It would be speculative to determine where future hospital would be constructed and therefore, would be speculative to determine if the future construction of hospital could result in significant environmental effects. The proposed project would generate 630 new residents which could be considered nominal compared to the population of southwest Riverside County that includes about 276,000 people within the cities of Wildomar, Menifee, Temecula, Lake Elsinore, and Hemet alone and not including other areas

within southwest Riverside County. Therefore, the project's contribution to potential cumulative effects on hospital services would be less than cumulatively considerable, and thus less than cumulatively significant.

Significance Determination: Less than significant.

Recreation

The cumulative setting for recreation includes the City of Wildomar's jurisdictional boundary, which encompasses 13.2 square miles. Any existing, planned, proposed, approved, and reasonably foreseeable development in the City could contribute to cumulative impacts.

The project in combination with other cumulative development in the project area would increase the use of existing recreational amenities within the City as well as in areas in the vicinity of the City. However, this increase in use would be offset with the payment of the City's in-lieu fees for the acquisition of new park land. Although new park land could be acquired with the in-lieu fees, cumulative development could result in significant recreation impacts. As discussed in Section 3.11, the proposed project includes recreational uses to reduce the need for project residents to substantially increase the use of recreational amenities off of the project site. Because the proposed project would not substantially increase the use of offsite recreational facilities or require the need to construct or expand existing recreational facilities that would result in adverse physical effects on the environment, the project's contribution to cumulative recreational impacts would be less than cumulatively considerable and thus less than cumulatively significant.

Significance Determination: Less than significant.

Transportation and Traffic

Future year traffic forecasts were based on three years of background (ambient) growth at 2 percent per year for 2017 traffic conditions. The total ambient growth is 6 percent for 2017 conditions. This ambient growth rate is added to existing traffic volumes on surrounding roadways, in addition to traffic generated by the development of future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies.

The Horizon Year (2035) traffic condition scenarios analyzed in Section 3.14, Transportation and Traffic, relies on the Riverside County Travel Demand Model (RIVTAM) to forecast traffic condition factors in the project area with and without build-out of the proposed project. The RIVTAM model builds in regional growth projections as well as estimates of future development, and therefore, these analyses are inherently cumulative.

As discussed in Impacts 3.14-1, 3.14-2, 3.14-3 and 3.14-4 in Section 3.14, Transportation and Traffic, the project's contribution to significant cumulative impacts on study area intersections, ramps and mainline segments would be cumulatively considerable and thus cumulatively significant.

Construction activities associated with cumulative development and the proposed project could be temporarily blocked or subject to detours and delays, which could temporarily affect emergency access. The potential cumulative impact on emergency access could be significant. The project's contribution to emergency access would be cumulatively considerable and thus cumulatively significant.

As cumulative development and the proposed project are implemented, levels of service on the I-15 intersections, ramps, and mainline segments, CMP roadway facilities, would degrade to unacceptable levels and result in significant impacts. The project's contribution to impacts on I-15 intersections, ramps, and mainline segments would be cumulatively considerable and thus cumulatively significant.

Mitigation Measures:

Implementation of Mitigation Measures TRA-1, TRA-2, TRA-3, TRA 4 and TRA-5 is required.

Significance after Mitigation: Significant and unavoidable. The project applicant would provide the project's fair share toward the improvements required at I-15 Northbound and Southbound Ramps/Baxter Road interchange. However, the traffic signals and eastbound right turn lane improvements are considered to be interim. These improvements would be provided as part of the ultimate interchange improvement, but the interim improvements are not currently funded. Because funding for the interim improvements is uncertain, the City cannot guarantee that the proposed improvements would be constructed as proposed above. Therefore, the project's contribution to cumulative impacts at the I-15 Northbound and Southbound Ramps/Baxter Road interchange would remain cumulatively considerable and therefore the impact would be significant and unavoidable.

To reduce potential impacts on the Northbound and Southbound I-15, north and south of Clinton Keith Road, a fourth and fifth freeway mainline lane is required. The widening of I-15 is considered infeasible because this improvement is under the jurisdiction of the Federal Highway Administration and widening of the I-15 has not been funded. There is no mechanism for a project applicant to provide a fair share contribution toward the future widening of I-15. Therefore, the City cannot ensure that widening would occur to reduce the impact. The project's contribution to cumulative impacts on the I-15 would remain cumulatively considerable and therefore the impact would be significant and unavoidable.

Utilities

The Elsinore Valley Municipal Water District (EVMWD) provides water and sewer services to the City of Wildomar. The cumulative effect on these services would result from development that is projected within the EVMWD service area.

The EVMWD estimates that the average water demands within its service area will be 59,991 AFY while the available water supply sources for the EVMWD in 2035 will be 70,581 AF. Therefore, EVMWD will have an excess water supply of 10,590 AF in 2035 and the cumulative effect on water supply would be less than significant. The projected demand for water is based on

population projections within the EVMWD. The proposed project will result in a General Plan amendment that would increase the number of residents on the project site. However, the increase in water demand from the proposed project would be 90,602 gpd which represents 101 AFY. This increase in water use would represent 0.9 percent (101 AF/10,590 AF) of EVMWD's excess water supply in 2035. Therefore, the project's water demand would be less than cumulatively considerable and thus less than cumulatively significant.

EVMWD estimates that the total wastewater flow to the Regional WWTP will be about 16.74 mgd in 2030. The current treatment capacity of the Regional WWTP is 8 mgd and therefore cumulative development could result in a significant impact of wastewater treatment services. The proposed project would result in the generation of 89,850 gpd which represent 0.9 mgd. EVMWD currently has 2.0 mgd of available treatment capacity. Although the project would contribute to the cumulative impact on treatment services at the Regional WWTP, the project's contribution would be less than cumulatively considerable and therefore less than significant.

As of 2013, the remaining capacity at the El Sobrante Sanitary Landfill was 109,000,000. According to the County of Riverside and based on growth estimates within the County of Riverside, it is anticipated that the landfill will be available to accept solid waste until the year 2045. Therefore, growth anticipated to occur within the County could be accommodated by the El Sobrante Landfill Sanitary Landfill. The proposed project would result in the generation of 881 tons of solid waste per year and an estimated 17,620 tons of solid waste over a 20-year period. Because the project would represent about 0.02 percent of the current landfill's remaining capacity, the project's impact would be less than cumulatively considerable and thus less than significant.

The cumulative effect from the use of energy would occur from the implementation of future growth within California. As California grows, the demand for natural gas, electricity and petroleum will increase. State and federal regulations have contributed to the reduction of energy as development occurs. These regulations include automobile efficiencies related to the use of gasoline and Title 24 that reduces the use of energy within structures. The current state and federal regulations would reduce the inefficient, wasteful and unnecessary consumption of energy. As a result, cumulative development resulting from growth would result in a less than significant cumulative impact related to energy use. Because the proposed project includes the incorporation of energy reduction design features as described in Chapter 2 in this EIR (i.e., Greenhouse Gas Reduction Design Features), the project would result in a less than cumulatively considerable use of energy, and therefore a less than cumulatively significant impact.

Significance Determination: Less than significant.

References

Source: City of Wildomar. 2015. *Commercial Project Development List and Residential Project Development List (Effective Date: August 10, 2015)*. Website: http://www.cityofwildomar.org/uploads/files/maps/Cumulative%20Dev%20Project%20Matrix-Exhibits-Web%20Version%208-10-15.pdf. Accessed on January 16, 2016.

CHAPTER 5
Other CEQA Considerations

5.1 Areas Found not to Be Significant

As required by Section 15128 of the CEQA Guidelines, an EIR shall contain a brief discussion stating the reasons why various possible significant effects of a project were determined not significant and are therefore not discussed in detail in the EIR. In accordance with the CEQA Guidelines, this section discusses the environmental issue areas where impacts were found to not be significant. These discussions address the CEQA Guidelines Appendix G Checklist questions for each of the environmental topic areas.

Agricultural Resources

The project site is located in western Riverside County, on the eastern portion of the City of Wildomar. The project site is bounded by the I-15 to the west, Depasquale Road (single-family residential tracts) to the north, a single family residential tract to the east, and Catt Road to the south (beyond is an undeveloped lot). The project site is currently undeveloped and vacant, but has been disturbed by human activities for the past several decades. The landscape features at the project site consists of a down-slope linear shape, with two to eight percent slope. The main hazard on the project site is the risk of erosion unless close-growing plant cover is maintained.

There are four types of soil found on the project site, as identified by the U.S. Department of Agriculture Natural Resources Conservation Service, Web Soil Survey. The following soils have been classified on the project site: Greenfield sandy loam, Hanford coarse sandy loam, Monserate sandy loam, and Placentia fine sandy loam. Land capability classification for the project site ranges includes 2e and 4e classifications for irrigated land, and 3e, 4e, and 6e classifications for non-irrigated lands. The land is considered prime farmland if irrigated for the Greenfield sandy loam and the Hanford coarse sandy loam. However, according to the California Department of Conservation's Farmland Mapping and Monitoring Program, the project site is classified as Farmland of Local Importance. Farmland of Local Importance is soil that would be classified as prime and statewide farmland but lacks available irrigation water (California Department of Conservation, 2010).

The project site is classified as Non-Enrolled Lands on California Department of Conservation Williamson Act maps (California Department of Conservation, 2008). As such, no lands under a Williamson Act contract are on or near the project site. Because no agricultural resources have

been identified within the vicinity of the proposed project, no direct or indirect impacts on agricultural resources would occur from implementation of the proposed project.

The proposed project would not be located on land zoned by the City of Wildomar as forestland or timberland. As discussed, the proposed project has not been designated Farmland, and the proposed project does not conflict with an existing Williamson Act contract. As a result, no land within the project site would be converted to non-forest or nonagricultural use and no impact would occur.

Mineral Resources

The California Surface and Mining Act of 1975 requires the classification of land into Mineral Resource Zones (MRZs) according to the land's known or inferred potential to contain mineral resources (California State Mining and Geology Board, 2000). The project site has been classified as MRZ-4 (California Department of Conservation, 1985). MRZ-4 is defined as areas where geologic information does not rule out either the presence or absence of mineral resources. MRZ-4 is commonly applied to areas of unknown mineral potential that occur within a broader favorable terrain known to host economic mineral deposits.

The following are the three general categories of general categories of geologic mineral resources that may be present in the project site:

1. Construction Mineral Materials: Sand, gravel, and crushed rock. The federal land management agencies, including the BLM, USFWS, and BOR, refer to these as "saleable mineral resources."
2. Metallic and Rare Minerals: Gold, silver, platinum, iron, copper, lead, zinc, gemstones, and semiprecious materials. The federal land management agencies refer to these as "locatable mineral resources."
3. Leasable Mineral Resources: Oil, coal, sodium, potassium, and geothermal resources. The federal land management agencies refer to these as "leasable mineral resources."

It is possible that any of the three resource categories listed above may be present on the project site classified as MRZ-4. The classification of MRZ-4 does not rule out either the presence or absence of mineral resources and the classification is also commonly applied to areas that occur within a broader favorable terrain known to host economic mineral deposits.

Although there is potential for some mineral resources to exist in and around the project site, the proposed project would not significantly reduce the availability of known mineral resources. There are no mining claims on or immediately adjacent to the project site (USGS, 2014). Thus, no impact would occur related to the loss of availability of a known mineral resource, either of regional or local importance.

5.2 Growth Inducement

CEQA Guidelines Section 15126.2(d) requires that an environmental impact report (EIR) evaluate the growth-inducing impacts of a proposed action. A growth-inducing impact is defined by CEQA Guidelines Section 15126.2 (d) as follows:

".the way in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth . . . Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also . . . the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively."

A project can have a direct and/or indirect growth inducement potential. Direct growth inducement would result if a project, for instance, involved the construction of new housing. A project would have indirect growth inducement potential if it established substantial new permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises) or if it would involve a construction effort with substantial short-term employment opportunities that would indirectly stimulate the need for additional housing and services to support the new employment demand. Similarly, a project would indirectly induce growth if it would remove an obstacle to additional growth and development, such as removing a constraint on a required public service. For example, a project providing an increased water supply in an area where water service historically limited growth could be considered growth inducing.

The CEQA Guidelines explain that the environmental effects of induced growth are considered indirect impacts of the proposed action. These indirect impacts or secondary effects of growth may result in significant, adverse environmental impacts. Potential secondary effects of growth include increased demand on other community impacts such as degradation of air and water quality, degradation or loss of plant and animal habitat, and conversion of agricultural and open space land to developed uses.

Typically, the growth-inducing potential would be considered significant if it stimulates human population growth or a population concentration above what is assumed in local and regional land use plans, or in projections made by regional planning authorities. Significant growth potential could also occur if the project provides infrastructure or service capacity to accommodate growth levels beyond those permitted by local or regional plans and policies.

As discussed below, this analysis evaluates whether the proposed project would directly or indirectly induce economic, population, or housing growth in the surrounding environment.

Direct Growth Inducing Impacts in the Surrounding Environment

A project would directly induce growth if it would remove barriers to population growth such as a change to a jurisdiction's General Plan and zoning code, which allows new residential development to occur. The proposed project would result in amendments to the General Plan and Zoning Code to allow for the proposed residential and commercial retail development. The proposed project is anticipated to increase the City of Wildomar's population by approximately 630 residents which is within the SCAG growth projections for the region.

The proposed project would provide employment opportunities, primarily through employment associated with the 118,760 sf of commercial retail development and two restaurant pads. Many of these employees would already be present in the region, living within the City of Wildomar or within the surrounding region. As such, the proposed project would not need to recruit substantial numbers of new employees who live elsewhere to the region. The construction of new commercial retail land uses would not cause direct population growth as the workforce already exists in the region. In addition, the proposed project is served by the existing infrastructure in the existing urban setting and any infrastructure upgrades would be to accommodate the proposed project.

The proposed project consists of the development of 191 single-family attached condominiums, 118,764 sf commercial retail center (one big-box and two-multi-tenant buildings) and two restaurant pads. The residential units provided by the proposed project would be expected to result in direct population growth. Growth inducement potential can be measured through evaluating consistency with regional growth projections. SCAG estimates that Wildomar's population will increase by an overall 9.1 percent to 53,700 persons by 2035, which would therefore accommodate the increases in population and housing anticipated by the proposed project. This growth would result in the potential for significant environmental effects (including on air quality, biological resources, cultural resources, greenhouse gas emissions, noise, and transportation/traffic), as noted in this EIR. Because the proposed project would include the construction of both residential and commercial uses, some of the additional demand for commercial uses that would be generated by the proposed residential uses could be accommodated on the project site. As stated above, the proposed commercial uses would result in a limited potential to demand housing for its employees because the majority of the employment opportunities would be low salary positions and would logically be filled by the local economy. Therefore, the implementation of the project would not result in a substantial inducement of growth off of the project site.

Indirect Growth Inducing Impacts in the Surrounding Environment

A project would indirectly induce growth if it would increase the capacity of infrastructure in an area in which the public service currently meets demand. Examples would be increasing the capacity of local utilities or roadway improvements beyond that needed to meet existing demand.

The proposed project would provide amendments to the General Plan and zoning code, which modifies the City's existing land use and could potentially increase the City's infrastructure to service the project site. The proposed project could potentially induce indirect population growth through the creation of jobs and increased residential opportunities. However, this growth is consistent with SCAG's projections for local and regional growth. As noted above, the proposed project would result in employment opportunities that would be primarily filled by the local economy. While development of the proposed project may require the addition of less than one police officer to maintain the City's General Plan personnel-to-population ratio of 1.0 officers per 1,000 people; this would not result in the need for a new police station. The proposed project would contribute to the funding of new roadway improvements. The provision of this funding would not be considered growth inducement because as each development is approved, each of them would need to provide its own funding toward the improvements. The proposed project would, therefore, not result in a substantial indirect growth inducement`.

5.3 Significant Irreversible Environmental Changes

Section 21100(b)(2)(B) of CEQA and Section 15126.2(c) of the CEQA Guidelines require that an EIR include a detailed statement setting forth "[a]ny significant effect on the environment that would be irreversible if the project is implemented." (Public Resources Code § 21100(b(2)(B). "Significant irreversible environmental changes" include the use of nonrenewable natural resources during the initial and continued phases of the project, should this use result in the unavailability of these resources in the future. Primary impacts and, particularly, secondary impacts generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with projects. Irretrievable commitments of these resources are required to be evaluated in an EIR to ensure that such consumption is justified (CEQA Guidelines §15126.2(c)).

Approval of the proposed project would cause irreversible environmental changes consisting of the following:

- Commitment of land that will be physically altered to create residential and commercial uses, roadways, and other side amenities. The relatively small commitment of land to these uses is considered less than significant when compared to other development in a local and regional context, and the surrounding urban built environment.
- Alteration of the human environment is a consequence of the development process. The proposed project represents a commitment of land to mixed uses, including residential, commercial retail, and restaurants, that change the existing vacant and undeveloped nature of the project site. Upon adoption of the General Plan Amendment, the project uses would be in conformance with the land use designations for the project site.
- Increased requirements of public utilities for the proposed project represents a permanent commitment of resources, such the commitment to provide water, sewer, gas and electricity; however, service providers have indicated that there are adequate supplies of these resources to serve the proposed project.

- Use of nonrenewable natural resources for the project construction and operations, such as diesel, gasoline, or oil for construction equipment and natural gas or other fossil fuels used to provide power and heating sources to the proposed residential and commercial uses represents a permanent commitment of resources. The energy consumed in developing and maintaining the site may be considered a permanent investment. The proposed project would not use nonrenewable fossil fuels at a greater rate than other typical residential and commercial projects. If the project were not to occur, similar resources would likely be used to develop the project site per the site's existing commercial office zoning. The proposed project would not increase the overall rate of use of any nonrenewable natural resource or result in the substantial depletion of any nonrenewable resource.
- Use of various renewable natural resources, such as water, lumber, and soil, for potential construction and operations represents a permanent commitment of resources. The proposed project is a relatively minor consumer of these supplies when compared to other local and regional users. The proposed project would not increase the overall rate of use of any renewable natural resource or result in the substantial depletion of any renewable resource.

CHAPTER 6
Alternatives to the Proposed Project

In accordance with CEQA Guidelines Section 15126.6, this Draft Environmental Impact Report (Draft EIR) contains a comparative impact assessment of alternatives to the project. The primary purpose of this section is to provide decision makers and the public with a reasonable range of feasible project alternatives that could attain most of the basic project objectives, but would avoid or substantially lessen any of the significant effects of the project.

CEQA Guidelines Section 15126.6 states:

Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment, the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project.

Analysis of three alternatives to the project is guided by the following considerations set forth under CEQA Guidelines Section 15126.6:

- An EIR need not consider every conceivable alternative to a project;
- An EIR should identify alternatives that were considered by the lead agency, but rejected as infeasible during the scoping process;
- Reasons for rejecting alternative include:
    - Failure to meet most of the basic project objectives;
    - Infeasibility; or
    - Inability to avoid significant effects.

Alternatives to a project must be considered even if they would impede, to some degree, the attainment of project objectives or be more costly (CEQA Guidelines Section 15126.6(b)). However, the range of alternatives addressed in an EIR need not be exhaustive, and is governed by a "rule of reason," which requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. Of the alternatives considered, the EIR need examine in detail only those that the lead agency determines could feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project. An EIR need not consider an alternative whose effects cannot be reasonably ascertained, whose implementation is remote and speculative, or an alternative that would not substantially lessen or avoid the significant effects of the project. CEQA Guidelines Section 15126.6(d) states that if an alternative would cause one or more significant effects in addition to those that would be caused

by the project as proposed, the significant effects of the alternatives shall be discussed, but "in less detail than the significant effects of the project as proposed."

CEQA Guidelines Section 15364 defines feasibility as "capable of being accomplished in a successful manner with a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." The determination of the feasibility of project alternatives may include, but is not limited to, factors such as: site suitability, economic viability, infrastructure availability, general plan consistency, regulatory and jurisdictional limitations, and whether the project proponent can reasonably acquire, control or otherwise have access to an alternative project site (CEQA Guidelines Section 15126.6(f)(1)).

A comparison of impacts associated with the project and alternatives is provided herein. In several cases, the description and severity of the impact may be the same under each scenario when compared with the CEQA Thresholds of Significance (i.e., both scenarios would result in a less than significant impact). However, the actual degree of impact may be slightly different under each scenario, and this relative difference is the basis for a conclusion of greater or lesser impacts. In addition, the alternatives analysis includes the assumption that all applicable mitigation measures associated with the project would be implemented with a given project alternative (e.g., Reduce Intensity Alternative).

An evaluation of a No Project Alternative is required by CEQA Guidelines Section 15126.6(e) and is included in this section as Alternative 1, No Project/Existing General Plan Land Use Alternative. An additional alternative, Alternative 2, Reduced Project Alternative is also analyzed and compared to the project.

Alternative 1: No Project/Existing General Plan Land Use Alternative: CEQA Guidelines Section 15126.6(e) requires that an EIR evaluate a "no project" alternative so that decisionmakers can compare the impacts of the proposed project with the impacts of not approving the proposed project. Generally, the "no project" analysis can either be a consideration of maintaining the project site in its current (undeveloped) condition. However, where, such as in the current situation, the project site has been designated for a particular land use under the General Plan and zoning, and it is reasonably foreseeable that based on the current General Plan land use designation, a future proposal could be submitted to the City consistent with the current land uses designated for the site, CEQA Guidelines Section 15126.6(e)(3)(C) also recommends that an analysis of what would reasonably be expected to occur on the project site should be included in the alternatives section.

The No Project/Existing General Plan Land Use Alternative would develop the site according to the current general plan land use designations for the site. The site is comprised of 27.6 acres of Commercial Office (CO) under the existing General Plan land use designation. Under the No Project Existing General Plan Land Use Alternative, the site could be developed with a variety of office uses and support services, with floor area ratios range from 0.35 to 1.0. However, this alternative assumes the construction of commercial office uses at a floor area ratio of 0.35 which would result in the site accommodating 420,790 square feet.

Alternative 2: Reduced Project Alternative: The Reduced Project Alternative would develop the project, but it would be reduced in density. Under this alternative, commercial and residential uses would each be reduced by 25 percent from that of the proposed project so that the potential significant unavoidable traffic noise impact on three existing residences along Catt Road could be reduced to less than significant. Therefore, there would be 143 multiple family attached townhomes and 88,765 square feet of commercial retail uses.

6.1 Significant, Adverse and Unavoidable Impacts

The proposed project would result in the following project and cumulative significant impacts which cannot be reduced to less than significant, even with the implementation of feasible mitigation measures.

Air Quality

- Air Quality Standards/Violations related to oxides of nitrogen (NOx).

Greenhouse Gas Emissions

- Generation of greenhouse gas emissions
- Conflict with the California Air Resources Board Scoping Plan and Western Riverside Council of Governments Subregional Climate Action Plan.

Noise

- Increase traffic noise level along Catt Road adjacent to three existing residences.

Traffic

- Increase in traffic volumes at the I-15 Northbound and Southbound Ramps/Baxter Road interchange intersections and ramps as well as the I-15 freeway mainline north and south of Clinton Keith Road.

6.2 Project Objectives

The City of Wildomar and the project applicant have developed the following objectives for the proposed project:

- To provide a mixed-use project that emphasizes pedestrian accessibility between the very high density residential component and the commercial component.
- To provide a mixed use community that contains residential and commercial elements in an integrated design that is both complimentary to each other as well as complimentary to existing development in the project area.
- To provide a mix of housing opportunities affordable to residents of Wildomar.
- To provide Very High density housing to increase the diversity of housing stock in the City consistent with the City's Land Use Element and Housing Element.

- To create a walkable community for visitors, employees and residents through the provision of new pedestrian and biking paths.
- To encourage sustainable development through the use of materials that promote sustainability and minimize the project's carbon footprint.
- To increase the variety of retail services in the City of Wildomar, including new restaurant uses.
- To provide development that helps diversify and increase revenue sources and employment opportunities within the City.

6.3 Alternatives Considered and Withdrawn:

6.3.1 Alternative Site

The development of the proposed project on an alternative site was not considered feasible, because no other sites are owned or controlled by the project proponent. No other sites were identified that would support the project and meet the project objectives based on size, configuration, location, and proximity to existing infrastructure. Furthermore, the use of an alternative site would be expected to result in the same or similar environmental impacts to air quality as the project. Accordingly, an alternative site was rejected from further consideration.

6.3.2 Alternative Site Plans

The proposed project reflects a number of modifications made by the project proponent to address the comments of the city and surrounding community to provide better integration of uses with the surrounding community, and provide an appropriate mix of commercial and residential uses. The original application submitted by the project proponent consisted of 195 multiple family residential units, 16,000 square feet for two restaurants, and 91,457 square feet of commercial retail uses. These original uses included structures located adjacent to the western property boundary of the project site. Because the originally proposed site plan did not achieve the mix of uses that would be desired in this area, the original site plan was withdrawn from consideration and the proposed project submitted in its place for consideration by the City. The proposed plan included a major retail building along with commercial retail. The commercial retail was reoriented along Westparke Boulevard to provide an enhanced walkable community between the proposed residential area and the commercial uses. In addition, the proposed plan included less curves along Westpark Boulevard between Catt Road and Despasquale Road as requested by City staff.

6.4 Alternatives for Further Study

This section analyzes the following alternatives: Alternative 1, General Plan Land Use Designation Alternative and Alternative 2, Reduced Project Alternative. **Table 6-1** provides a summary comparison, by individual issue area, for each alternative to the project.

TABLE 6-1
ALTERNATIVE COMPARISON

Environmental Issue	Proposed Project	Alternative 1: No Project/ Existing General Plan Land Use Designation Alternative	Alternative 2: Reduced Project Alternative
Aesthetics			
Scenic Vista	LS	LS(E)	LS(E)
Scenic Resources within a State Scenic Highway	LS	LS(E)	LS(E)
Visual Character	LS	LS(E)	LS(E)
Light or Glare	LS	LS(E)	LS(E)
Air Quality			
Air Quality Plan	LS	LS(G)	LS(L)
Air Quality Standards / Violations	SU	SU(G)	SU(L)
Sensitive Receptors	LS	LS(G)	LS(L)
Odors	LS	LS(E)	LS(L)
Criteria Pollutants	LSM	LSM(G)	LSM(L)
Biological Resources.			
Effect on Plant Species	LS	LS(E)	LS(E)
Effect on Wildlife Species	LSM	LSM(E)	LSM(E)
Migratory Birds	LSM	LSM(E)	LSM(E)
Critical Habitat or Sensitive Natural Communities	NI	NI(E)	NI(E)
Federally Protected Wetlands and Riparian Habitat	LSM	LSM(E)	LSM(E)
Wildlife Corridoes and Nursery Sites	NI	NI(E)	NI(E)
Local Tree Policy or Ordinance	NI	NI(E)	NI(E)
Conservation Plans	LSM	LSM(E)	LSM(E)
Cultural Resources			
Archaeological or Historical Resources	LSM	LSM(E)	LSM(E)
Paleontological Resources	LSM	LSM(E)	LSM(E)
Human Remains	LS	LS(E)	LS(E)
Geology and Soils			
Alquist-Priolo Earthquake Fault Zone	LS	LS(E)	LS(E)
Strong Seismic Shaking	LS	LS(E)	LS(E)
Soil Erosion or Topsoil Loss	LS	LS(E)	LS(E)
Subsidence or Collapse	LS	LS(E)	LS(E)
Expansive Soils	LS	LS(E)	LS(E)

Environmental Issue	Proposed Project	Alternative 1: No Project/ Existing General Plan Land Use Designation Alternative	Alternative 2: Reduced Project Alternative
Greenhouse Gas Emissions and Climate Change			
Greenhouse Gas Emissions	SU	SU(G)	SU(L)
Conflict with Plan, Policy, or Regulation that Reduces Emissions	SU	SU(G)	SU(L)
Hydrology and Water Quality			
Water Quality Standards and Requirements	LS	LS(E)	LS(E)
Groundwater Supplies and Recharge	LS	LS(E)	LS(E)
Drainage Pattern: Erosion or Siltation	LS	LS(E)	LS(E)
Runoff Water and Drainage Systems	LS	LS(E)	LS(E)
Water Quality	LS	LS(E)	LS(E)
Structure Placement: Flood Hazard as a Result of Failure of Levee or Dam	LS	LS(E)	LS(E)
Hazards and Hazardous Materials			
Routine Use	LS	LS(E)	LS(E)
Accident Conditions	LS	LS(E)	LS(E)
Emergency Plans	LS	LS(E)	LS(E)
Wildland Fires	LS	LS(E)	LS(E)
Land Use and Planning			
Conflict with Applicable Plans, Policies, or Regulations	NI	NI(E)	NI(E)
Conflict with Conservation Plans	LS	LS(E)	LS(E)
Noise			
Noise Levels in Excess of Standards	LSM	LSM(G)	LSM(L)
Excessive Groundborne Vibration	LS	LS(G)	LS(E)
Permanent Increase in Ambient Noise Levels	SU	SU(G)	SU(L)
Temporary or Periodic Increase in Ambient Noise Levels	LS	LS(E)	LS(E)
Population and Housing			
Population Growth	LS	LS(G)	LS(L)

Environmental Issue	Proposed Project	Alternative 1: No Project/ Existing General Plan Land Use Designation Alternative	Alternative 2: Reduced Project Alternative
Public Services			
Fire Protection	LS	LS(L)	LS(L)
Police Protection	LS	LS(L)	LS(L)
Schools	LS	LS(L)	LS(L)
Parks	LS	LS(L)	LS(L)
Libraries	LS	LS(L)	LS(L)
Hospitals	LS	LS(L)	LS(L)
Recreation			
Increase Use of Parks and Recreational Facilities	LS	LS(L)	LS(L)
Recreational Facilities: Physical Effect on Environment	LS	LS(L)	LS(L)
Transportation and Traffic			
Traffic Increase Project: Conflict with Applicable Plans	SU	SU(G)	SU(L)
Traffic Increase Ambient Growth plus Project, Conflict with Applicable Plans	SU	SU(G)	SU(L)
Traffic Increase Ambient Growth plus project and Cumulative, Conflict with Applicable Plans	SU	SU(G)	SU(L)
Traffic Increase Horizon Year (2035)	SU	SU(G)	SU(L)
Hazards	LS	LS(E)	LS(E)
Emergency Access	LSM	LSM(E)	LSM(E)
Congestion Management Plan	SU	SU(G)	SU(L)
Utilities			
Wastewater Treatment Requirements	LS	LS(L)	LS(L)
New Water or Wastewater Facilities	LS	LS(L)	LS(L)
Water Supplies	LS	LS(L)	LS(L)
Wastewater Treatment	LS	LS(L)	LS(L)
Landfill	LS	LS(L)	LS(L)
Energy	LS	LS(L)	LS(L)

NI = No Impact
LS = Less than Significant
LSM = Less than Significant with Mitigation
SU = Significant and Unavoidable Impact
(L) = Less than Project
(G) = Greater than Project
(E) = Equivalent to Project

Alternative 1: No Project/Existing General Plan Land Use Designation Alternative

Aesthetics

Under the No Project/Existing General Plan Land Use Designations Alternative, the project site would be developed according to the current General Plan land use designation, Commercial Office (CO). The site would be developed with 420,790 sf of CO throughout the entire project site. It is anticipated that the commercial office uses would be located within one and two story buildings similar to the architectural style and design features proposed under the project. The landscaping proposed under this alternative would also be similar to the project. Unlike the proposed project, the entire site would be developed with commercial structures which would not provide the transition to the single family residential neighborhoods on the northern and eastern boundaries of the project site that the residential uses proposed by the project would provide. The implementation of Alternative 1 would result in similar less than significant impacts to scenic vistas, scenic resources, visual character, and light and glare as the proposed project.

Air Quality

Under the No Project/Existing General Plan Land Use Designation Alternative, the site would be developed with 420,790 sf of commercial office uses. Assuming that the automobile trip rate is similar to the commercial component of the proposed project, and this alternative would result in about 350 percent more commercial building square footage compared to the project, this alternative would generate about 44,000 average daily trips (12,464 [commercial trips] x 3.50). The proposed project would generate about 13,574 average daily trips and would result in significant long-term emissions of NOx. Mitigation measures would be implemented with the proposed project, but the emissions of NOx would remain significant and unavoidable. With the implementation of Alternative 1, long term emissions of NOx would also be significant and would be greater than the proposed project. The project mitigation measures could be implemented; however, the emissions would remain significant and unavoidable. Because there would be a greater amount of vehicle trips associated with Alternative 1 compared to the proposed project, there would be a greater amount of NOx emissions with Alternative 1 and, therefore, a greater impact on air quality.

Biological Resources

Under the No Project/Existing General Plan Land Use Designation Alternative, the entire project site would be graded similar as under the proposed project. Therefore, the implementation of Alternative 1 would result in similar potential impacts to burrowing owl, coast horned lizard, and San Diego black-tailed jackrabbit as the proposed project. Alternative 1 would also result in a similar impact on jurisdictional areas. Implementation of the project mitigation measures would reduce impacts to biological resources to less than significant similar to the proposed project.

Cultural Resources

Under Alternative 1, the entire site would be graded similar to the proposed project. Therefore, the implementation of Alternative 1 would result in similar impacts to potential historical,

archaeological, and paleontological resources as the proposed project. Implementation of the project mitigation measures would reduce impacts to cultural resources to less than significant similar to the proposed project.

Geology and Soils

The implementation of Alternative 1 would result in the development of structures throughout the project site and assuming adherence to the setback from the trace fault northeast of the project site. Similar to the proposed project, the buildings associated with Alternative 1 would result in similar less than significant impacts related to geotechnical hazards issues such as fault zone, seismic shaking, soil erosion, subsidence, collapse, and expansive soils.

Greenhouse Gas Emissions

This alternative would result in the generation of greenhouse gas emissions. These emissions would result from area sources, energy utilization, mobile sources, solid waste generation, and water consumption. The primary source of greenhouse gas emissions would occur from mobile sources. Because this alternative would result in about 350 percent more commercial building square footage compared to the project, this alternative would generate about 44,000 average daily trips (12,464 [commercial trips] x 3.50). The proposed project would generate about 13,574 average daily trips. Therefore, Alternative 1 would result in about 30,426 more average daily trips as compared to the proposed project. With a greater number of average daily trips, Alternative 1 would result in a greater amount of greenhouse gas emissions as compared to the proposed project. Because the proposed project would result in significant and unavoidable adverse impacts associated with the generation of greenhouse gas emissions, Alternative 1 would also result in significant and unavoidable adverse impacts, and its impacts would be greater than the proposed project.

Hydrology and Water Quality

Under Alternative 1, the entire site would be graded similar to the proposed project. The increase in impervious surfaces on the project site under this alternative is anticipated to be similar to the proposed project, and therefore a similar amount of surface water flow would be anticipated. The project includes various drainage improvements to address water quality and reduce offsite storm flows during peak concentrations. These improvements could also be implemented with Alternative 1 to reduce the degradation of surface water flows and reduce downstream storm water flow impacts.

Alternative 1 is anticipated to result in similar less than significant impacts on groundwater supplies because currently the EVMWD restricts the extraction of groundwater for potable use within the District to the amount of recharge per year, and the project site contains extremely slow infiltration rates. Therefore similar to the proposed project, Alternative 1 would result in a less than significant impact on groundwater supplies by converting the current pervious site to a primarily impervious site.

Hazards and Hazardous Materials

Development under Alternative 1 would result in grading the entire project site similar to the proposed project. Construction activities associated with Alternative 1 would result in the same less than significant impacts associated with hazardous materials and substances from construction equipment as the proposed project. Due to the existing state and local regulations associated with hazardous materials, the implementation of commercial office uses under Alternative 1 is anticipated to result in similar less than significant impacts as the proposed project.

Land Use and Planning

Implementation of Alternative 1 would result in commercial office uses which are consistent with the land uses designated for the project site within the City of Wildomar General Plan. It is anticipated that the operation activities associated with Alternative 1 would result in similar no impacts on land use policies and plans as the proposed project. Both Alternative 1 and the proposed project have a similar potential to impact burrowing owl and riparian/riverine habitat, both of which are protected by applicable habitat conservation plans. Implementation of the project mitigation measures would reduce the potential impact from implementation of Alternative 1 to less than significant.

Noise

Construction and operation activities associated with Alternative 1 would increase noise levels on and adjacent to the project site. Construction activities associated with Alternative 1 are anticipated to result in similar less than significant noise levels as the proposed project. Operational activities associated with the project could result in significant noise levels related to loading dock activities, mechanical HVAC equipment, trash pick-up and parking lot cleaning. These operational activities could be similar to activities associated with commercial office uses. Therefore, similar to the proposed project, Alternative 1 could result in significant noise level increase; however, with the implementation of project mitigation measures, potential noise impacts could be reduced to less than significant.

Alternative 1 would result in more structural development compared to the proposed project. There is a potential for greater vibration impacts compared to the proposed project; however, the potential vibration impacts would be less than significant under both Alternative 1 and the proposed project.

Similar to the proposed project, Alternative 1 would result in traffic noise levels off of the project site. Because Alternative 1 would result in substantially more traffic volumes, noise levels along the segment of Catt Road northwest of Clinton Keith Road would exceed the noise level increase threshold. Both this alternative and the proposed project would result in significant and unavoidable noise impacts; however, Alternative 1 is anticipated to result in a greater noise increase than the proposed project.

Population and Housing

Implementation of Alternative 1 would result in the development of 420,790 square feet of commercial office uses. Assuming an employment rate of one employee per 500 square feet, Alternative 1 could generate about 842 employment opportunities. This increase in employment opportunities could induce population growth in the City of Wildomar because some of these opportunities could be associated with a substantial number of managerial positions. This inducement of growth could be considered substantial; however, potential environmental effects associated with this inducement would be considered less than significant due to the ability of the City to meet housing needs as a result of the projected residential projects currently proposed within the City of Wildomar (see Table 4-2, Cumulative List). Alternative 1 would result in less than significant impacts related to the inducement of population similar to the proposed project.

Public Services

Implementation of Alternative 1 would result in the development of 420,790 square feet of commercial office uses and about 842 employees. Alternative 1 may result in a decrease demand for fire and police services, schools, parks, libraries and hospitals compared to the proposed project because the project would result in about 630 residents and 237 employees on the project site which is slightly more than the number of people anticipated under Alternative 1. Similar to the proposed project, Alternative 1 would result in a less than significant impact on public services.

Recreation

Alternative 1 would not result in the generation of residential uses; however, the generation of employees on the project site could result in a slight increase in the use of existing recreational facilities, but this increase would be less than the proposed project. This increase in the use of recreational facilities in the project area would result in a less than significant impact similar to the proposed project.

Transportation and Traffic

Under the No Project/Existing General Plan Land Use Designation Alternative, the site would be developed with 420,790 sf of commercial office uses. Assuming that the automobile trip rate is similar to the commercial component of the proposed project, and this alternative would result in about 350 percent more commercial building square footage compared to the project, this alternative would generate about 44,000 average daily trips (12,464 [commercial trips] x 3.50). The proposed project would generate about 13,574 average daily trips. Therefore, Alternative 1 would result in about 30,426 more average daily trips compared to the proposed project. The increased trips under Alternative 1 compared to the proposed project would result in increased impacts at study area intersections, freeway ramps, and freeway mainline segments. The implementation of the project's mitigation measure would reduce the potential traffic impacts associated with Alternative 1. However, similar to the proposed project, Alternative 1 would result in significant and unavoidable impacts at the I-15 Northbound and Southbound Ramps/Baxter Road interchange intersections and ramps as well as the I-15 freeway mainline north and south of Clinton Keith Road.

Utilities

Implementation of Alternative 1 would result in the development of commercial office uses on the project site. Although the amount of development would be greater under Alternative 1, the impacts on the existing water, sewer, wastewater treatment, and landfill would be less than significant similar to the proposed project. In addition, Alternative 1 could incorporate the greenhouse gas reduction design features that are part of the commercial uses associated with the proposed project. The incorporation of these design features would reduce the energy consumption that would occur with Alternative 1. The operation of the commercial uses associated with Alternative 1 would result in a similar less than significant effect on the consumption of energy.

Conclusion

The No Project/Existing General Plan Land Use Designation Alternative would result in similar impacts to the proposed project related to aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and land use and planning. Alternative 1 would result in less impacts than the proposed project related to public services, recreation, and utilities and greater impacts than the proposed project related to air quality, greenhouse gas emissions, noise, and transportation/traffic. Because these impacts, however, are considered significant and unavoidable under project implementation, a focus of the alternatives analysis is to determine if there are alternatives that would reduce or avoid the significant impacts of the project. This alternative, by resulting in more severe unavoidable impacts as compared to the proposed project, would not meet this criteria. Overall, Alternative 1 would result in greater environmental effects as compared to the proposed project. The implementation of this alternative would not meet the basic objectives of the proposed project. The basic objectives of the project are to construct a mixed use community that provides linkages between home and retail. Alternative 1 does not propose a mixed use development; only commercial office uses. Moreover, Alternative 1 would not provide the type of higher density housing that the project provides which serves to increase the variety of housing types in the City as envisioned by the Housing Element. Finally, the commercial office uses would not generate the potential for additional revenues flowing to the City as compared with developing the site with retail uses which is a project objective. Since Alternative 1 would result in greater environmental impacts and would not achieve most the project objectives, this alternative is rejected in favor of the proposed project.

Alternative 2: Reduced Project Alternative

Aesthetics

Under the Reduced Project Alternative, the project site would be developed with 144 multiple family units and 88,756 sf of commercial office uses for a 25 percent reduction. It is anticipated that the commercial and residential uses under this alternative would include similar architectural style and design features as proposed under the project. The landscaping proposed under this alternative would also be similar to the project. The implementation of Alternative 1 would result

in similar less than significant impacts to scenic vistas, scenic resources, visual character, and light and glare as the proposed project.

Air Quality

Under this Alternative, the site would be developed with 25 percent less development and result in 25 percent less average daily trips. The reduced average daily trips would result in less air emissions under this Alternative compared to the proposed project. Although less emissions would occur under this Alternative, long-term emissions of NOx are still expected to be significant. The project mitigation measures could be implemented; however, the emissions are expected to remain significant and unavoidable. Because there would be a lesser amount of vehicle trips associated with Alternative 2 compared to the proposed project, there would be a lesser amount of NOx emissions with Alternative 2 as compared to the project, but it would not avoid or reduce to less than significant this air quality impact.

Biological Resources

Under Alternative 2, the entire project site is assumed to be graded similar to the proposed project. Therefore, the implementation of Alternative 2 would result in similar potential impacts to burrowing owl, coast horned lizard, and San Diego black-tailed jackrabbit as the proposed project. Alternative 2 would also result in a similar impact on jurisdictional areas. Implementation of the project mitigation measures would reduce impacts to biological resources to less than significant similar to the proposed project.

Cultural Resources

Under Alternative 2, the entire site would be graded similar to the proposed project. Therefore, the implementation of Alternative 2 would result in similar impacts to potential historical, archaeological, and paleontological resources as the proposed project. Implementation of the project mitigation measures would reduce impacts to cultural resources to less than significant similar to the proposed project.

Geology and Soils

The implementation of Alternative 2 would result in the development of structures throughout the project site and assuming adherence to the setback from the trace fault northeast of the project site. Similar to the proposed project, the buildings associated with Alternative 2 would result in similar less than significant impacts related to geotechnical hazards issues such as fault zone, seismic shaking, soil erosion, subsidence, collapse, and expansive soils.

Greenhouse Gas Emissions

This alternative would result in the generation of greenhouse gas emissions. These emissions would result from area sources, energy utilization, mobile sources, solid waste generation, and water consumption. The primary source of greenhouse gas emissions would occur from mobile sources. Because this alternative would result in 25 percent less average daily trips, this alternative would result in less greenhouse gas emissions as compared to the proposed project. Although 25 percent less emissions would occur under this alternative, this alternative would still

result in similar significant and unavoidable adverse impacts associated with the generation of greenhouse gas emissions compared to the proposed project. Although this impact would be slightly reduced, implementation of Alternative 2 would not substantially lessen this significant impact or avoid it altogether.

Hydrology and Water Quality

Under Alternative 2, the entire site would be graded similar to the proposed project. This alternative is expected to result in the same amount of impervious surfaces as the proposed project, and therefore a similar amount of surface water flow would be anticipated. The project includes various drainage improvements to address water quality and reduce offsite storm flows during peak concentrations. These improvements could also be implemented with Alternative 2 to reduce the degradation of surface water flows and reduce downstream storm water flow impacts.

Hazards and Hazardous Materials

Development under Alternative 2 would result in grading the entire project site similar to the proposed project. Construction activities associated with Alternative 2 would result in the same less than significant impacts associated with hazardous materials and substances from construction equipment as the proposed project. Due to the existing state and local regulations associated with hazardous materials, the implementation of the commercial and residential uses under Alternative 2 are anticipated to result in similar less than significant impacts as the proposed project.

Land Use and Planning

Implementation of Alternative 2 would result in similar no impacts on land use policies and plans as the proposed project. It should be noted, however, that with a 25 percent reduction in the proposed commercial square footage, this alternative would not be able to provide the variety of retail uses as compared to the public. First, the reduced square footage would not allow the construction of the major supermarket contemplated for the site together with the mix of commercial that could be provided by the project. Based upon current development trends and characteristics, a major retail tenant requires at least 80-85,000 sf. Under this alternative, the only commercial use that might be built would be the major retail building with very limited supporting retail, if any.

In addition to the changes to the nature of the commercial uses, Alternative 2 would also reduce the density of residential uses on the site. The project proposes to provide housing at 14 du/acre that would be considered Very High Density residential under the City's General Plan and would increase the diversity of housing stock in the City. Under Alternative 2, the density of residential development would be 11 du/acre and would no longer be considered Very High Density residential.

Both Alternative 2 and the proposed project have a similar potential to impact burrowing owl and riparian/riverine habitat, both of which are protected by applicable habitat conservation plans. Implementation of the project mitigation measures would reduce the potential impact from

implementation of Alternative 2 to less than significant, and the impacts of implementing this alternative would be the same as for the proposed project.

Noise

Construction and operation activities associated with Alternative 2 would increase noise levels on and adjacent to the project site. Construction activities associated with Alternative 2 are anticipated to result in similar less than significant noise levels as the proposed project. Operational activities associated with the project could result in significant noise levels related to loading dock activities, mechanical HVAC equipment, trash pick-up and parking lot cleaning. These operational activities could result in less noise levels under Alternative 2 compared to the proposed project, but these impacts would be fairly similar to the proposed project. With the implementation of the project mitigation measures, operational noise levels associated with Alternative 2 would be reduced to less than significant similar to the proposed project.

Alternative 2 could result in a reduction of traffic noise levels along Catt Road during the Existing + Project and Buildout with Project Scenarios. Based on the reduction in traffic for Alternative 2, Existing + Project traffic noise levels would increase by 4.1 dBA CNEL which is less than the noise increase threshold of 5.0 dBA CNEL. This reduction could result in a less than significant traffic noise impact on the three existing residences along Catt Road. Under the Buildout with Project scenario, the project's contribution to cumulative noise levels would increase along Catt Road by 5 dBA CNEL which is considered a significant noise increase. Therefore, Alternative 2 would result in a substantial reduction in project traffic noise impacts along Catt Road under the Existing + Project Scenario compared to the proposed project and would result in a similar significant cumulative contribution to traffic noise levels along Catt Road.

Alternative 2 would result in less structural development compared to the proposed project. There is a potential for less vibration impacts compared to the proposed project; however, the potential vibration impacts would be less than significant under both Alternative 2 and the proposed project.

Population and Housing

Implementation of Alternative 2 would result in 25 percent less residents and employees on the project site. This decrease in development would reduce the potential inducement of population growth in the City of Wildomar. However, as stated in Section 3.11, Population and Housing, the project would result in a less than significant impact on population inducement. Implementation of Alternative 2 would result in a similar less than significant impact on the inducement of population growth.

Public Services

Implementation of Alternative 2 would result in 25 percent less residents and employees on the project site. This reduction in population would reduce the demand for fire and police services, schools, parks, libraries and hospitals compared to the proposed project. Similar to the proposed project, Alternative 2 would result in a less than significant impact on public services.

Recreation

Implementation of Alternative 2 would result in 25 percent less residents and employees on the project site. This reduction in population would reduce the demand for recreational facilities compared to the proposed project. Similar to the proposed project, Alternative 2 would result in a less than significant impact on recreational facilities.

Transportation and Traffic

Under Alternative 2, 25 percent less average daily trips would be generated compared to the proposed project. Although trips would be reduced, Alternative 1 would result in increased impacts at study area intersections, freeway ramps, and freeway mainline segments. The implementation of the project's mitigation measure would reduce the potential traffic impacts associated with Alternative 2. However, similar to the proposed project, Alternative 2 would result in significant and unavoidable impacts at the I-15 Northbound and Southbound Ramps/Baxter Road interchange intersections and ramps as well as the I-15 freeway mainline north and south of Clinton Keith Road. Therefore, while this alternative would generate less trips overall, it would still result in the same unavoidable impacts as the proposed project.

Utilities

Implementation of Alternative 2 would result in the development of commercial and residential uses on the project site. Although the amount of development would be less under Alternative 2, there will still be impacts on the existing water, sewer, wastewater treatment, and landfill; however, these impacts would be less than significant similar to the proposed project. In addition, Alternative 2 could incorporate the greenhouse gas reduction design features that are part of the commercial and residential uses associated with the proposed project. The incorporation of these design features would reduce the energy consumption that would occur with Alternative 2. The operation of the commercial and residential uses associated with Alternative 2 would result in a similar less than significant effect on the consumption of energy.

Conclusion

The Reduced Project Alternative would result in similar impacts to the proposed project related to aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and land use and planning. Alternative 2 would result in substantially reducing the noise impact related to permanent traffic noise increase along Catt Road. Alternative 2 would also result in less impacts than the proposed project related to air quality, greenhouse gas emissions, population and housing, public services, noise, recreation, transportation/traffic, and utilities. Overall, Alternative 2 would result in less environmental effects compared to the proposed project although it would still result in significant and unavoidable air quality, greenhouse gas, and traffic project and cumulative impacts and cumulative noise impacts. Noise levels at Catt Road, that were significant and unavoidable under the project, would be less than significant under the Existing + Project Scenario for this Alternative. The implementation of this alternative could meet most, but not all of the basic objectives of the proposed project Some of the project objectives that would not be met by this alternative would be the provision of Very High density housing to increase the diversity of the

available housing stock in the City, the implementation of measures that promote sustainability and conservation to help reduce greenhouse gas emissions, and the provision of a mix of retail uses, including restaurants and a major retail anchor tenant.

6.5 Environmentally Superior Alternative

As required by CEQA Guidelines Section 15126.6, one of the alternatives must be identified as on Environmentally Superior Alternative. The Environmentally Superior Alternative is the one that would result in the fewest or least significant impacts. If the Environmentally Superior Alternative is the No Project Alternative, then an Environmentally Superior Alternative must be selected from the remaining alternatives.

The Reduced Project Alternative would result in less environmental effects compared to Alternative 1. While this alternative would lessen the project's environmental impacts in areas such as air quality, greenhouse gas emissions and traffic, it would eliminate the significant unavoidable traffic noise impacts along Catt Road in the Existing + Project scenario. Because the impacts would be incrementally reduced as compared to the proposed project, the Reduced Project Alternative would be the environmental superior alternative. However, while the Reduced Project Alternative would lessen and reduce traffic noise levels along Catt Road to less than significant, it would not achieve several of the key project objectives that would be provided by the project, including Very High density residential development, sustainability measures and an improved mix of retail uses.

CHAPTER 7
Acronyms

AB	Assembly Bill
ACI	American Concrete Institute
AF	acre-feet
ACM	asbestos-containing materials
AISC	American Institute of Steel Construction
ASCE	American Society of Civil Engineers
amsl	above mean sea level
AP	Alquist-Priolo Earthquake Fault Zone
AQMP	Air Quality Management Plan
AR4	Fourth Assessment Report
BAAQMD	Bay Area Air Quality Management District
BMP	best management practices
CAA	Clean Air Act
CAAA	Clean Air Act Amendments
CAC	California Administrative Code
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALFIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
CAL/EPA	California Environmental Protection Agency
Cal/OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CAT	Climate Action Team
CCAT	California Climate Action Team
CBC	California Building Code

CCR	California Code of Regulations
CEDD	California Employment Development Department
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CDFW	California Department of Fish and Wildlife
CFGC	California Fish and Game Code
CGS	California Geological Survey
CHP	California Highway Patrol
CHRIS	California Historical Resources Information System
CIWMB	California Integrated Waste Management Board
CMP	Congestion Management Plan
CO	Commercial Retail
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	CO_2 equivalent
COA	Comprehensive Operational Analysis
CH_4	methane
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CPS	Scenic Highway Commercial
CR	Commercial Retail
CRPR	California Rare Plant Rank
CR&R	CR&R Incorporated
CUPA	Certified Unified Program Agency
CVAG	Coachella Valley Association of Governments
CWA	Clean Water Act
DAMP	Drainage Area Management Plan
DBESP	Determination of Biological Resources Assessment
DEH	Department of Environmental Health
DIF	development impact fees
DOT	Department of Transportation
EAP	Existing plus Ambient plus Project

EAPC	Existing plus Ambient plus Project plus Cumulative
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMS	emergency medical services
EPA	Environmental Protection Agency
EPO	Environmental Protection and Oversight Division
EPZ	Emergency Planning Zone
EVMWD	Elsinore Valley Municipal Water District
F	Fahrenheit
Fed/OSHA	United States Department of Labor Occupational Safety and Health Administration
FEMA	Flood Emergency Management Agency
FESA	Federal Endangered Species Act
FIRM	Flood Insurance Rate Map
GHG	greenhouse gas
GPA	General Plan Amendment
GWPs	global warming potentials
HAPs	hazardous air pollutants
HCM	Highway Capacity Manual
HCOC	hydrologic conditions of concern
HCP	Habitat Conservation Plan
HWMP	Hazardous Waste Management Plan
IA	Implementing Agreement
IBC	International Building Code
IPCC	Intergovernmental Panel on Climate Change
IPZ	Ingestion Pathway Zone
ISO	Insurance Services Office, Inc.
ITE	Institute of Transportation Engineers
KSF	square foot of building area
LCFS	low carbon fuel standard
LEUSD	Lake Elsinore Unified School District
LID	low impact development
LIPs	Local Implementation Plans

LOS	level of service
LRA	Local Responsibility Area
LSTs	localized significance thresholds
M	Richter magnitude
MBTA	Migratory Bird Treaty Act
MCA	Medieval Climatic Anomaly
MDD	maximum day conditions
MDR	Medium Density Residential
MEP	maximum extent practicable
MGD	million-gallons per day
MLD	Most Likely Descendent
MMT	million metric tons
MOE	Measures of Effectiveness
MPO	Metropolitan Planning Organization
MS4	Municipal Separate Storm Sewer System
MSDS	Materials Safety Data Sheets
MSHCP	Multiple Species Habitat Conservation Plan
MT	metric ton
MUPA	Mixed Use Plan Area
Mw	Moment Magnitude
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Program
NELs	numeric action levels
NFPA	National Fire Protection Association
NHM	Natural History Museum of Los Angeles County
NHPA	National History Preservation Act
N_2O	nitrous oxide
NO	nitric oxide
NO_2	nitrogen dioxide
NO_x	oxides of nitrogen
NOP	Notice of Preparation

NPDES	National Pollutant Discharge System
OES	State Office of Emergency Services
OHP	Office of Historic Preservation
OHV	Open Highway Vehicle
OPR	Office of Planning and Research
NPPA	Native Plant Protection Act
PCB	polychlorinated biphyenls
PeMS	Caltrans Performance Measurement System
PEZ	Public Education Zone
PFC	perfluorocarbons
PM	Parcel Map
PM_{10}	particulate matter
PRC	Public Resource Code
RCD	Resources Conservation District
RCFD	Riverside County Fire Department
RCLD	Riverside County Library District
RCP	reinforced concrete pipe
RCP	Regional Comprehensive Plan
RCEHD	Riverside County Environmental Health Department
RCSD	Riverside County Sheriff's Department
RCRA	Resource Conservation and Recovery Act of 1976
RCTC	Riverside County Transportation Commission
RCWD	Rancho California Water District
RHNA	Regional Housing Needs Assessment
ROG	reactive organic gases
ROWD	report of waste discharge
RTA	Riverside Transit Agency
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RTIP	Regional Transportation Improvement Program
RWQCB	Regional Water Quality Control Board
SAR	Second Assessment Report

SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCAG	Southern California Association of Governments
SCS	Sustainable Communities Strategy
SARWQCB	Santa Ana Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SCHWMA	Southern California Hazardous Waste Management Authority
SDC	Seismic Design Category
SDRWQCB	San Diego Regional Water Quality Control Board
SEMS	Standard Emergency Management System
sf	square foot
SF_4	hexaflouride
SHPO	State Historic Preservation Officer
SIP	state implementation plan
SLF	Sacred Lands File
SO_2	sulfur dioxide
SO_3	sulfur trioxide
SO_x	sulfur oxides
SONGS	San Onofre Nuclear Generating Station
SMR	Santa Margarita Region
SR	State Route
SRAs	source receptor areas
SRA	State Responsibility Area
SSC	species of special concern
SVP	Society of Vertebrate Paleontology
SWRCB	State Water Resources Control Board
SWPPP	Storm Water Pollution Prevention Plan
TACs	toxic air contaminant
TDM	Transportation Demand Management
TIA	Transportation Impact Analysis
TMDL	total maximum daily load
TMP	traffic management plan

TRB	Transportation Research Board
TSF	thousand per square foot
TTM	Tentative Tract Map
TUMF	Transportation Uniform Mitigation Fee
USACE	U.S. Army Corp of Engineers
USFWS	United State Fish and Wildlife Service
UNFCCC	United Nations Framework Convention on Climate Change
USPS	U.S. Postal Service
UWMP	Urban Water Management Plan
VHDR	Very High Density Residential
VHFHS	Very High Fire Hazard Severity
VMDR	Very High Density Residential
VMT	vehicle miles travelled
VOC	volatile organic compounds
WM	Waste Management of the Inland Empire
WRCOG	Western Riverside Council of Governments
WWTP	Wastewater Treatment Plant
WQMP	Water Quality Management Plan

CHAPTER 8
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CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: December 14, 2016

TO: Mayor and City Council Members

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Westpark Promenade Mixed-Use Project – City Council review of an Environmental Impact Report, General Plan Amendment, Change of Zone, Tentative Parcel Map, Two Tentative Tract Maps, and a Plot Plan.

STAFF REPORT

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

1. Adopt a Resolution entitled:

RESOLUTION NO. 2016-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (SCH# 2014021022), INCLUDING ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE WESTPARK PROMENADE MIXED-USE PROJECT (PLANNING APPLICATION NO. 13-0082) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE PARCEL MAP NO. 36612, TENTATIVE TRACT MAP NO. 36781, TENTATIVE TRACT MAP NO. 36782, AND PLOT PLAN NO. 13-0082 LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2016-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 13-0082 TO CHANGE THE EXISTING LAND USE DESIGNATION FROM COMMERCIAL OFFICE (CO) TO COMMERCIAL RETAIL (CR) ON 14.2 ACRES AND TO VERY HIGH DENSITY RESIDENTIAL (VHDR) ON 13.48 ACRES LOCATED AT

THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

3. 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. 13-0082) TO CHANGE THE EXISTING ZONING DESIGNATION FROM C-P-S (SCENIC HIGHWAY COMMERCIAL) TO R-3 (GENERAL RESIDENTIAL) FOR A 13.48 ACRE PORTION OF THE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

4. Adopt a Resolution entitled:

RESOLUTION NO. 2016-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 36612 (PLANNING APPLICATION NO. 13-0082) TO SUBDIVIDE APPROXIMATELY 27.68± ACRE SITE INTO THREE (3) PARCELS FOR FINANCING PURPOSES SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

5. Adopt a Resolution entitled:

RESOLUTION NO. 2016-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 36781 (PLANNING APPLICATION NO. 13-0082) TO SUBDIVIDE PARCEL 2 OF PM 36612 (9.15 ACRES) INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES TO DEVELOP 124 SINGLE FAMILY ATTACHED DWELLING UNITS SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

6. Adopt a Resolution entitled:

RESOLUTION NO. 2016-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36782 (PLANNING APPLICATION NO. 13-0082) TO SUBDIVIDE PARCEL 3 OF PM 36612 (4.33 ACRES) INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES TO DEVELOP 67 SINGLE FAMILY ATTACHED DWELLING UNITS SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

7. Adopt a Resolution entitled:

RESOLUTION NO. 2016-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 13-0082 TO DEVELOP THE WESTPARK PROMENADE MIXED-USE PROJECT CONSISTING OF A 118,354 SQUARE-FOOT COMMERCIAL RETAIL CENTER (PARCEL 1 OF PM 36612), AND 191 SINGLE FAMILY ATTACHED DWELLING UNITS (PARCEL 2 AND 3 OF PM 36612) WITH RELATED ON-SITE AND OFF-SITE PUBLIC IMPROVEMENTS AND OPEN SPACE/RECREATION AMENITIES LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

BACKGROUND:
The Planning Commission reviewed the proposed Westpark Promenade Mixed-Use project at its November 2, 2016 meeting. Staff provided a detailed power point presentation and responded to questions from the Commission related to traffic impacts, on-street parking, park fees and rental restrictions for the condominiums. The Applicant and his team provided a history of the project (including several community meetings with the Hartford Park HOA), and presented how development of the project would benefit the City in terms of jobs and sales tax/property tax revenues.

There were two public speakers (James Antoyan, Hartford Park HOA and Ken Mayes, resident who spoke on the project. Mr. Antoyan commented on how well the Applicant worked with their HOA. Mr. Mayes commented on library and park fees and Measure Z taxes related to the proposed condominiums.

Staff also received a “late comment letter” prior to the meeting from Blum Collins, LLC raising concerns about the city’s FEIR responses. A copy of this letter is provided for Council in Attachment N. Best, Best & Krieger (BBK), the Applicant’s CEQA attorney,

prepared a detailed reply to the Blum Collins letter. BB&K's letter is provided for Council in Attachment O.

After close of the public hearing and Commission discussion, the Commission acted on all seven (7) resolutions and voted 4-0-1 (York Absent) on each recommending City Council certification of the EIR and approval of the General Plan Amendment, Change of Zone, Tentative Parcel Map, two Tentative Tract Maps and Plot Plan.

PROJECT DESCRIPTION:
The Applicant (Golden Eagle Properties) is requesting City Council consideration to develop the Westpark Promenade Mixed-Use project. The proposed Westpark Promenade Mixed-Use consists of the following applications for review and consideration.

1) Environmental Impact Report (EIR) - The proposed project requires the preparation, review and certification of an Environmental Impact Report ("EIR") in accordance with Public Resources Code § 21080(d) and § 21082.2(d);

2) General Plan Amendment (GPA) - The Applicant is requesting approval of a general plan amendment to change the existing land use designation from Commercial Office (CO) to Commercial Retail (CR) on 14.2 acres and Very High Density Residential (VHDR) on 13.48 acres to accommodate the proposed project;

3) Change of Zone (CZ) - The Applicant is requesting approval of a change of zone to change the existing zoning designation from C-P-S (Scenic Highway Commercial) to R-3 (General Residential) on 13.48 acres to accommodate proposed project;

4) Tentative Parcel Map (TPM No. 36612) - The Applicant is requesting approval of a tentative parcel map to subdivide the 27.68± acre site into three (3) parcels for financing purposes to accommodate the proposed project;

5) Tentative Tract Map (TTM No. 36781) - The Applicant is requesting approval of a tentative tract map to subdivide Parcel 2 of PM 36612 (9.15 acres) into one (1) lot for condominium purposes to develop 124 single family attached dwelling units;

6) Tentative Tract Map (TTM No. 36782) - The Applicant is requesting approval of a tentative tract map to subdivide Parcel 3 of PM 36612 (4.33 acres) into one (1) lot for condominium purposes to develop 67 single family attached dwelling units; and

7) Plot Plan (PP) - The Applicant is requesting approval of a plot plan to develop the Westpark Promenade Mixed-Use project consisting of a 118,354 square-foot commercial retail center (Parcel 1 of PM 36612), and 191 single family attached dwelling units (Parcel 2 and 3 of PM 36612) with related on-site/off-site improvements and amenities.

Surrounding Land Uses:

The project site encompasses approximately 27.68± acres and is located at the northeast corner of the I-15 freeway and Catt Road (APN: 376-410-013, 376-410-023 & 376-410-025). Refer to The vicinity/location map below.

Vicinity / Location Map



SOURCE: ESRI

City of Wildomar - Westpark Promenade . 130266

Figure 2-2

Project Location

The project site is currently vacant and surrounded by residential lands to the north and east. There is vacant land to the south. The table below 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	Commercial Office (CO)	C-P-S (Scenic Highway Commercial)
North	Existing Single Family Residences	Medium Density Residential (MDR)	R-1 (One-Family Dwelling)
South	Vacant	Mixed Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial) / Mixed Use Overlay
East	Existing Single Family Residences	Medium Density Residential (MDR)	R-1 (One-Family Dwelling)
West	I-15 Freeway	N/A	N/A

Environmental Impact Report (EIR):

In accordance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, the proposed project requires the preparation of an Environmental Impact Report (EIR). The EIR must be certified by the City Council prior to the approval of the project. In the course of the preliminary review of the proposed project, the Planning Director determined that there was substantial evidence that the Westpark Promenade Mixed-Use project may have one or more significant effects on the environment. Therefore, preparation of an EIR was warranted under Public Resources Code § 21080(d) and CEQA Guideline 15060(d).

The Planning Department on May 7, 2014 provided a Notice of Preparation (NOP) for the Westpark Promenade Mixed-Use project EIR and released the NOP for the required 30-day public review/comment period which began on May 17, 2014 and concluded on June 5, 2014 in accordance with Section 15082 of the CEQA Guidelines during which time the City received nine (9) agency/public comments. As part of the NOP process, the Planning Department conducted a public scoping meeting which was held on May 19, 2014. The purpose of the scoping meeting was to receive input from the public on what environmental issues should be addressed in the Westpark Promenade DEIR.

Due to changes to the proposed project, the Planning Department on March 23, 2015 prepared and circulated a 2nd Notice of Preparation (NOP) notifying the public of the revised NOP resulting from changes to the proposed Westpark Promenade project. This began a 2nd 30-day public review/comment period that began on March 23, 2015 and concluded on April 21, 2015 in accordance with Section 15082 of the CEQA Guidelines during which time the City received seven (7) agency/public comments. As part of the 2nd NOP process, the Planning Department conducted a 2nd public scoping meeting which was held on April 13, 2015. The purpose of the 2nd scoping meeting was to receive input from the pubic on the revised project description and what environmental issues should be addressed in the revised Westpark Promenade DEIR.

In the months following the 2 NOP review periods and scoping meetings, the City prepared and completed the Westpark Promenade DEIR. A Notice of Completion (NOC) was provided to the State Clearinghouse (OPR) on May 5, 2016 notifying the State of the availability of the Westpark Promenade DEIR (SCH# 2014021022). In accordance with CEQA Guidelines §15087 and §15105(a), the DEIR was also circulated on May 5, 2016 to the state responsible agencies, general public and other interested parties, including the City's local distribution list. On May 5, 2016, the Planning Department posted a Notice of Availability (NOA) with the Riverside County Clerk and published a legal notice in the Press Enterprise, a local newspaper of general circulation giving notice to the general public and all interested parties about the Westpark Promenade EIR 45-day public review period.

This began the required 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines. The 45-day review period began on May 5, 2016 and concluded on June 20, 2016. A copy of the DEIR and Technical Appendices

are provided for Commission consideration in Attachment A, Exhibits 1 & 2. The City received seven (7) public comment letters during the 45-day public review period. Staff has prepared detailed responses to each comment letter which is provided in the Final EIR (Attachment A, Exhibit 3). In accordance with CEQA, the FEIR was mailed out to each commenter on October 12, 2016 which meets the requirement of providing the FEIR at least 10 days prior to the November 2, 2016 Planning Commission meeting.

As part of the FEIR process, the Planning Department has also prepared the required Findings of Fact and Statement of Overriding Considerations for the Westpark Promenade Mixed-Use project, as required by CEQA Guidelines 15091 and 15093. Approval of the project will result in 16 significant and unavoidable environmental project related and cumulative impacts (i.e., AQ 3.2-2 (Project and Cumulative), AQ 3.2-5 (Project and Cumulative), GHG 3.6-1 (Project and Cumulative), GHG 3.6-2 (Project and Cumulative), NOI 3.10-3 (Project and Cumulative), TRANS 3.14-1 (Project), TRANS 3.14-2 (Project), TRANS 3.14-3 (Cumulative), TRANS 3.14-4 (Cumulative), and TRANS 3.14-7 (Project and Cumulative). However, all other impacts have been mitigated through changes, alterations and mitigation measures to a less than significant level through changes and alterations to the project and mitigation measures. In accordance with Section 15093 of the CEQA Guidelines, the City Council may adopt a Statement of Overriding Considerations for the significant and unavoidable environmental impacts. The Findings of Fact and Statement of Overriding Considerations are provided for Council consideration in Attachment A, Exhibit 4).

In accordance with CEQA Guideline 15097, the Planning Department has also prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Westpark Promenade Mixed-Use project EIR. The MMRP outlines the proposed mitigation measures for the project and the timing and department responsibility for implementing the mitigation measures. The MMRP is provided for Council consideration in Attachment A, Exhibit 5. The mitigation measures have also been inserted into the project conditions of approval matrix for the three tentative maps and plot plan resolutions (Attachments D – G).

The City Council has the authority to certify the EIR for the Westpark Promenade Mixed-Use project. The findings for EIR certification are provided in the Findings section of the staff report. Based on the findings, staff is recommending City Council certification of the EIR, and adoption of a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

General Plan Amendment (GPA):

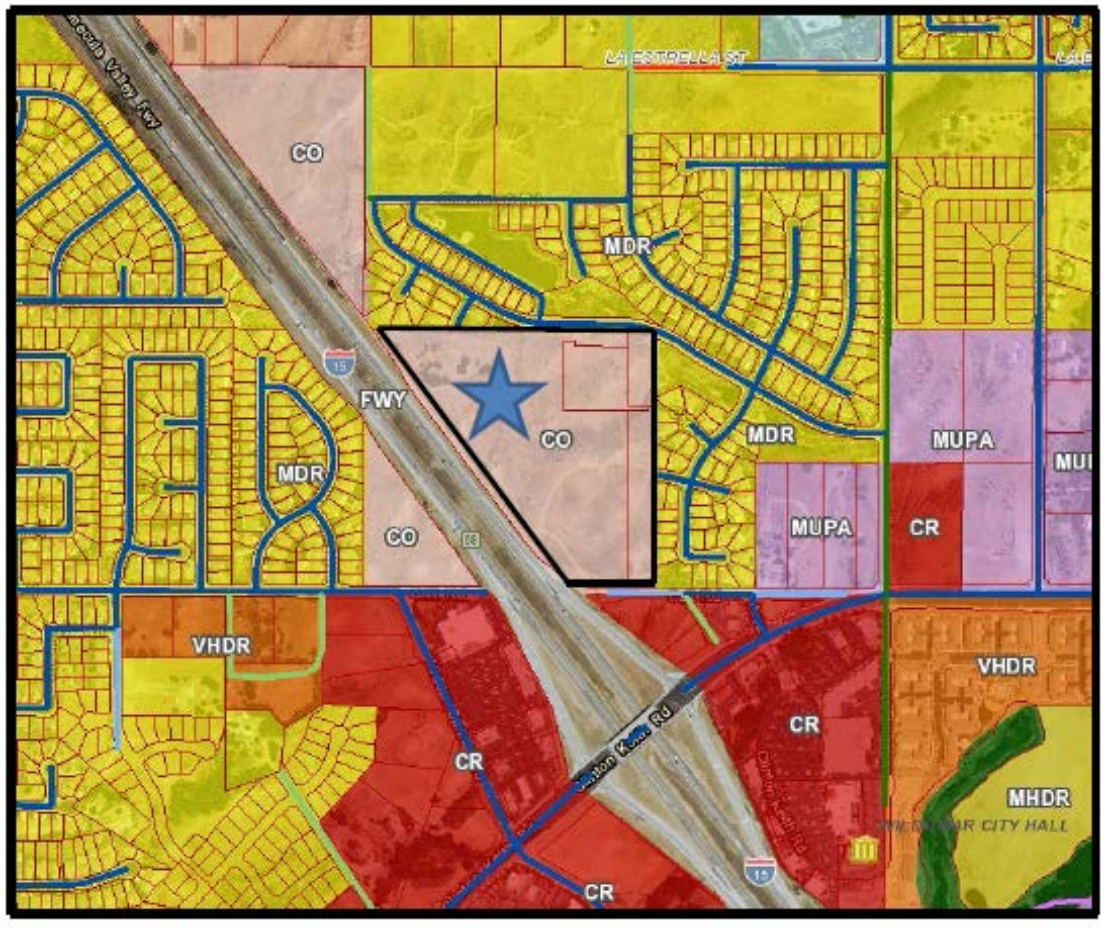
The existing General Plan land use designation for the project site is Commercial Office (CO). The Westpark Promenade project requires approval of a general plan amendment to change the existing land use designation to Commercial Retail (CR) on 14.2 acres of the site and Very High Density Residential (VHDR) on 13.48 acres of the site to accommodate the mixed use project.

The CR land use designation allows local and regional serving retail and service uses with a maximum floor area ratio of .20 to .35 FAR. The type of commercial and retail

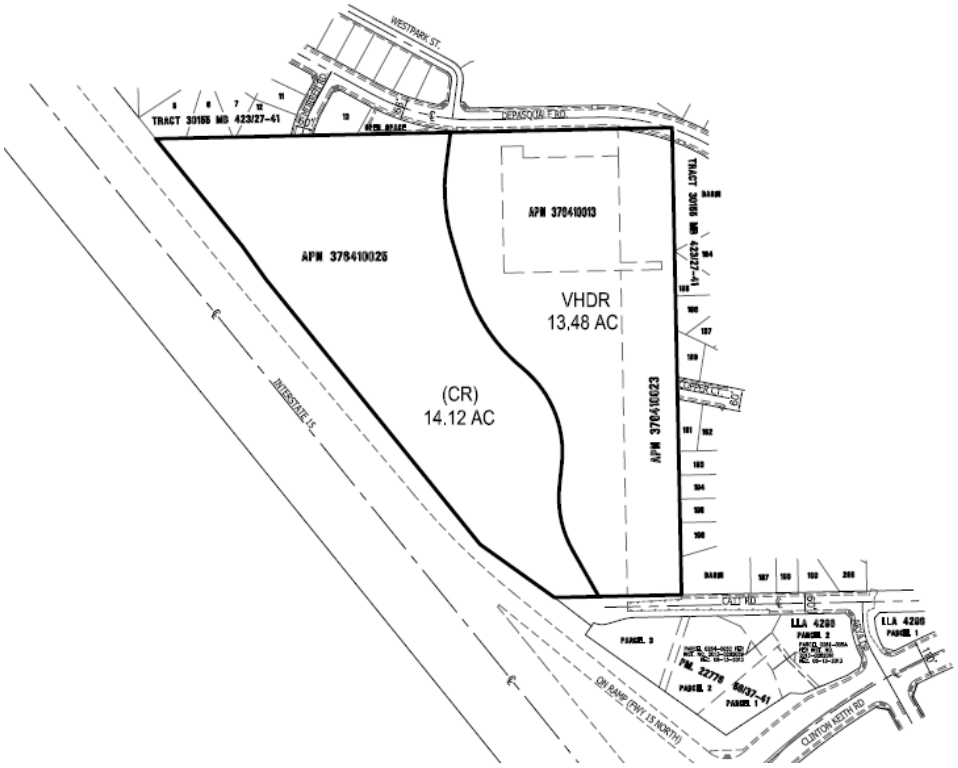
uses proposed for the project are considered local and regional serving retail and service uses. The VHDR land use designation allows single family attached residences and multi-family dwellings within a density range of 14 to 20 units/acre. The single family attached condominium development (191 units) is being built on two separate parcels with an overall density of 14.2 units/acre. This density is on the lower end of the allowed density range.

The City Council has the authority to review the proposed general plan amendment for the Westpark Promenade Mixed-Use project. The findings for the general plan amendment are provided in the Findings section of the staff report. Based on the findings, staff is recommending City Council approval of General Plan Amendment No. 13-0082. The two (2) exhibits below reflect the existing and proposed land use amendment requested by the Applicant.

Existing General Plan Land Use Designation Exhibit



Proposed General Plan Land Use Amendment Exhibit

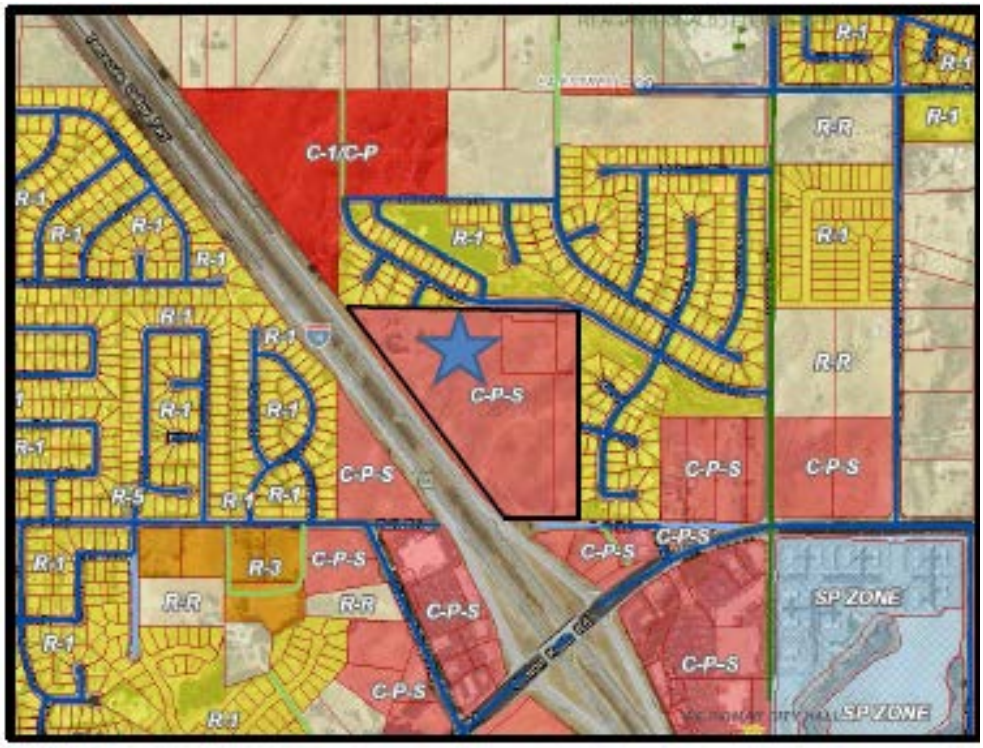


Change of Zone (CZ):

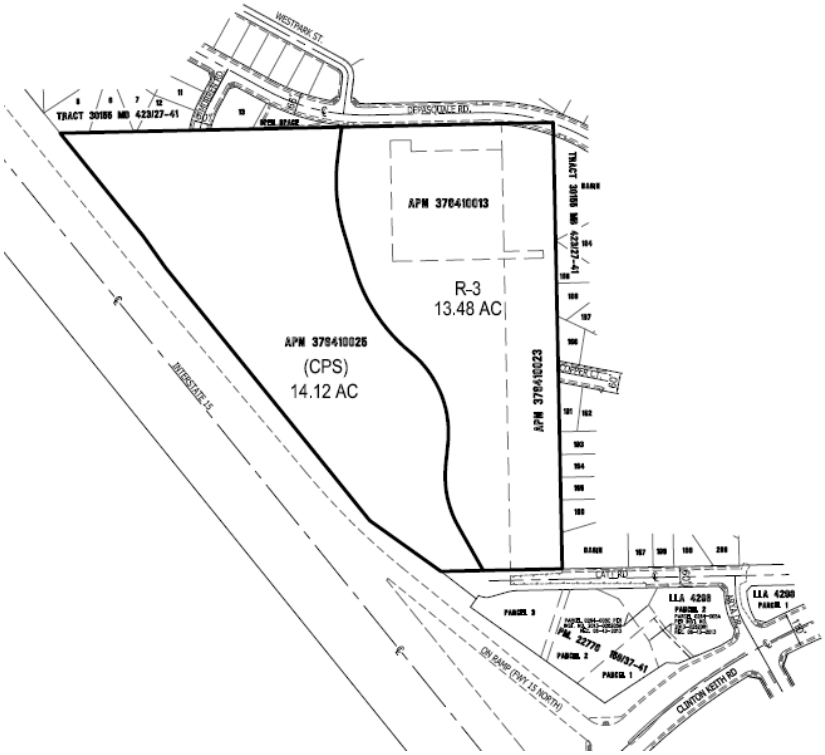
The existing zoning on the project site is C-P-S (Scenic Highway Commercial). The Applicant is requesting approval of a change of zone to change the existing zoning designation to R-3 (General Residential) on 13.48 acre portion to accommodate proposed project. The zoning will remain as C-P-S on the remaining 14.2 acres of the project site. The C-P-S zone allows a variety of commercial and retail uses. The type of commercial and retail uses proposed for the project are consistent with the C-P-S zone. The R-3 zoning designation permits single family attached residences (i.e., condominiums), thus, the 191 unit condominium development fits into the context of the R-3 zone.

The City Council has the authority to review the proposed change of zone for the Westpark Promenade Mixed-Use project. The findings for the change of zone are provided in the Findings section of the staff report. Based on the findings, staff is recommending the City Council approval of Change of Zone No. 13-0082. The following two (2) exhibits reflect the existing and proposed zoning designations.

Existing Zoning Designation Exhibit



Proposed Change of Zone Exhibit



Tentative Map Proposals:

The proposed Westpark Promenade Mixed-Use project requires the approval of three separate tentative maps. The maps are described as follows:

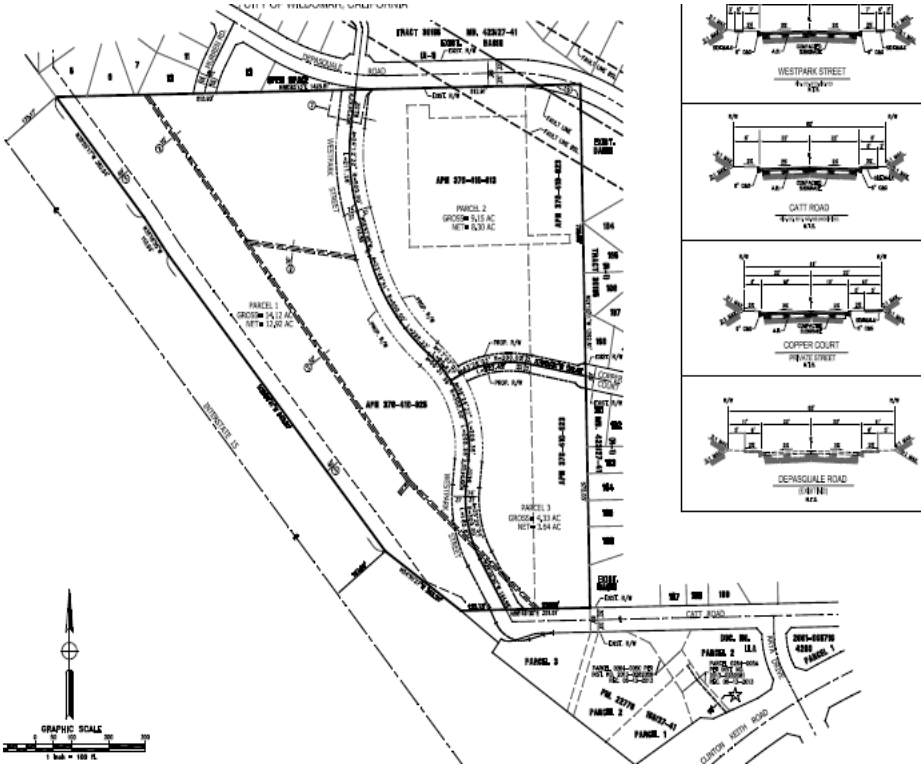
- Tentative Parcel Map (TPM No. 36612) - The Applicant is requesting approval of a tentative parcel map to subdivide the 27.68± acre site into three (3) parcels for financing purposes to accommodate the proposed project. The commercial retail portion of the project will be constructed on Parcel 1 of PM No. 36612.

- Tentative Tract Map (TTM No. 36781) - The Applicant is requesting approval of a tentative tract map to subdivide Parcel 2 of PM 36612 (9.15 acres) into one (1) lot for condominium purposes to develop 124 single family attached dwelling units.

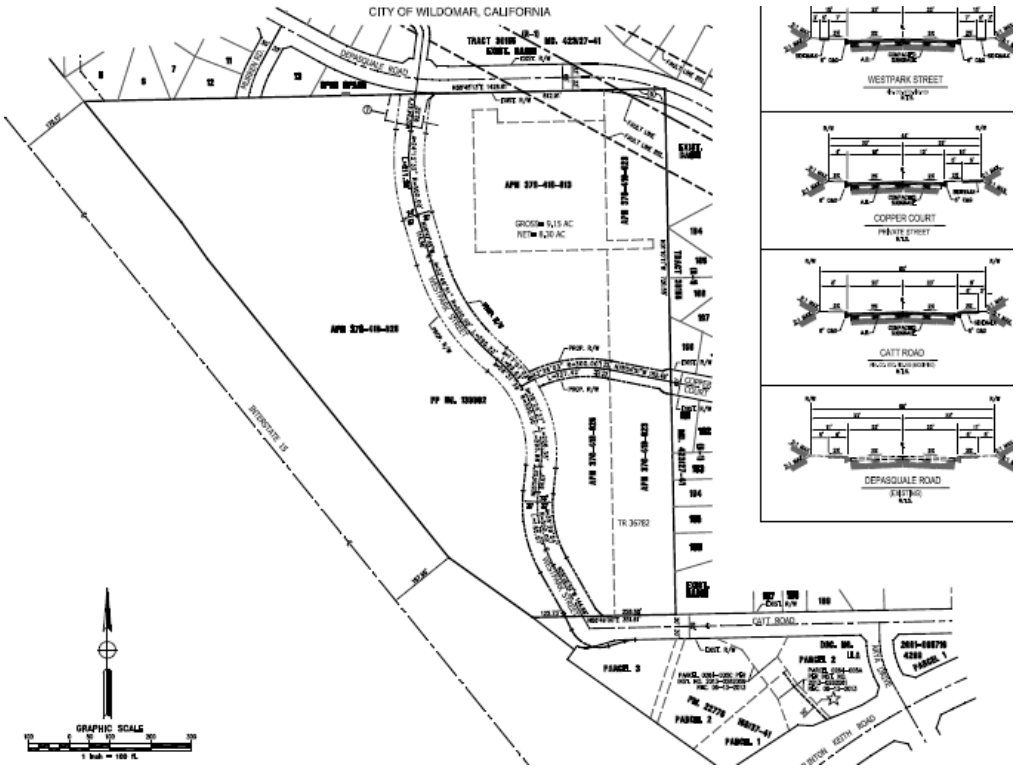
- Tentative Tract Map (TTM No. 36782) - The Applicant is requesting approval of a tentative tract map to subdivide Parcel 3 of PM 36612 (4.33 acres) into one (1) lot for condominium purposes to develop 67 single family attached dwelling units.

The City Council has the authority to review the proposed subdivision maps for the Westpark Promenade Mixed-Use project. The findings for each map are provided in the Findings section of the staff report. Staff is recommending the City Council approval of all three (3) maps, subject to conditions. The complete set of maps is provided for Council consideration (Attachment H). Reduced exhibits of the maps are provided on the following pages.

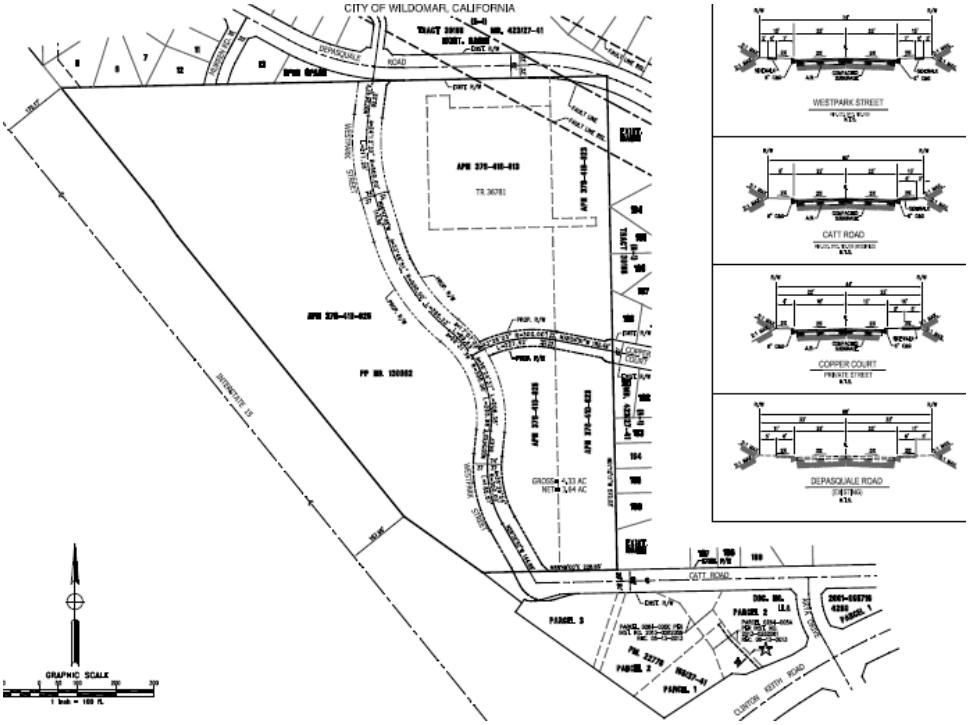
Proposed Parcel Map No. 36612 Exhibit



Proposed Tract Map No. 36781 Exhibit



Proposed Tract Map No. 36782 Exhibit



Plot Plan No. 13-0082:

The Westpark Promenade Mixed-Use project requires approval of a plot plan to develop the 118,354 square-foot commercial retail center (Parcel 1 of PM 36612) and 191-unit single family attached condominiums (Parcel 2 and 3 of PM 36612) with related on-site/off-site improvements and amenities. Each development site is described below in relation to the required development standards of the C-P-S and R-3 zones, respectively.

Commercial Retail Site Plan Layout:

The proposed commercial retail portion of the project proposes a 118,354 square-foot retail center. The retail center is comprised of 1) a single-tenant major retail building totaling 85,000 square feet in size located at the northerly section of the site along the I-15 freeway (tenant unknown at this time), 2) a multi-tenant retail building totaling 17,354 square feet with at least four (4) tenant lease spaces (tenants unknown at this time), and 3) two (2) restaurants that are 8,000 square feet in size each (users unknown at this time). The retail center is located along the I-15 freeway with access from a new street called Westpark Street. A copy of the commercial retail plot plan is provided for Commission consideration (Attachment I & J). The proposed commercial retail development is a permitted use in the C-P-S zone as allowed in Chapter 17.76 of the Zoning Ordinance. There are no specific users identified for any building at this time, thus, any future use seeking a business registration will be evaluated to determine if the use is permitted by right or if a conditional use permit is required.

C-P-S Development Standards (Chapter 17.76.030):

Physical development of the seven retail center is subject to the development standards of Chapter 17.76.030 of the C-P-S zone. This section establishes development standards and requirements related to lot area, setbacks, building height, etc. The table below summarizes compliance with these standards.

Development Standards Table (Chapter 17.76.030)

Development Standards	Minimum Development Standard	Proposed Project	Meets/Exceeds Requirements
Building Height	50 feet maximum	38 feet (big box retail bld.)	Yes
Required Setbacks[1]			
Front Setback	6 feet minimum	25 – 95 feet provided	Yes
Rear Setback	6 feet minimum	25 – 95 feet provided	Yes
Side Setback	6 feet minimum	25 – 95 feet provided	Yes
Freeway Setback	50 feet minimum	50 feet provided	Yes

[1] There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet.

Off-Street Parking (Chapter 17.188):
The proposed 118,354 square-foot retail center is subject to the parking requirements outlined in Chapter 17.188.030 of the Wildomar Municipal Code. Based on the square-footage of the retail center, the project is required to provide of 5.5 spaces/1,000 square feet of net leasable floor area. Given the size of the retail project with two restaurants, a total of 756 spaces are required. The proposed site plan provides a total of 797 parking spaces, including standard stalls, compact stalls and "green vehicle" stalls. The table on the next page summarizes the parking standards as well as other applicable parking standards.

Parking Standards Table (17.188)

Parking Standards	Minimum Parking Requirement Standard	Proposed Project	Meets/Exceeds Requirements
Commercial Retail Center (w/restaurants)	756 spaces minimum	797 spaces provided	Yes
CalGreen Car Spaces	61 [2]	61	Yes
CalGreen Bicycle	32 bike lockers minimum	32 bike lockers provided	Yes
Compact Stalls	151 spaces maximum (20% of required)	46 spaces provided	Yes
Parking Stall Size (open)	9' x 18' 11' x 18' (end stalls)	9' x 18' 11' x 18' (end stalls)	Yes
On-site Drive Aisles	24 feet	24 feet minimum	Yes
Landscaping	15% of site	15% provided	Yes

Traffic / Roadway / Vehicular Access:
Primary vehicular access to and from the commercial retail site will be provided via a new roadway (Westpark Street) extending from Arya Drive and Catt Road and linking with Depasquale to the north. This primary access road leading into the site will also provide access for the future condominium developments. The project has been conditioned to make street improvements to Westpark Street, Arya Drive and Catt road in accordance with the city's road standards.

A detailed traffic study was prepared for the project as part of the EIR process. The proposed Westpark Promenade Mixed-Use project will generate traffic that will have impacts in the immediate area surrounding the project site. Based on the traffic analysis, several mitigation measures were required in the EIR. These measures are outlined in the Mitigation Monitoring and Reporting Program (Attachment A, Exhibit 5). The measures have also been included in the conditions of approval matrixes for the

[2] These spaces are included in the total parking space calculations.

tentative maps and plot plan (refer to Attachment D - G, Exhibit 1. A summary of the required mitigation measures related to street/roadway improvements are summarized on the following pages:

45.	**TRA-1**: The following improvements are required to reduce impacts under the existing plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for the modification of the northbound striping to provide a dedicated left turn lane and a shared through/right turn lane. • The project applicant, as directed by the City Engineer, shall construct or provide a fair share prior to the approval of a final map for a separate southbound left turn lane. **Inland Valley Drive/Prielipp Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification of the westbound striping to provide one through lane and one right turn lane. **I-15 Southbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. The project applicant shall provide its fair share toward the funding of the addition of an interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer.
46.	**TRA-2**: The following improvements are required to reduce impacts under the existing plus ambient plus project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Catt Road-Arya Road/Clinton Keith Road** • Implementation of Mitigation Measure TRA 1 is required. **Inland Valley Drive/Prielipp Road** • Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the installation of a traffic signal. **I-15 Northbound Ramps/Baxter Road** • The project applicant shall provide its fair share toward the funding of the installation of an interim traffic signal. The fair share contribution shall be determined by the City of Wildomar City Engineer. • The project applicant shall provide its fair share toward the funding of the addition of an

	interim separate eastbound right turn lane. The fair share contribution shall be determined by the City of Wildomar City Engineer. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required.
47.	**TRA-3**: The following improvements are required to reduce impacts under the existing plus ambient plus project plus cumulative (2017) conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully the improvement, construct the improvement, pay the applicable City Development Impact Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Hidden Springs Road/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. **Catt Road-Arya Road/Clinton Keith Road** • Implementation of Mitigation Measure TRA 1 is required. **Inland Valley Drive/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) for a second westbound through lane. **Inland Valley Drive/Prielipp Road** • Implementation of Mitigation Measure TRA 1 is required. **Monte Vista Drive/Baxter Road** • Implementation of Mitigation Measure TRA 2 is required. **I-15 Northbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA 2 is required. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA 1 is required. **Northbound I-15 south of Clinton Keith Road** • No feasible mitigation is available.
48.	**TRA-4:** The following improvements would mitigate the deficient intersections to operate at an acceptable level of service. The following improvements are required to reduce impacts under the Horizon Year (2035) with Project conditions on the study area intersections. For each improvement, the project applicant, as directed by the City Engineer, shall either fully fund the improvement, construct the improvement, pay the applicable City Development Fee (DIF) or pay a pro-rated share of the improvement, as identified below. **Palomar Street/Clinton Keith Road** • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a second southbound left turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for a separate eastbound right turn lane. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay a fair share prior to issuance of a building permit for the modification to the traffic signal to provide a westbound right turn overlap phase.

	Hidden Springs Road/Clinton Keith Road • Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the traffic signal to provide a westbound right turn overlap phase. **Catt Road-Arya Road / Clinton Keith Road** • Implementation of Mitigation Measure TRA-1 is required. **Inland Valley Drive/Clinton Keith Road** • Implementation of Mitigation Measure TRA-3 is required. • The project applicant, as directed by the City Engineer, shall construct prior to the approval of a final map or pay the applicable City Development Impact Fee (DIF) prior to issuance of a building permit for the modification of the northbound striping to provide one left turn lane and one shared left/right turn lane. **Inland Valley Drive/Prielipp Road** • Implementation of Mitigation Measure TRA-1 is required. **Monte Vista Drive/Baxter Road** • Implementation of Mitigation Measure TRA-2 is required. **I-15 Northbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. **I-15 Southbound Ramps/Baxter Road** • Implementation of Mitigation Measure TRA-1 is required. **Northbound and Southbound I-15 mainline north and south of Clinton Keith Road** • No feasible mitigation is available.
49.	**TRA-5**: Prior to the issuance of a grading permit, the project applicant shall prepare and obtain City approval of a traffic management plan (TMP) to minimize potential impacts during construction. Included among the provisions, the project's contractor will coordinate with the City of Wildomar, Riverside County, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP may also limit construction activity during typical weekday morning and evening peak traffic hours that would adversely affect traffic flow along Clinton Keith Road. The TMP shall include contact information for the general public who may have questions concerning the project and access of their property. Two-way traffic flow through the construction zone shall be maintained throughout the construction period.

Proposed Architecture:

The architectural theme for the commercial retail center site can be characterized as "modern." The primary building materials will be stucco with concrete roofs and accent materials such as trellis's, wainscoting, etc. The full details of the commercial retail architectural elevations is provided for Council consideration (Attachment K).

Landscaping/Water Efficient Standards (Section 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

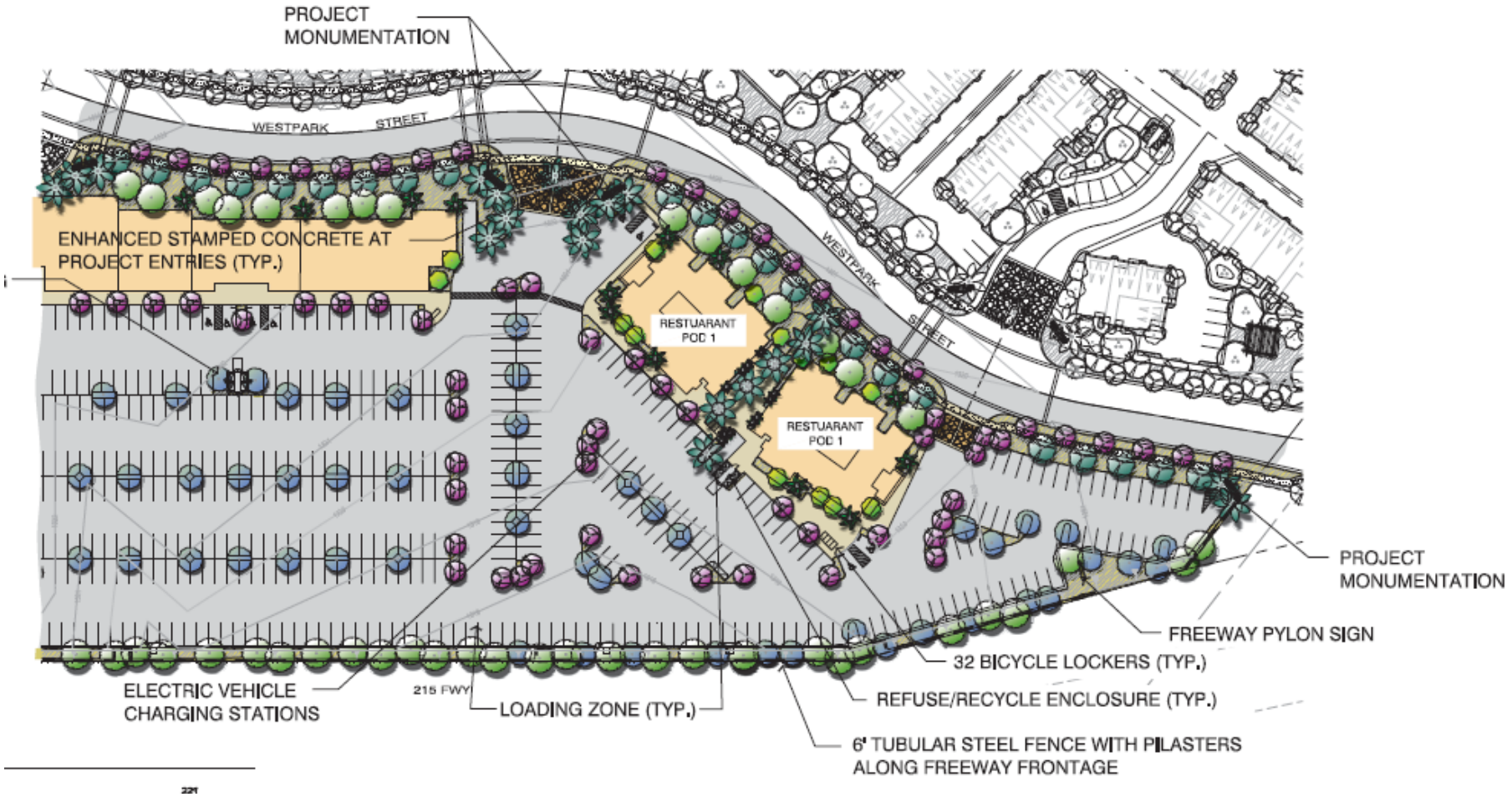
managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. The intent of this chapter is to also encourage the cooperation between the City and local water purveyors to achieve irrigation efficiency and water conservation goals.

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 copy of the landscape plans is provided for Council consideration in Attachment M.

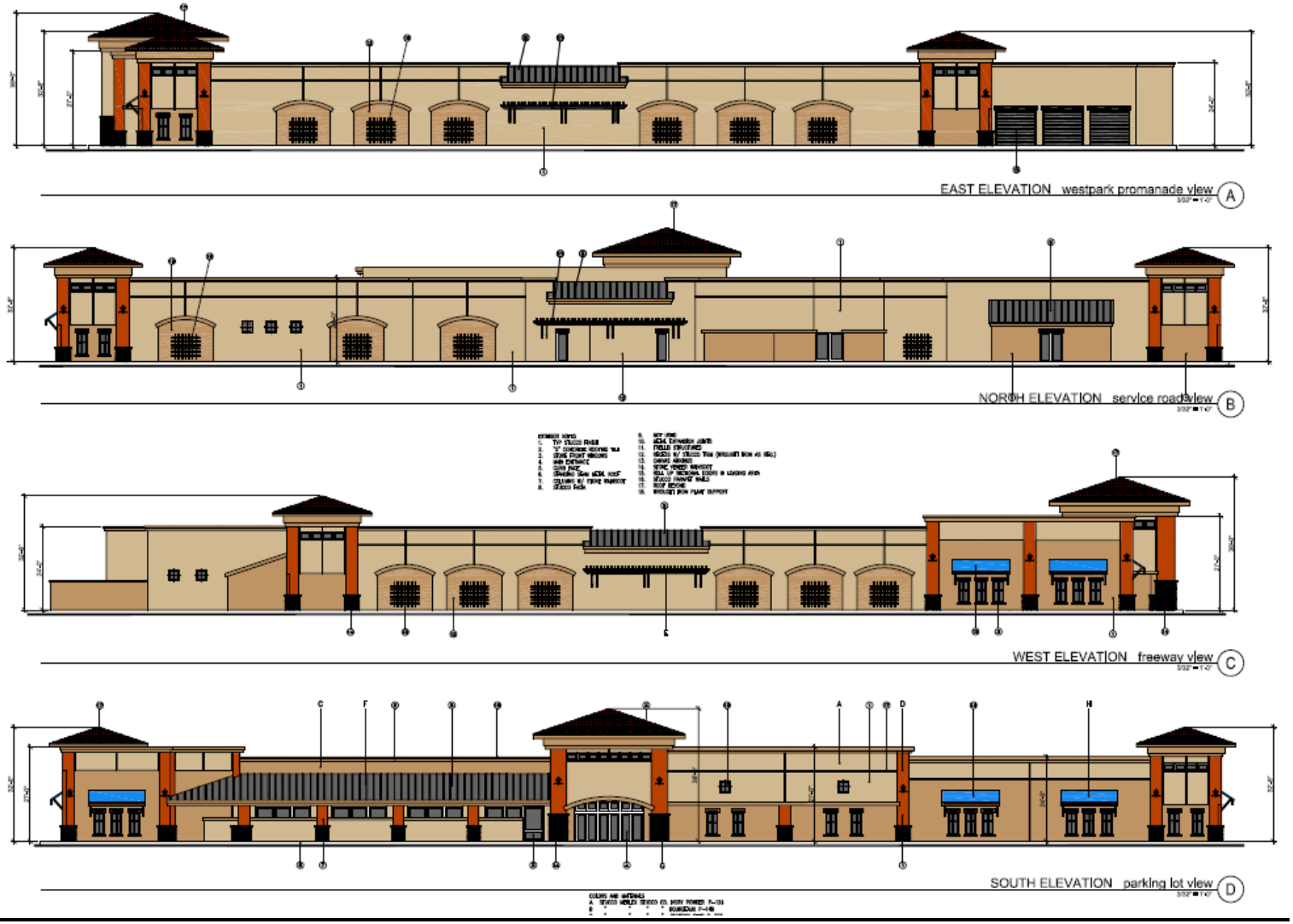
Commercial Center - Site Plan Exhibit – Northern Portion



Commercial Center - Site Plan Exhibit – Southern Portion

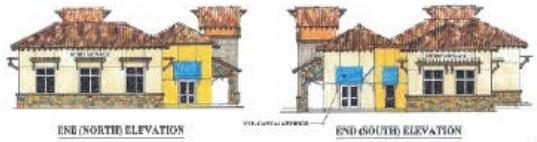


Commercial Center - Architectural Elevation Exhibit – Big Box Building



Commercial Center - Architectural Elevation Exhibit – Retail Buildings









Commercial Center - Architectural Elevation Exhibit – Restaurant 1



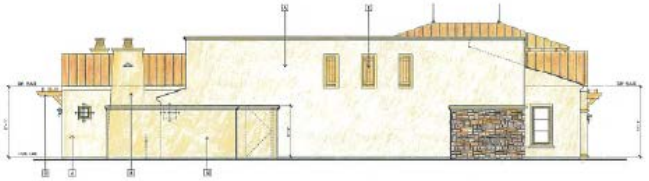
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Commercial Center - Architectural Elevation Exhibit – Restaurant 2



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Residential Condominiums Site Plan Layout:

The proposed condominium complexes encompass two development areas with a total of 191 dwelling units. The northerly site (Pod 2) will include 124 units on 9.15 acres and the southerly site (Pod 3) will include 67 units on 4.33 acres. The site plan layout of the two residential areas is provided in Attachments H & I. The site also includes one recreation building/pool area and several tot-lot/play areas. The condominium development 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.

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	Pod 2 = 9.15 acres Pod 3 = 4.33 acres	Yes Yes
Required Setbacks			
Front Setback – Living Space / Main Structure	10 feet	20 feet (at the closest point)	Yes
Rear Setback – Living Space / Main Structure	10 feet	20 – 27 feet (at closest point)	Yes
Side Setback – Living Space / Main Structure	5 feet	20 – 28 feet (at closest point)	Yes
Building Height	50 feet maximum	38 – 39 feet	Yes
Lot Coverage	50% of net lot area	Pod 2 = 24% Pod 3 = 30%	Yes Yes
Density Range (VHDR)	14 – 20 units/acre	14.2 units/acre	Yes

Off-Street Parking (Section 17.188):

The condominium development is subject to the multi-family parking requirements outlined in Chapter 17.188.030 of the Wildomar Municipal Code. Based on 124 units with 2 – 4 bedrooms, the northerly complex (Pod 2) is required to provide 322 total parking spaces. There are 322 parking spaces provided. Of these, 248 spaces are provided as attached 2-car garages to each unit in compliance with the parking code. The remaining 74 spaces are designated as visitor parking. Pod 3 (the southerly complex) based on 67 units with 2 – 3 bedroom units is required to provide a total of 160 spaces. There are 165 spaces provided. Of these, 134 are provided as attached 2-car garages to each unit in compliance with the parking code. The remaining 31 spaces are designated as visitor parking. The table on the following page summarizes compliance with the parking standards.

Pod 2 Parking Standards Table (17.188)

Development Standards	Minimum Parking Requirement Standard	Proposed Project	Meets/Exceeds Requirements
Pod 2 - Condo Units			
2 bedroom/unit (39 units @ 2.25 sp./unit)	88 spaces	88 spaces	Yes
3 bedroom/unit (31 units @ 2.75 sp./unit)	85 spaces	85 spaces	Yes
4 bedroom/unit (54 units @ 2.75 sp./unit)	149 spaces	149 spaces	Yes
Total Spaces	**322 spaces**[3]	**322 spaces**	**Yes**
Parking Stall Size (open/covered)	9' x 18' 11' x 18' (end stalls)	9' x 18' 11' x 18' (end stalls)	Yes
Garage Stall Size	9' x 18'	N/A	N/A
On-site Drive Aisles	28 feet	30 feet	Yes

Pod 3 Parking Standards Table (17.188)

Development Standards	Minimum Parking Requirement Standard	Proposed Project	Meets/Exceeds Requirements
Pod 3 Condo Units			
2 bedroom/unit (48 units @ 2.25 sp./unit)	108 spaces	110 spaces	Yes
3 bedroom/unit (19 units @ 2.75 sp./unit)	52 spaces	55 spaces	Yes
total spaces	**160 spaces**	**165 spaces**	**Yes**
Parking Stall Size (open/covered)	9' x 18' 11' x 18' (end stalls)	9' x 18' 11' x 18' (end stalls)	Yes
Garage Stall Size	9' x 18'	N/A	N/A
On-site Drive Aisles	28 feet	30 feet	Yes

[3] 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 covered parking areas with tile roofs.

Proposed Unit Type / Floor Plans:
The Pod 2 condominium development is comprised of 124, 3-story units with 2 – 4 bedrooms and ranging in size from 1,151 - 1,772 square feet. The Pod 3 condominium development is comprised of 67, 3-story units with 2 – 3 bedrooms and ranging in size 1,078 - 1,300 square feet. Each unit has an attached 2-car garage with interior access to the units. For reference purposes, the unit and floor plan information for Pod 2 & 3 is provided in the following tables.

Pod 2 Typical Unit Types / Floor Plan

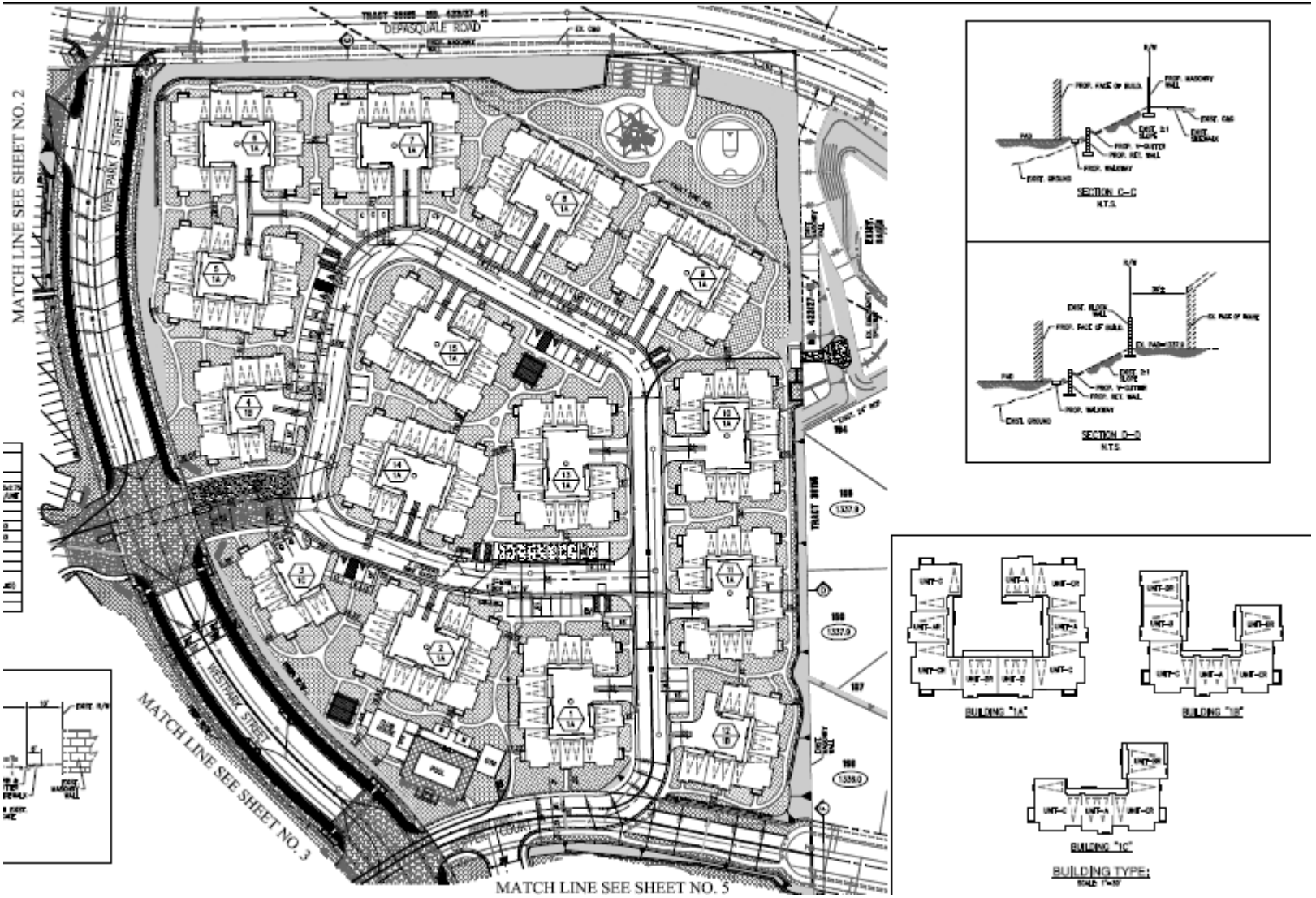
Unit Type	Unit Quantity	Unit Size (sq. ft.)	# of Bedrooms / Bathrooms
Unit A (3-story)	39 units	1,151 sq. ft.	2 bedroom / 2.5 bath
Unit B (3-story)	31 units	1,372 sq. ft.	3 bedroom / 2.5 bath
Unit C (3-story)	54 units	1,772 sq. ft.	4 bedroom / 3.0 bath
Total Counts	**124 Units**		

Pod 3 Typical Unit Types / Floor Plan

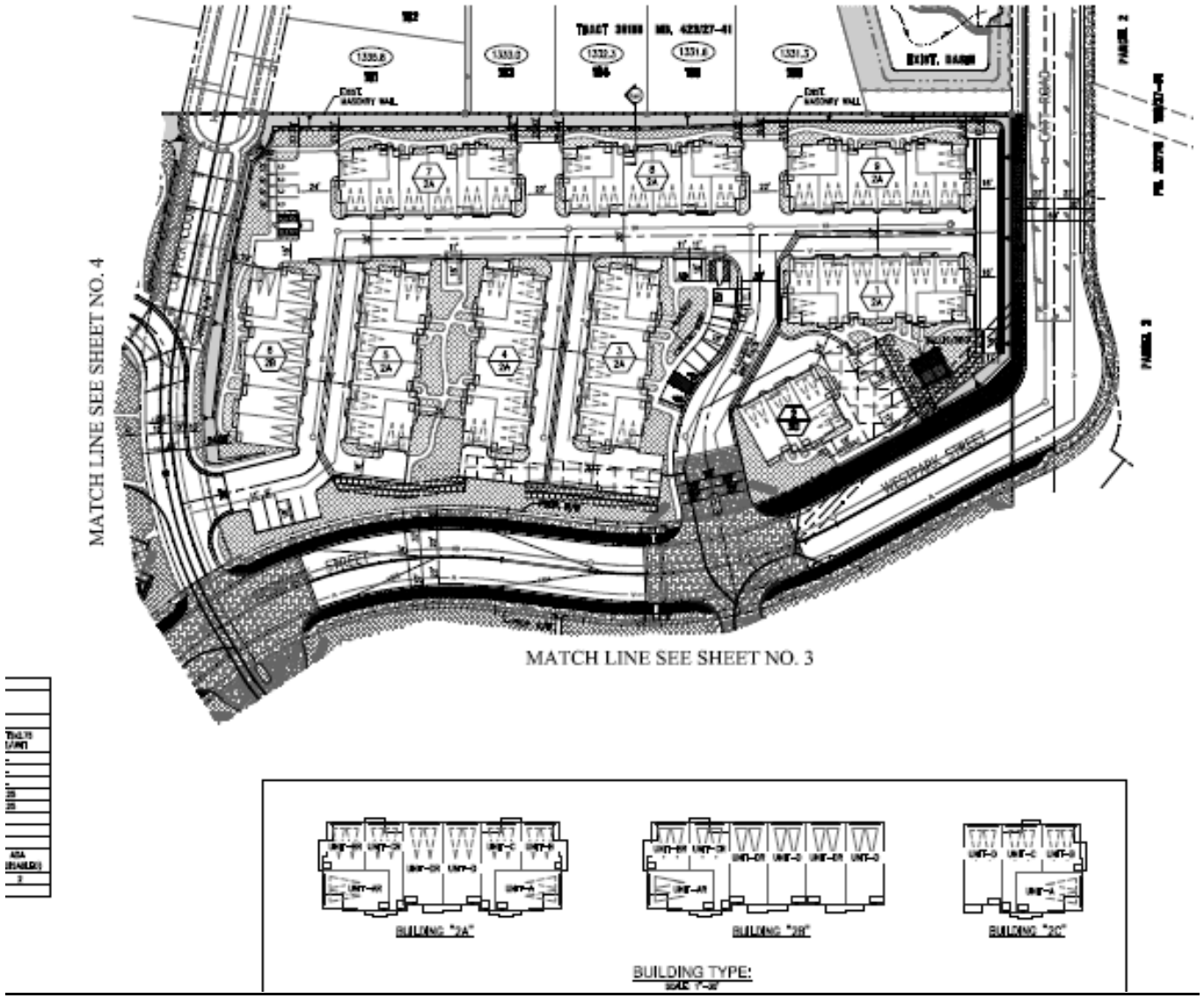
Unit Type	Unit Quantity	Unit Size (sq. ft.)	# of Bedrooms / Bathrooms
Unit A (3-story)	16	1,078 sq. ft.	2 bedroom / 2.5 bath
Unit B (3-story)	16	1,212 sq. ft.	2 bedroom / 2.5 bath
Unit C (3-story)	16	1,242 sq. ft.	2 bedroom / 2.5 bath
Unit D (3-story)	19	1,300 sq. ft.	3 bedroom / 2.0 bath
Total Counts	**67 Units**		

Proposed Architecture:
The architectural theme for the condominium developments can be characterized as a "Modern/Spanish" style. The design elements incorporate the typical features such as stucco walls, arches, balconies, shutters and window trim, etc. Staff has provided reduced size exhibits of the residential architectural elevations on the following pages. A full set of the colored architectural elevations are provided for Commission consideration (Attachment L).

Residential Site Plan Exhibits Pod 2/Northern Portion)



Residential Site Plan Exhibits Pod 3/Southern Portion)

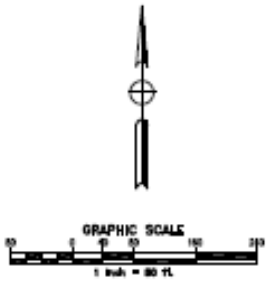


PARKING EXHIBIT PLAN

CITY OF WILDOMAR, CALIFORNIA







Overall Landscape Plan Exhibit



Residential Architectural Elevations Exhibits (Northern Portion – front view)



Residential Architectural Elevations Exhibits (Northern Portion – rear view)



Residential Architectural Elevations Exhibits (Southern Portion – front view)



Residential Architectural Elevations Exhibits (Southern Portion – rear view)



Recreation/Clubhouse Exhibit

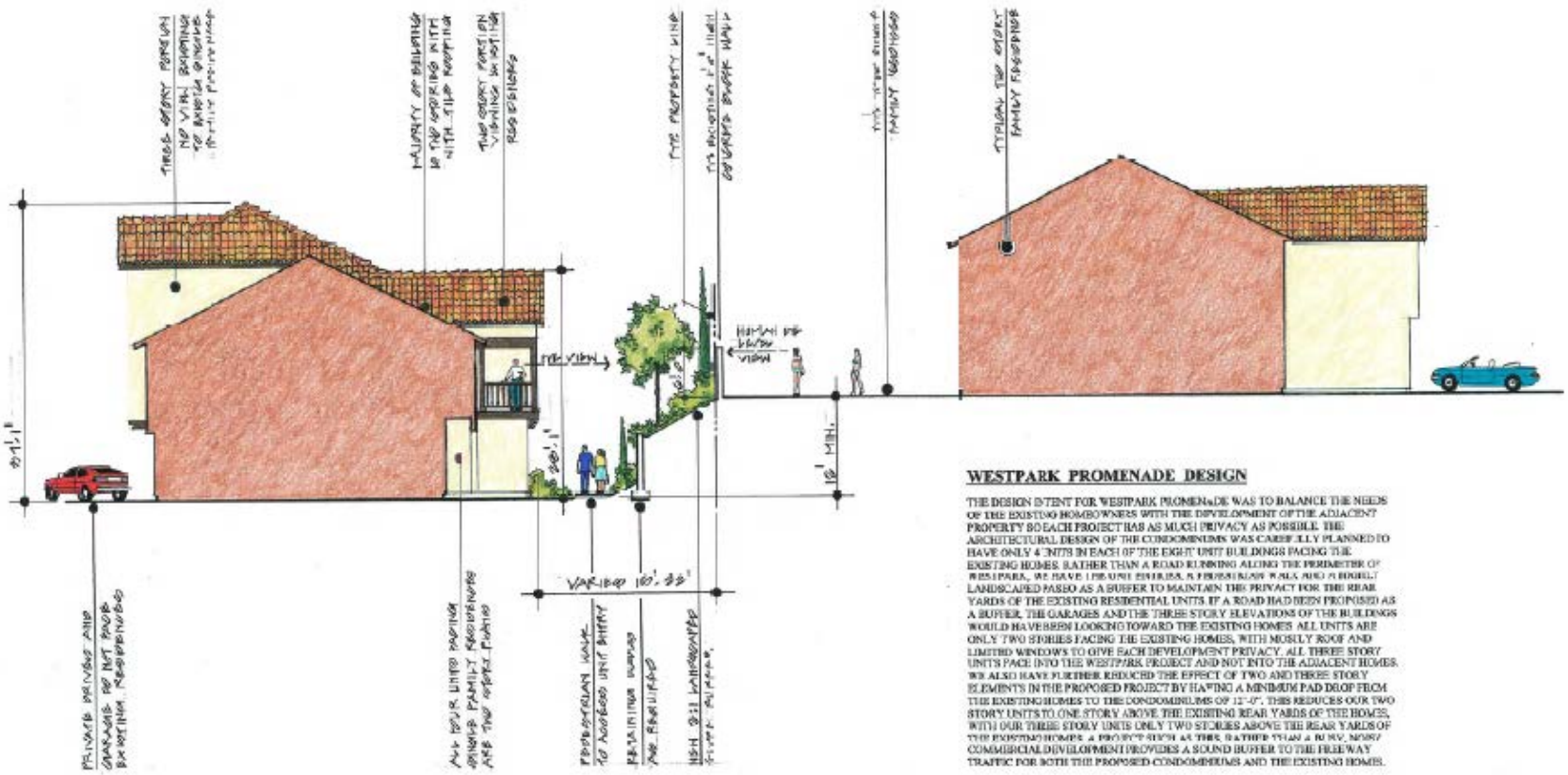


Easterly Property Line Cross Section between Hartford Park

WESTPARK PROMENADE
SECTION A

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC

DESIGNED BY:
ADKVAS GROUP



WESTPARK PROMENADE DESIGN

THE DESIGN INTENT FOR WESTPARK PROMENADE WAS TO BALANCE THE NEEDS OF THE EXISTING HOMEOWNERS WITH THE DEVELOPMENT OF THE ADJACENT PROPERTY SO EACH PROJECT HAS AS MUCH PRIVACY AS POSSIBLE. THE ARCHITECTURAL DESIGN OF THE CONDOMINIUMS WAS CAREFULLY PLANNED TO HAVE ONLY 4 UNITS IN EACH OF THE EIGHT UNIT BUILDINGS FACING THE EXISTING HOMES. RATHER THAN A ROAD RUNNING ALONG THE PERIMETER OF WESTPARK, WE HAVE PROVIDED A PEDESTRIAN WALK AND PLANTED LANDSCAPED PASEO AS A BUFFER TO MAINTAIN THE PRIVACY FOR THE REAR YARDS OF THE EXISTING RESIDENTIAL UNITS. IF A ROAD HAD BEEN PROPOSED AS A BUFFER, THE GARAGES AND THE THREE STORY ELEVATIONS OF THE BUILDINGS WOULD HAVE BEEN LOOKING TOWARD THE EXISTING HOMES. ALL UNITS ARE ONLY TWO STORIES FACING THE EXISTING HOMES, WITH MOSTLY ROOF AND LIMITED WINDOWS TO GIVE EACH DEVELOPMENT PRIVACY. ALL THREE STORY UNITS PACE INTO THE WESTPARK PROJECT AND NOT INTO THE ADJACENT HOMES. WE ALSO HAVE FURTHER REDUCED THE EFFECT OF TWO AND THREE STORY ELEMENTS IN THE PROPOSED PROJECT BY HAVING A MINIMUM PAD DROP FROM THE EXISTING HOMES TO THE CONDOMINIUMS OF 12'-0". THIS REDUCES OUR TWO STORY UNITS TO ONE STORY ABOVE THE EXISTING REAR YARDS OF THE HOMES, WITH OUR THREE STORY UNITS ONLY TWO STORIES ABOVE THE REAR YARDS OF THE EXISTING HOMES. A PROPERTY SUCH AS THIS, BETWEEN A BUSY, NOISY COMMERCIAL DEVELOPMENT PROVIDES A SOUND BUFFER TO THE FREEWAY TRAFFIC FOR BOTH THE PROPOSED CONDOMINIUMS AND THE EXISTING HOMES.

Pedestrian Circulation/Connectivity:
Pedestrian circulation is an important element of a mixed-use project. It is staff's opinion that the project provides adequate onsite circulation for pedestrians that allow residents in this condominium development to walk throughout the site. A colored exhibit of the pedestrian pathways is provided in Attachment J.

Traffic / Roadway / Vehicular Access:
Refer to the discussion under the commercial site plan for details.

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 K.

PROJECT ANALYSIS / FINDINGS OF FACT:

EIR Findings of Fact:
The Planning Commission has recommended the City Council, in light of the whole record before it, including but not limited to, the DEIR (w/technical appendices), FEIR, Findings of Fact, Statement of Overriding Considerations, and MMRP (PC Resolution No. 2016-33, Attachment A, Exhibits 1 - 5) 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, find and determine as follows:

1. Preparation of EIR: An Environmental Impact Report was prepared for the Westpark Promenade Mixed-Use project and processed in accordance with the California Environmental Quality Act (Public Resources Code § 21000 et seq.), the CEQA

Guidelines (14 California Code of Regulations § 15000 et seq.), and the City's local CEQA Guidelines.

2. Notice: The City has complied with CEQA Guidelines § 15085 and §15087 by providing a Notice of Completion of the Draft EIR to OPR and a Notice of Availability to responsible and trustee agencies, including the Riverside County Clerk, and other persons and agencies.

3. Review Period: The City has complied with CEQA Guidelines §§ 15087 and 15105 by making the Draft EIR available to the public for review/comment for the required 45-day period of time commencing on May 5, 2016 and concluding on June 20, 2016.

4. Response to Comments: The City has responded to all seven (7) public comment letters received during the public review/comment period and included both the comments and the responses to the comments as part of the Final EIR included as Exhibit 3 to this Resolution. In response to these comments, the City has made minor revisions to the Draft EIR. These revisions are identified in the Final EIR and do not constitute significant additional information and do not require recirculation of the Draft EIR.

5. Avoidance / Reduction Significant Effects: The EIR identifies potentially significant effects on the environment that could result if the project were adopted without changes or alterations in the project and/or the imposition of mitigation measures. Based thereon, the Planning Commission recommends the City Council further find that:

   a) Changes, alterations, and mitigation measures have been incorporated into, or imposed as conditions of approval on, the project.

   b) These changes, alterations, and mitigation measures will avoid all but 16 of the significant environment project related and cumulative effects identified in the EIR or lessen their impact below the threshold of significance.

   c) These changes, alterations, and mitigation measures are fully enforceable because they have either resulted in an actual change to the project as proposed or they have been imposed as conditions of approval on the project.

   d) The City has prepared a Mitigation Monitoring and Reporting Program included as Exhibit 5 to this Resolution to track compliance with these changes, alterations, and mitigation measures identified in the Westpark Promenade Mixed-Use development project EIR.

   e) For the 16 significant and unavoidable project related and cumulative impacts (i.e., AQ 3.2-2 (Project and Cumulative), AQ 3.2-5 (Project and Cumulative), GHG 3.6-1 (Project and Cumulative), GHG 3.6-2 (Project and Cumulative), NOI

3.10-3 (Project and Cumulative), TRANS 3.14-1 (Project), TRANS 3.14-2 (Project), TRANS 3.14-3 (Cumulative), TRANS 3.14-4 (Cumulative), and TRANS 3.14-7 (Project and Cumulative)., specific economic and legal considerations make infeasible the mitigation measures identified in the FEIR, as set forth in Exhibit 4 to the Resolution.

6. Statement of Overriding Considerations: Approval of the project will result in 16 significant and unavoidable project related and cumulative environmental impacts (i.e., AQ 3.2-2 (Project and Cumulative), AQ 3.2-5 (Project and Cumulative), GHG 3.6-1 (Project and Cumulative), GHG 3.6-2 (Project and Cumulative), NOI 3.10-3 (Project and Cumulative), TRANS 3.14-1 (Project), TRANS 3.14-2 (Project), TRANS 3.14-3 (Cumulative), TRANS 3.14-4 (Cumulative), and TRANS 3.14-7 (Project and Cumulative), that cannot be mitigated; however, all other impacts have been mitigated through changes, alterations and mitigation measures to a less than significant level. Pursuant to Section 15093 of the CEQA Guidelines, staff recommends that the Planning Commission recommend that the City Council adopt a Statement of Overriding Considerations for the unavoidable transportation/traffic impacts as set forth in Exhibit 4 to the Resolution.

7. Independent Judgment: The EIR reflects the independent judgment and analysis of the City.

General Plan Amendment (GPA) Analysis:

The Westpark Promenade development project requires the approval of a general plan amendment to accommodate the project. Specifically, the general plan amendment proposes to change the existing land use designation for the entire site from Commercial Office (CO) to Commercial Retail (CR) and Very High Density Residential. The proposed retail center falls within the floor area ratio requirement as described above.

In addition, the single family attached condominium development density falls within the allowable density range of the VHDR land use category as described above. The CR and VHDR land use designations is intended for the development of a variety of commercial retail uses and single family attached and/or multi-family dwellings. The proposed commercial retail center fits perfectly into the CR land use designation, while the residential condominiums fit into the VHDR land use category.

The Planning Commission has recommended City Council approval of the proposed general plan amendment to CR and VHDR because these land use designations are intended to promote and encourage the development of retail uses and residential uses within a mixed use concept. The findings to support the Commission's recommendation are provided below.

General Plan Amendment (GPA) Findings of Fact:

Pursuant to Government Code Section 65350 – 65362 and Chapter 17.08.040(F)(2) of the Wildomar Municipal Code, the Planning Commission is recommending City Council make the following findings to approve the proposed General Plan Amendment No. 13-0089.

A. The proposed change does not involve a change in or conflict with the City of Wildomar Vision, any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan.

Evidence: The proposed land use amendment for the Westpark Promenade Mixed-Use project does not involve a change in or conflict with the City of Wildomar Vision (Chapter 2 of the Gen. Plan), any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan in that both the proposed land use designations of Commercial Retail (CR) and Very High Density Residential (VHDR) fall within the "Community Development" Foundation Component of the General Plan. Thus, the proposed land use designation changes do not conflict with the property's "Community Development" Foundation Component designation.

Further, the Vision outlined in Chapter 2 of the General Plan states that each element of the General Plan contains a description of how it implements the Vision in the form of specific policies related to each element (page V-2). Thus, consistency with specific General Plan policies demonstrates consistency with the vision. The proposed Westpark Promenade Mixed-Use project achieves the vision as it is consistent with those land use and housing policies discussed in Finding B below. Finally, the proposed general plan amendments are consistent with the general planning principles set forth in Appendix B to the General Plan, in that Appendix B encourages compact, higher density development (App. B, Sec. I.G.) and the development of new housing in a manner that encourages a wide range of housing choices (i.e., ownership) within the City (App. B, Sec. I.D.). Further, Appendix B encourages commercial related development that provides support services and jobs for the Wildomar community.

B. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

Evidence: The proposed general plan amendment will contribute to the purposes of the General Plan and will not be detrimental in that as part of the DEIR and development review process it was determined that the proposed land use designations of Commercial Retail (CR) and Very High Density Residential (VHDR) resulting in the development of commercial retail and residential uses did not require any changes to other Elements of the Wildomar General Plan. Therefore, the proposed general plan amendments result in the project being internally consistent. The proposed land use changes furthers the following land use and housing element policies related to the proposed project:

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 residential portions of the project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.

LU 22.4 The proposed residential portions of the 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 residential portions of the project are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU 23.1 The proposed land use amendment resulting in the commercial retail portion of the project is properly located and designated for commercial development in accordance with the General Plan.

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.

LU 23.8 The proposed project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed single family attached condominiums 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 Housing Element.

H-6.1 The proposed single family attached condominiums will utilize energy conservation measures in that each enclosed garage space has been conditioned to provide an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

C. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the City's economic base) and that would improve the ratio of jobs-to-workers in the City.

Evidence: The proposed land use designation change from Commercial Office (CO) to Commercial Retail (CR) and Very High Density Residential (VHDR) will result in a well-planned mixed-use project that includes a commercial retail center and condominium development within the project area. Approving the proposed General Plan Amendment would result in a contribution to the City's economic base and job-generating uses within close proximity to the condominium site. This in turn will create employment opportunities for city residents living in Westpark Promenade. The end result is a positive benefit to the City's jobs/housing balance consistent with general plan policies.

Change of Zone (CZ) Analysis:

The existing zoning for the entire project site is C-P-S (Scenic Highway Commercial). While the C-P-S zone allows commercial retail centers, it does not allow residential uses. Thus, to achieve the mixed use concept, the applicant has proposed a change of zone from C-P-S to R-3 (General Residential) on a 13.48 acre portion of the project site (i.e., Parcel 2 & 3 of PM 36612). According to the general plan zoning consistency table, the R-3 zone is highly consistent with the VHDR and land use designation. As the R-3 zone allows single family attached residences, the zone change to R-3 is the most appropriate zoning designation. Further, the C-P-S zone is highly consistent with the proposed CR land use designation so no further change is needed for this parcel (Parcel 1 of PM 36612).

The Commission has recommended Council approval of the proposed change of zone from C-P-S to R-3 for the residential portion of the Westpark Promenade project. This zoning designation is intended to promote and encourage the development of residential uses within a mixed use concept, as well as it meets many of the goals and policies of the Housing Element that encourages a variety of housing types within the Wildomar community. The findings to support the Commission's recommendation to approve the proposed Change of Zone No. 13-0082 are provided below.

Change of Zone Findings of Fact:

Pursuant to Government Code Sections 65855, and Chapter 17.280 of the Wildomar Municipal Code, 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 make the following findings to approve the proposed Change of Zone 13-0089.

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

Evidence: The applicant is proposing to amend the general plan land use designations for the project site to CR and VHDR to accommodate the commercial retail and single-family attached condominium project. The proposed zone changes to C-P-S (Scenic Highway Commercial) and R-3 (General Residential) for the Westpark Promenade Mixed-Use project, upon approval of the proposed GPA, will be consistent with, and implements, the following goals and polices of the General Plan:

LU 2.1 The proposed commercial and residential development 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 commercial and residential development 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 commercial and residential development project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

LU 23.1 The proposed land use amendment resulting in the commercial retail and condominium areas of the project is properly located and designated for commercial and residential development in accordance with the General Plan.

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

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

LU 23.8 The proposed commercial and residential development project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed single family condominium areas 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 Housing Element.

H-6.1 The proposed single family condominium areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

Tentative Parcel / Tract Map Analysis:

The Westpark Promenade Mixed-Use development project requires the approval of three (3) separate subdivision maps. Each has been analyzed with respect to the proposed land use and zoning designations.

Tentative Parcel Map No. 36612 – this subdivision map is needed to subdivide the 27.68+ acre project site into three (3) parcels for financing purposes which means the Applicant can sell each individual parcel. The commercial retail development area will be constructed on Parcel 1 which is 14.12 acres in size. In accordance with Chapter 17.76.030 of the Wildomar Municipal Code, there is no minimum lot size, thus, this parcel meets the C-P-S zone development standards. Parcel 2 and 3 are designated for development of the two single family attached condominium areas which are 9.15 and 4.33 acres in size, respectively. In accordance with Chapter 17.44.020 of the Wildomar Municipal Code, the R-3 zone states the minimum lot size must be 7,200 square feet and the minimum width and depth must be 60 and 100 feet, respectively. Based on the parcel design, both Parcel 2 and 3 meet these minimum standards, thus they are consistent with the R-3 zone.

Tentative Tract Map No. 36781 – this map subdivision map proposed to further subdivide Parcel 2 of PM No. 36612 (9.15 acres) into one (1) lot to accommodate the 124-unit single family attached condominium development. As these units are proposed to be sold as condominiums only one parcel is necessary to meet the state Subdivision Map Act. All other portions of the site will be held in common between the home owners and managed by their respective home owners association. As this tract map falls within the R-3 zone development standards, it must meet the minimum lot size of 7,200 square feet and minimum average width and depth of 60 and 100 feet, respectively as outlined in Chapter 17.44.020 of the Wildomar Municipal Code. Based on the parcel design, the proposed tract map meets these minimum standards, thus it is consistent with the R-3 zone.

Tentative Tract Map No. 36782 - this map subdivision map proposed to further subdivide Parcel 3 of PM 36612 (4.33 acres) into one (1) lot to accommodate the 67-unit single family attached condominium development. As these units are proposed to be sold as condominiums only one parcel is necessary to meet the state Subdivision

Map Act. All other portions of the site will be held in common between the home owners and managed by their respective home owners association. As this tract map falls within the R-3 zone development standards, it must meet the minimum lot size of 7,200 square feet and minimum average width and depth of 60 and 100 feet, respectively as outlined in Chapter 17.44.020 of the Wildomar Municipal Code. Based on the parcel design, the proposed tract map meets these minimum standards, thus it is consistent with the R-3 zone.

Staff is recommending approval of the all three subdivision maps for the Westpark Promenade project. Development of the commercial retail center and condominium units, meet the general plan policies of the CR and VHDR land use designations, as well as intent of the C-P-S and R-3 zoning designations. Further, the maps will facilitate the proper development of the Westpark Promenade mixed use project which will provide jobs, sales tax revenues and housing for Wildomar residents. The findings to support staff's recommendation is provided below for each subdivision map.

Tentative Parcel Map No. 36612 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 recommends the City Council, 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, hereby find and determine as follows:

A. The proposed Parcel 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 Parcel Map No. 36612 is consistent with the City's General Plan in that the land use designations of CR and VHDR is intended to provide for the development of commercial retail and single family attached uses. With its close proximity to residential neighborhoods, the Westpark Promenade Mixed-Use project will provide valuable commercial retail services that are consistent and compatible with the CR land use policies of the General Plan. Further, the single family residential development within the project area, is consistent with the General Plan in that the VHDR land use designation specifically allows residential development including single family attached dwellings. As these residences are proposed as condominium ownership units, the project will provide important housing opportunities to Wildomar residents. Further, the residential land uses will be built at a density of 14.2 units/acre which is in compliance with the VHDR density range of 14 – 20 units/acre. Thus, the proposed Parcel 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 land use policies:

LU 4.1 The proposed retail and residential developments 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 retail and residential developments will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.

LU 22.1 The proposed retail and residential developments will accommodate the development of commercial retail and single family / multi-family residences in an area that is appropriately designated by the General Plan.

LU 22.4 The proposed residential developments 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 retail and residential developments are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU 23.1 The proposed land use amendment resulting in the commercial retail and residential areas is properly located and designated in accordance with the General Plan.

LU 23.8 The proposed land use amendment resulting in the commercial retail opportunities in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed condominium development 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 Housing Element.

H-6.1 The proposed condominium development will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

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 and commercial projects which are designed to provide satisfactory 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 27.68± acres and the tentative map proposes to subdivide the project area three (3) parcels for financing purposes to accommodate the proposed project. Given the density allowed by the VHDR land use designation (i.e., 14 - 20 units/acre), the proposed condominium development at 14.2 units/acre falls within the allowed density range. Further, the condominium project site with its proposed R-3 zoning has a minimum lot size of 7,200 square feet, so the site size of 13.48 acres meets the R-3 standards. In terms of the 118,354 square-foot commercial retail center (Parcel 1 of PM 36612), the C-P-S zone does not have a minimum lot size so this Parcel Map is physically suitable for the project as the parcel size is 14.2 acres in size. Given these facts, the proposed Parcel Map is physically suitable for the type and proposed density of development.

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

Evidence: The City has prepared an Environmental Impact Report (EIR) for the Westpark Promenade Mixed-Use project which includes an analysis of Tentative Parcel Map No. 36612. The EIR analyzed all the required environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The EIR was circulated for a 45-day public review period in accordance with CEQA law. All comments on the DEIR from the commenters have been responded to as outlined in the FEIR. As the DIER analyzed impacts to wildlife resources, etc., the DEIR 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 Parcel 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 Code and Subdivision Ordinance. The design and construction of all improvements to accommodate the project have been conditioned to in accordance 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 stormwater 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 Tract Map project 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.

Tentative Tract Map No. 36781 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 recommends the City Council, 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, 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. 36781 is consistent with the City's General Plan in that the land use designation of VHDR is intended to provide for the development of single family attached condominium uses. With its close proximity to residential neighborhoods, the Westpark Promenade Mixed-Use project is consistent with the General Plan in that the VHDR land use designation specifically allows residential development including single family attached dwellings. As these residences are proposed as condominium ownership units, the project will provide important housing opportunities to Wildomar residents. Further, the residential land uses will be built at a density of 14.2 units/acre which is in compliance with the VHDR density range of 14 – 20 units/acre. Thus, the

proposed Parcel 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 land use policies:

LU 4.1 The proposed retail and residential developments 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 retail and residential developments will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.

LU 22.1 The proposed retail and residential developments will accommodate the development of commercial retail and single family / multi-family residences in an area that is appropriately designated by the General Plan.

LU 22.4 The proposed residential developments 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 retail and residential developments are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU 23.1 The proposed land use amendment resulting in the commercial retail and residential areas is properly located and designated in accordance with the General Plan.

LU 23.8 The proposed land use amendment resulting in the commercial retail opportunities in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed condominium development 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 Housing Element.

H-6.1 The proposed condominium development will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

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 and commercial projects which are designed to provide satisfactory 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 27.68± acres and the tentative map proposes to subdivide Parcel 2 of PM 36612 (9.15 acres) into one (1) lot for condominium purposes to develop 124 single family attached dwelling units. Given the density allowed by the VHDR land use designation (i.e., 14 - 20 units/acre), the proposed condominium development within this tract map at 14.2 units/gross acre falls within the allowed density range. Further, the condominium project site with its proposed R-3 zoning has a minimum lot size of 7,200 square feet, so the site size of 9.15 acres meets the R-3 standards. Given these facts, the proposed Tract Map is physically suitable for the type and proposed density of development.

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

Evidence: The City has prepared an Environmental Impact Report (EIR) for the Westpark Promenade Mixed-Use project which includes an analysis of Tentative Tract Map No. 36781. The EIR analyzed all the required environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The EIR was circulated for a 45-day public review period in accordance with CEQA law. All comments on the DEIR from the commenters have been responded to as outlined in the FEIR. As the DIER analyzed impacts to wildlife resources, etc., the DEIR 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 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 Code and Subdivision Ordinance. The design and construction of all

improvements to accommodate the project have been conditioned to in accordance 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 stormwater 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 Tract Map project 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.

Tentative Tract Map No. 36782 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 recommends the City Council, 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, 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. 36782 is consistent with the City's General Plan in that the land use designations of VHDR is intended to provide for the development of single family attached condominium uses. With its close proximity to residential neighborhoods, the Westpark Promenade Mixed-Use project is consistent with the General Plan in that the VHDR land use designation specifically allows residential development including single family attached dwellings. As these residences are proposed as condominium ownership units, the project will provide important housing opportunities to Wildomar residents. Further, the residential land uses will be built at a density of 14.2 units/acre which is in compliance with the VHDR density range of 14 – 20 units/acre. Thus, the proposed 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 land use policies:

LU 4.1 The proposed retail and residential developments 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 retail and residential developments will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.

LU 22.1 The proposed retail and residential developments will accommodate the development of commercial retail and single family / multi-family residences in an area that is appropriately designated by the General Plan.

LU 22.4 The proposed residential developments 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 retail and residential developments are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU 23.1 The proposed land use amendment resulting in the commercial retail and residential areas is properly located and designated in accordance with the General Plan.

LU 23.8 The proposed land use amendment resulting in the commercial retail opportunities in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed condominium development 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 Housing Element.

H-6.1 The proposed condominium development will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

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 and commercial projects which are designed to provide satisfactory 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 27.68± acres and the tentative tract map proposes to subdivide Parcel 3 of PM 36612 (4.33 acres) into one (1) lot for condominium purposes to develop 67 single family attached dwelling units Given the density allowed by the VHDR land use designation (i.e., 14 - 20 units/acre), the proposed condominium development within this tract map at 15.5 units/gross acre falls within the allowed density range. Further, the condominium project site with its proposed R-3 zoning has a minimum lot size of 7,200 square feet, so the site size of 4.33 acres meets the R-3 standards. Given these facts, the proposed Tract Map is physically suitable for the type and proposed density of development.

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

Evidence: The City has prepared an Environmental Impact Report (EIR) for the Westpark Promenade Mixed-Use project which includes an analysis of Tentative Tract Map No. 36782. The EIR analyzed all the required environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The EIR was circulated for a 45-day public review period in accordance with CEQA law. All comments on the DEIR from the commenters have been responded to as outlined in the FEIR. As the DIER analyzed impacts to wildlife resources, etc., the DEIR 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 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 Code and Subdivision Ordinance. The design and construction of all

improvements to accommodate the project have been conditioned to in accordance 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 stormwater 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 Tract Map project 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 plot plan to accommodate the Westpark Promenade project is comprised of three (3) components; a 118,354 square-foot commercial retail center and two single family attached condominium developments totaling 191 units. Each are is analyzed below.

Commercial Retail Center (Pod 1):

The retail center will be developed on Parcel 1 of PM No. 36612. The 118,354 square feet of retail space will be developed on a 14.2 acre site. The portion of the development is located in the C-P-S zone and development of the site must conform to the standards and requirements of the Chapter 17.76.030 of the Wildomar Municipal Code. The plot plan was analyzed in detail as part of the city's development review process as described above in the Project Description section of the staff report.

Based on staff's evaluation, the proposed retail center meets and exceeds the minimum development standards relating to, but not limited to, setbacks, building height, parking, pedestrian and vehicular access, landscaping, architecture, street improvements, environmental impacts, etc. Retail uses are permitted in the C-P-S zone and the CR land use designation encourages retail uses as it creates job opportunities and sales tax revenue for the city.

Condominium Development (Pod 2 & 3):

This single family attached condominium development of the Westpark Promenade mixed use project encompasses 191 residences. The northerly portion contains 124 units constructed within 15 buildings. The southerly portion contains 67 units constructed within seven (7) buildings. All units have attached garages with interior access. Both areas also have independent recreation and open space facilities and are linked with a well signed pedestrian pathway. Development of the residences must

conform to the standards and requirements of the proposed R-3 zone as outlined in Chapter 17.44.020 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. Based on staff's evaluation, the proposed condominium development within Pod 2 and 3 of the site plan meets and exceeds the minimum development standards relating to, but not limited to, setbacks, building height, parking, pedestrian and vehicular access, landscaping, architecture, street improvements, environmental impacts, etc. Further, single family attached residences are encouraged within the VHDR land use designation which allows a density range of 14 – 20 units/acre.

Based on the proposed project description and consistency with the development standards as they apply to the C-P-S, R-3 and R-4 zones (discussed above), the Plot Plan is consistent with the General Plan and Zoning Ordinance. The findings for support of the Plot Plan are provided below.

Plot Plan Findings of Fact:

Pursuant to Section 17.216.040 of the Wildomar Zoning Ordinance, the Planning Commission recommends the City Council, 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, hereby 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 Westpark Promenade Mixed-Use project consisting of a 118,354 square-foot commercial retail center (Parcel 1 of PM 36612) and 191 single family attached dwelling units (Parcel 2 and 3 of PM 36612) with related on-site/off-site improvements and amenities is consistent with the intent of the General Plan land use designation of CR and VHDR as these land use designations are intended to accommodate commercial retail and residential uses in a mixed use design concept. The commercial retail center is an allowed use in the C-P-S zone subject to the approval of a plot plan and all development standards of Chapter 17.76.030. 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 commercial retail center meets the purpose and intent of the CR land u se designation and C-P-S zone designation.

The proposed 191-unit single family attached condominium development is consistent with the intent of the General Plan land use designation of VHDR as this land use is intended to accommodate single family and multi-family condominium projects within a density range of 14 – 20 units/acre. The proposed project density

has been established at 14.2 units/acre, thus, the project is consistent with the VHDR designation. Further, the condominium development is an allowed use in the R-3 zone 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 191-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 4.1 The proposed retail and residential developments 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 retail and residential developments will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.

LU 22.1 The proposed retail and residential developments will accommodate the development of commercial retail and single family residences in an area that is appropriately designated by the General Plan.

LU 22.4 The proposed residential developments 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 retail and residential developments are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU 23.1 The proposed land use amendment resulting in the commercial retail and residential areas is properly located and designated in accordance with the General Plan.

LU 23.8 The proposed land use amendment resulting in the commercial retail opportunities in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed single family condominium project areas 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 Housing Element.

H-6.1 The proposed single family attached condominium project areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

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 project site, upon approval of the general plan amendment to CR and VHDR and the change of zone to C-P-S and R-3, will result in the proposed Westpark Promenade Mixed Use 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 commercial retail center and single family condominium developments consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that primary access to the site will only occur from Westpark Street via Catt Road, Aria Drive, Clinton Keith Road and Depasquale Road in accordance with Public Works and Fire Department standards. 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. Further, a traffic study was prepared for the proposed project and was extensively analyzed in the DEIR. As a result, there are several traffic mitigation measures (Planning Conditions No. 45 – 49), will require street improvements and/or payment of development impact fees to mitigate traffic congestion. As a result, the proposed Westpark Promenade Mixed-Use 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 project drainage has been designed to accommodate a series of filtration and detention areas (within and around the drive aisles and parking areas) to capture storm runoff. Further the project was required to prepare a Hydrology/Hydraulic study and Preliminary Water Quality Management Plan as part of the Environmental Impact Report (EIR) which

analyzed and addressed in detail all drainage impacts that could have resulted from this project. As a result, the proposed Westpark Promenade Mixed-Use 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 three tentative maps (TPM 36612, TTM 36781 & TTM 36772) to subdivide the property to accommodate the proposed Westpark Promenade Mixed-Use project. The tentative maps have been properly conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Westpark Promenade Mixed-Use project meets this finding.

FISCAL IMPACTS:

The Westpark Promenade 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 (including parkland acquisition and park improvement fees), along with the required regional impact fees (i.e., TUMF, MSHCP, etc.), this project is required to pay approximately $6,074,000. These fees are paid typically prior to the issuance of building permits. In addition, the residential portion of the project (191 condominium units) is conditioned to be annexed into the city-wide CFD 2013-1 (refer to Public Works – Plot Plan Condition No. 19). The residential development will pay its full share of park maintenance through the CFD services and the equivalent share of the Measure Z tax of $28/year. The CFD revenue will be determined and finalized based on final plans and the level of maintenance required.

PUBLIC COMMUNICATION / NOTICING:

In accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code chapters 17.08.100, 17.216.050, and 07.280.040, the Planning Department, on November 30, 2016 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 Westpark Promenade Mixed-Use project (PA No. 13-0082) that would be considered by the City Council. In accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code chapters 17.08.100, 17.216.050, and 07.280.040, the City of Wildomar Planning Department, on December 2, 2016 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 Westpark Promenade Mixed-Use project (PA No. 13-0082) would be considered by the City Council.

Submitted by:
Matthew C. Bassi
Planning Director

Approved by:
Gary Nordquist
City Manager

ATTACHMENTS:

A. Environmental Impact Report (EIR) Resolution
   - Exhibit 1 - Westpark Draft Environmental Impact Report (DEIR)
   - Exhibit 2 - Westpark DEIR Technical Appendices
   - Exhibit 3 - Westpark Final Environmental Impact Report (FEIR)
   - Exhibit 4 - Westpark Findings of Facts / Overriding Considerations
   - Exhibit 5 - Westpark Mitigation Monitoring & Reporting Program (MMRP)

B. General Plan Amendment 13-0082 Resolution
C. Change of Zone 13-0082 Ordinance
D. Tentative Parcel Map No. 36612 Resolution
   - Exhibit 1 - Conditions of Approval

E. Tentative Tract Map No. 36781 Resolution
   - Exhibit 1 - Conditions of Approval

F. Tentative Tract Map No. 36782 Resolution
   - Exhibit 1 - Conditions of Approval

G. Plot Plan 13-0082 Resolution
   - Exhibit 1 - Conditions of Approval

H. Westpark Promenade Parcel Map/Tract Map Exhibits
I. Westpark Promenade Grading Plan Exhibits
J. Westpark Promenade Plot Plan Exhibits
K. Westpark Promenade Architectural Plans – Commercial Retail Exhibits
L. Westpark Promenade Architectural Plans – Residential Exhibits
M. Westpark Promenade Landscape Plans
N. Blum Collins FEIR Comment Letter
O. BBK / Applicant Response Letter to Blum Collins Letter

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

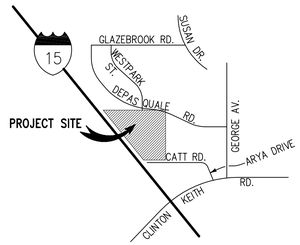
- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Subdivision Ordinance (Title 16 of the WMC)
- City of Wildomar Zoning Ordinance (Title 17 of the WMC)

ATTACHMENT H

Westpark Parcel Map - Tract Map Exhibits

TENTATIVE PARCEL MAP NO. 36612

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP

NOT TO SCALE
SEC. 36, T.6S, R.4W

DEVELOPER/APPLICANT

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON, SUITE 200
IRVINE, CA. 92618
(949) 270-7800

ENGINEER:

PACIFIC COAST LAND CONSULTANTS, INC.
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA. 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657
CONTACT: JEI KIM

ASSESSOR PARCEL NUMBER

376-410-013; 376-410-023 & 376-410-025

UTILITY PURVEYORS:

SCHOOL	ELSINORE VALLEY UNIFIED SCHOOL DISTRICT
SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	VERIZON/TIME WARNER
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE TV	VERIZON/TIME WARNER

GENERAL NOTES:

1. PREPARED : JANUARY 2016
2. THOMAS BROS. : 2006, PG. 897, F7
3. EXISTING ZONING : SCENIC HIGHWAY COMMERCIAL (CPS)
4. PROPOSED ZONING : GENERAL RESIDENTIAL (R-3) & SCENIC HIGHWAY COMMERCIAL (CPS)
5. EXISTING LAND USE : COMMERCIAL OFFICE (CO)
6. PROPOSED LAND USE : VERY HIGH DENSITY RESIDENTIAL (VHDR) & COMMERCIAL RETAIL (CR)
7. PROJECT ACREAGE : 27.6± AC GROSS
8. F.E.M.A PANEL NO. : 2705G (ZONE X)
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

LEGAL DESCRIPTION:

PURSUANT TO CERTIFICATE OF PARCEL MERGER NO. 378, RECORDED JULY 24, 1987 AS INSTRUMENT NO. 214102, OFFICIAL RECORDS SAID LAND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF FRACTION SECTION 36, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EASEMENT NOTES:

(2) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 1974 AS INSTRUMENT NO. 86494 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY. (TO BE QUITCLAIMED)

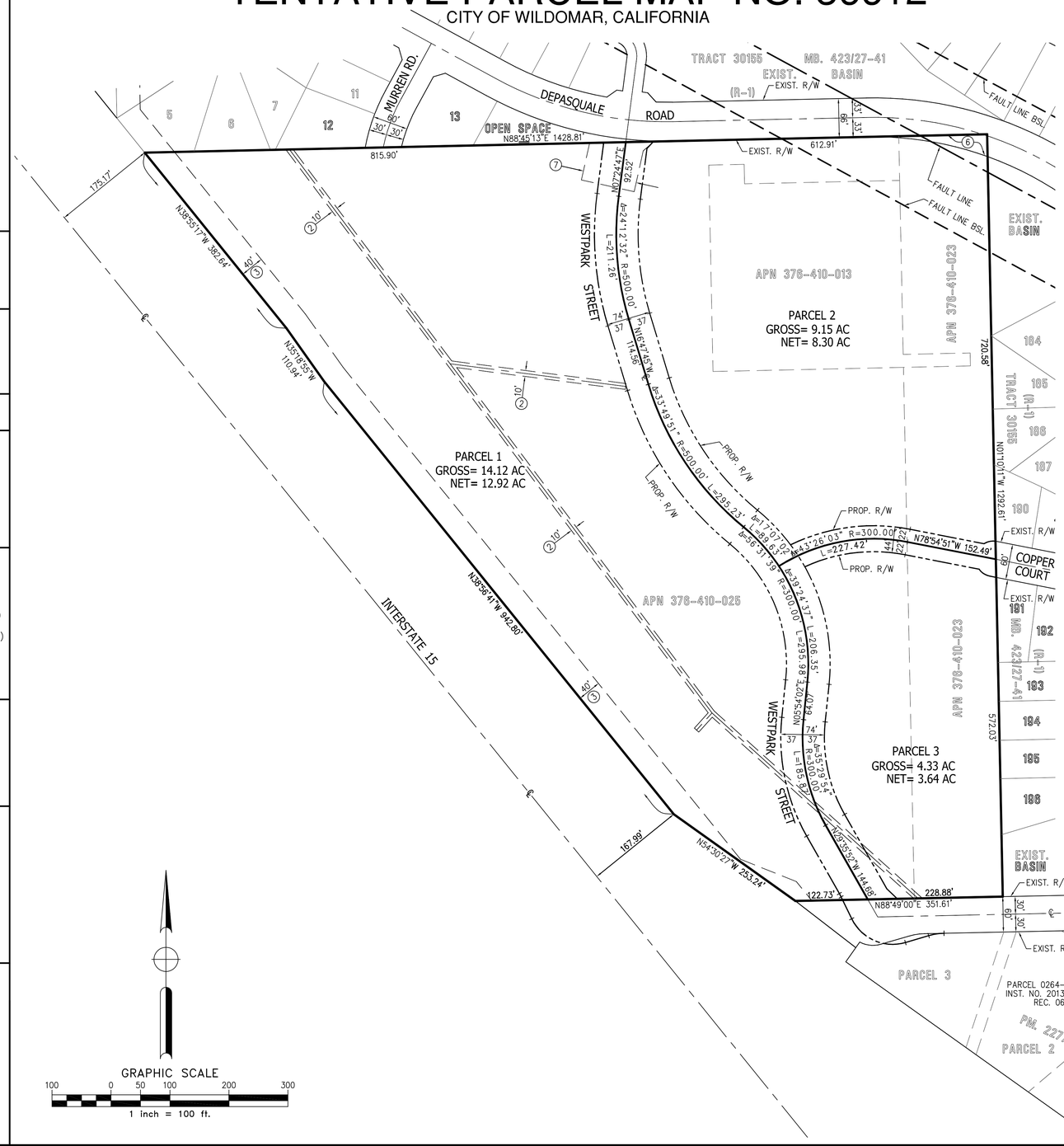
(3) AN EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 21, 1972 AS INSTRUMENT NO. 96472 OF OFFICIAL RECORDS. (TO BE VACATED)

(6) AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137042 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR STORM DRAIN, FLOOD CONTROL AND DRAINAGE PURPOSES, RECORDED JANUARY 09, 2012 AS INSTRUMENT NO. 2012-0008408 & MARCH 13, 2007 AS INSTRUMENT NO. 2007-0170124 OF OFFICIAL RECORDS. (TO BE VACATED)

LEGEND:

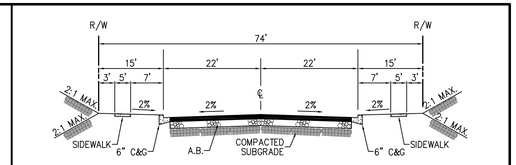
☆ 10' PEDESTRIAN OFF-SITE EASEMENT PER CITY OF WILDOMAR (FUTURE DEVELOPMENT)



GRAPHIC SCALE

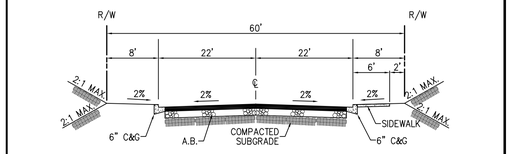
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1 inch = 100 ft.



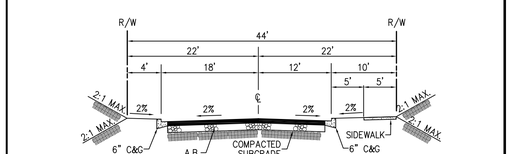
WESTPARK STREET

RIV. CO. STD. NO.103
N.T.S.



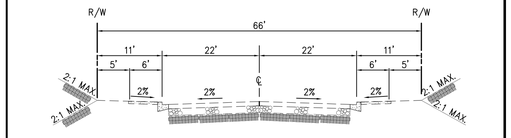
CATT ROAD

RIV. CO. STD. NO.103 (MODIFIED)
N.T.S.



COPPER COURT

PRIVATE STREET
N.T.S.



DEPASQUALE ROAD

(EXISTING)
N.T.S.

DIGALERT

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NOTE:

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:

REGISTERED PROFESSIONAL ENGINEER TRAVIS P. VINCENT JR. No. 37356 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.

R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

TENTATIVE PARCEL MAP 36612

CITY OF WILDOMAR

WESTPARK PROMENADE

TENTATIVE PARCEL MAP

SHEET No. 1

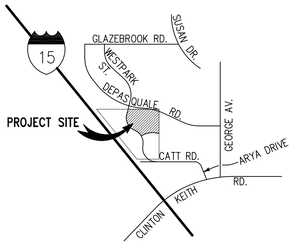
OF 5 SHTS

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TENTATIVE TRACT MAP NO. 36781

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP

NOT TO SCALE
SEC. 36, T.6S, R.4W

DEVELOPER/APPLICANT

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON, SUITE 200
IRVINE, CA. 92618
(949) 270-7800

ENGINEER:

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25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA. 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657
CONTACT: JEI KIM

ASSESSOR PARCEL NUMBER

376-410-013; POR. OF 376-410-025 & 376-410-023

UTILITY PURVEYORS:

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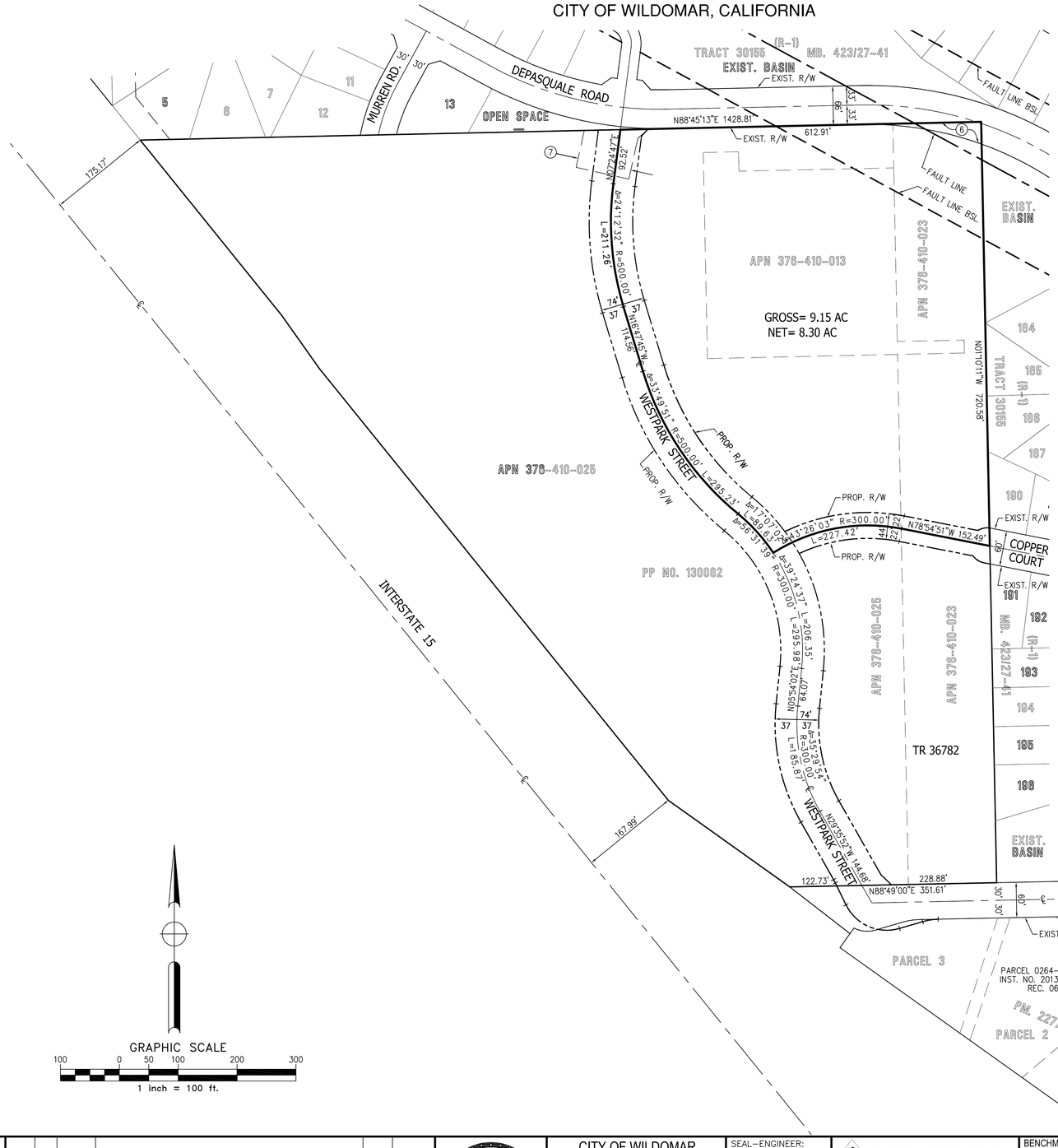
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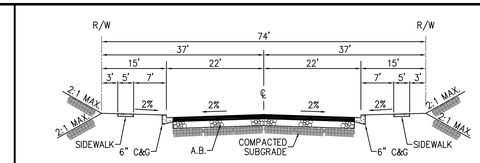
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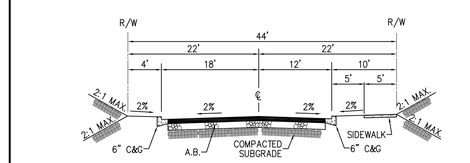
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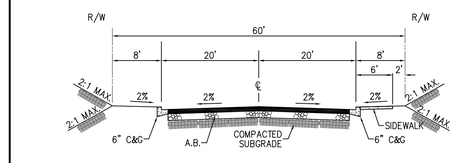




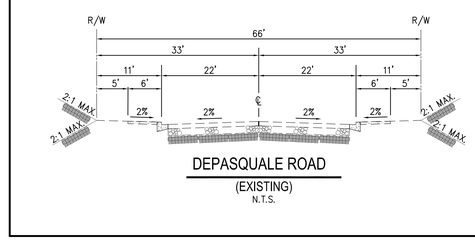
WESTPARK STREET
RIV. CO. STD. NO.103
N.T.S.



COPPER COURT
PRIVATE STREET
N.T.S.



CATT ROAD
RIV. CO. STD. NO.103 (MODIFIED)
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DEPASQUALE ROAD
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N.T.S.

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
TRAVIS P. VINCENT JR.
No. 37356
Exp. 6/30/16
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PREPARED BY: TRAVIS P. VINCENT
R.C.E. No. 37356 EXP. 6-30-16

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Elevation = _____
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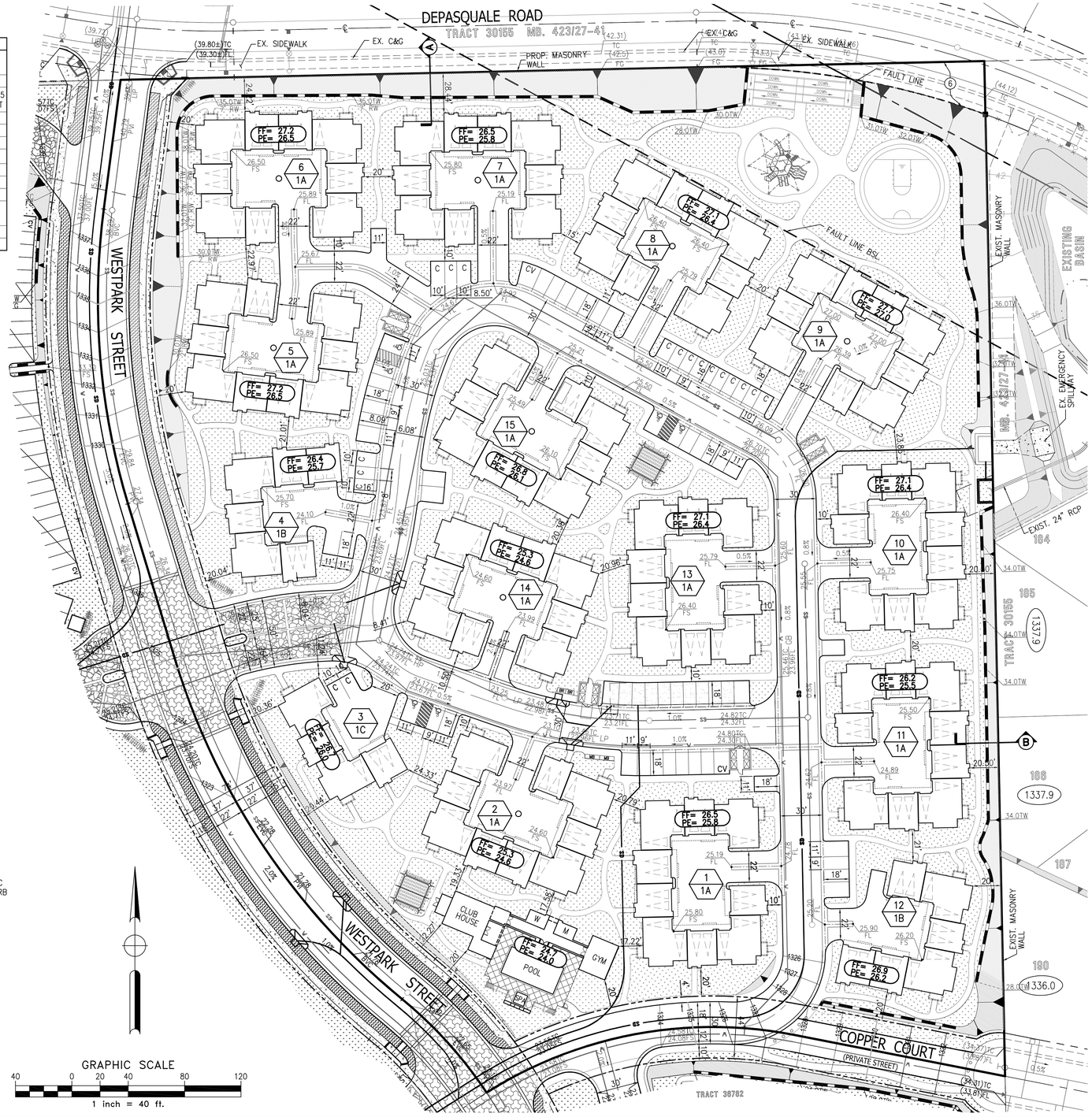
SCALE:
H: As Noted V: As Noted

TENTATIVE TRACT MAP 36781
CITY OF WILDOMAR
WESTPARK PROMENADE
TENTATIVE TRACT MAP

SHEET No. 2
OF 5 SHTS

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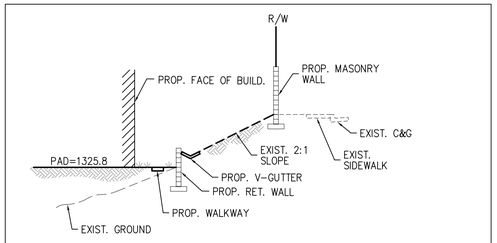
POD-2 PARKING BREAKDOWN				
124 UNIT SINGLE FAMILY ATTACHED HOMES				
		REQUIRED		
UNIT TYPE	NO. OF UNIT	2BR UNITSx2.25 SPACES/UNIT	3BR UNITSx2.75 SPACES/UNIT	4BR UNITSx2.75 SPACES/UNIT
A	39	87.75	–	–
B	31	–	85.25	–
C	54	–	–	148.50
SUBTOTAL		87.75	85.25	148.50
TOTAL	124	321.50		
PROVIDED				
	ENCLOSED (2 CAR GARAGES)	COMPACT	STANDARD	ADA (DISABLED)
SUBTOTAL	248	17	50	6
GRAND TOTAL PARKING	322			



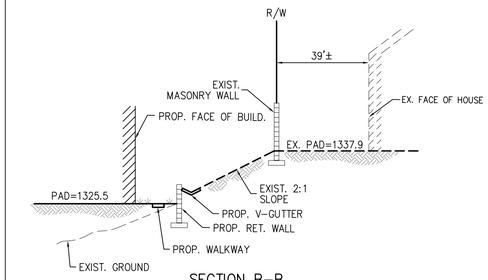
LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED FENCE PER ARCHITECHTURAL PLANS
- DAYLIGHT LINE
- PROPOSED CRIB WALL
- SS — SEWER
- W — WATER
- SD — STORMDRAIN
- CONCRETE
- GRASS/LANDSCAPE
- ADA "NO PARKING" STRIPING
- UNDERGROUND DETENTION VAULT
- SAND FILTER
- CITY WATER QUALITY TRENCH
- BIORETENTION AREA
- ENHANCE PAVEMENT DESINED AS TRAFFIC CALMING SPEED TABLE WITH A ZERO CURB FOR PEDESTRIAN CROSSING

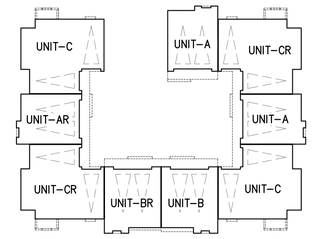
C – COMPACT
CV – CLEAN AIR/VANPOOL/EV
BR – BICYCLE RACK
MB – MAIL BOX
BSL – BUILDING SETBACK LINE
– ADA PARKING
1 / 1A – BUILDING NO. / BUILDING TYPE
FF= 27.0 / PE= 26.3 – FINISH FLOOR ELEVATION / PAD ELEVATION
1337.9 – EXIST. PAD ELEVATION



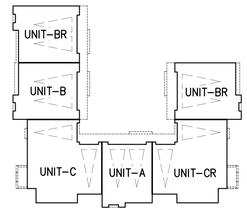
SECTION A–A
N.T.S.



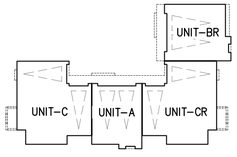
SECTION B–B
N.T.S.



BUILDING "1A"



BUILDING "1B"



BUILDING "1C"

BUILDING TYPE:
SCALE: 1"=30'
"FOR CONDOMINIUM PURPOSES"

DIG ALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER | CITY

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL–ENGINEER:
REGISTERED PROFESSIONAL ENGINEER TRAVIS P. VINCENT JR. No. 37356 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698–1350

PREPARED BY: TRAVIS P. VINCENT
R.C.E. No. 37356 EXP. 6–30–16

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

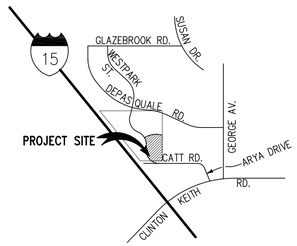
TENTATIVE TRACT MAP 36781
CITY OF WILDOMAR
WESTPARK PROMENADE
TENTATIVE TRACT MAP

SHEET No. 3
OF 5 SHTS

S:\Land Projects 2004\27210 CLINTON KEITH 28\DWG\20-TENTATIVE\TPM_36781\TPM_36781_SHT 2.dwg 7-19-16 09:24:46 AM

TENTATIVE TRACT MAP NO. 36782

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP
NOT TO SCALE
SEC. 36, T.6S, R.4W

DEVELOPER/APPLICANT

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON, SUITE 200
IRVINE, CA. 92618
(949) 270-7800

ENGINEER:

PACIFIC COAST LAND CONSULTANTS, INC.
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA. 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657
CONTACT: JEI KIM

ASSESSOR PARCEL NUMBER

POR. OF 376-410-025 & 376-410-023

UTILITY PURVEYORS:

SCHOOL	ELSINORE VALLEY UNIFIED SCHOOL DISTRICT
SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	VERIZON/TIME WARNER
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE TV	VERIZON/TIME WARNER

GENERAL NOTES:

1. PREPARED : JANUARY 2016
2. THOMAS BROS. : 2006, PG. 897, F7
3. EXISTING ZONING : SCENIC HIGHWAY COMMERCIAL (CPS)
4. PROPOSED ZONING : GENERAL RESIDENTIAL (R-3) & SCENIC HIGHWAY COMMERCIAL (CPS)
5. EXISTING LAND USE : COMMERCIAL OFFICE (CO)
6. PROPOSED LAND USE : VERY HIGH DENSITY RESIDENTIAL (VHDR) & COMMERCIAL RETAIL (CR)
7. PROJECT ACREAGE : 27.6± AC GROSS
8. F.E.M.A PANEL NO. : 2705G (ZONE X)
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

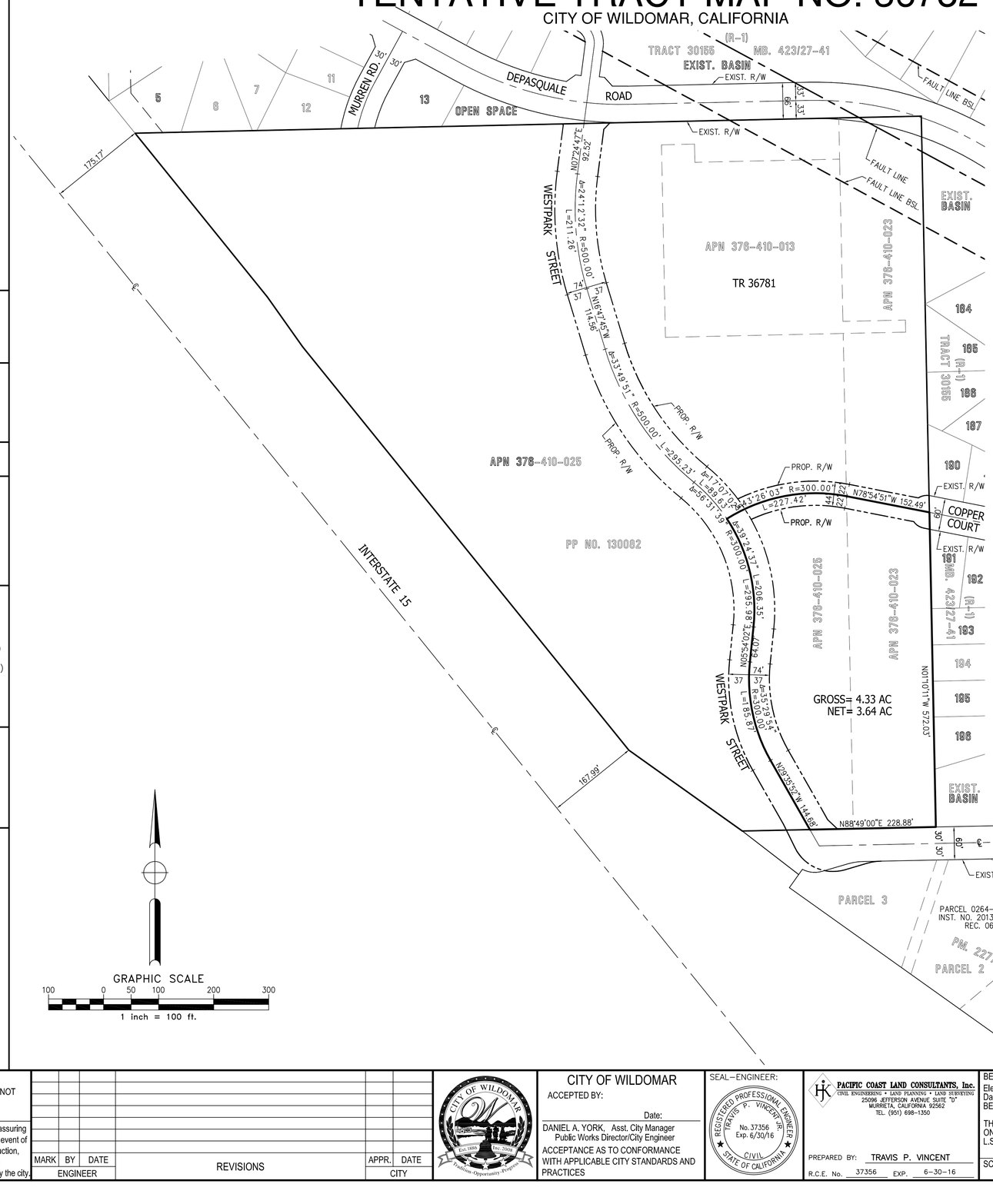
LEGAL DESCRIPTION:

PURSUANT TO CERTIFICATE OF PARCEL MERGER NO. 378, RECORDED JULY 24, 1987 AS INSTRUMENT NO. 214102, OFFICIAL RECORDS SAID LAND IS DESCRIBED AS FOLLOWS:

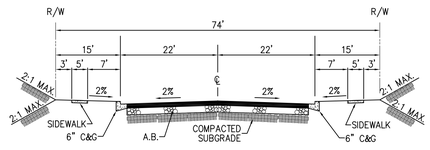
THAT PORTION OF THE SOUTHEAST QUARTER OF FRACTION SECTION 36, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEGEND:

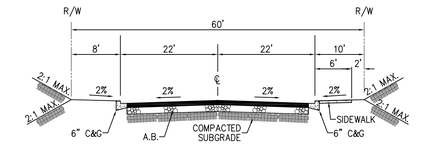
☆ 10' PEDESTRIAN OFF-SITE EASEMENT PER CITY OF WILDOMAR (FUTURE DEVELOPMENT)



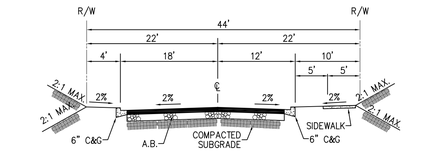
GRAPHIC SCALE
100 0 50 100 200 300
1 inch = 100 ft.



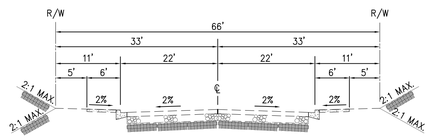
WESTPARK STREET
RIV. CO. STD. NO.103
N.T.S.



CATT ROAD
RIV. CO. STD. NO.103 (MODIFIED)
N.T.S.



COPPER COURT
PRIVATE STREET
N.T.S.



DEPASQUALE ROAD
(EXISTING)
N.T.S.

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DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER TRAVIS P. VINCENT JR. No.37356 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT
R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

TENTATIVE TRACT MAP 36782
CITY OF WILDOMAR
WESTPARK PROMENADE
TENTATIVE TRACT MAP

SHEET No. 4
OF 5 SHTS

S:\Land Projects 2004\27210 CLINTON KEITH 26\DWG\26-TENTATIVE\TPM_36782\TPM_36782_SHT 1.dwg 7-19-16 09:29:42 AM

LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED FENCE PER ARCHITECHTURAL PLANS
- DAYLIGHT LINE
- PROPOSED CRIB WALL
- SS — SEWER
- W — WATER
- SD — STORMDRAIN
- CONCRETE
- GRASS/LANDSCAPE
- ADA "NO PARKING" STRIPING
- UNDERGROUND DETENTION VAULT
- SAND FILTER
- CITY WATER QUALITY TRENCH
- BIORETENTION
- ENHANCE PAVEMENT DESINED AS TRAFFIC CALMING SPEED TABLE WITH A ZERO CURB FOR PEDESTRIAN CROSSING

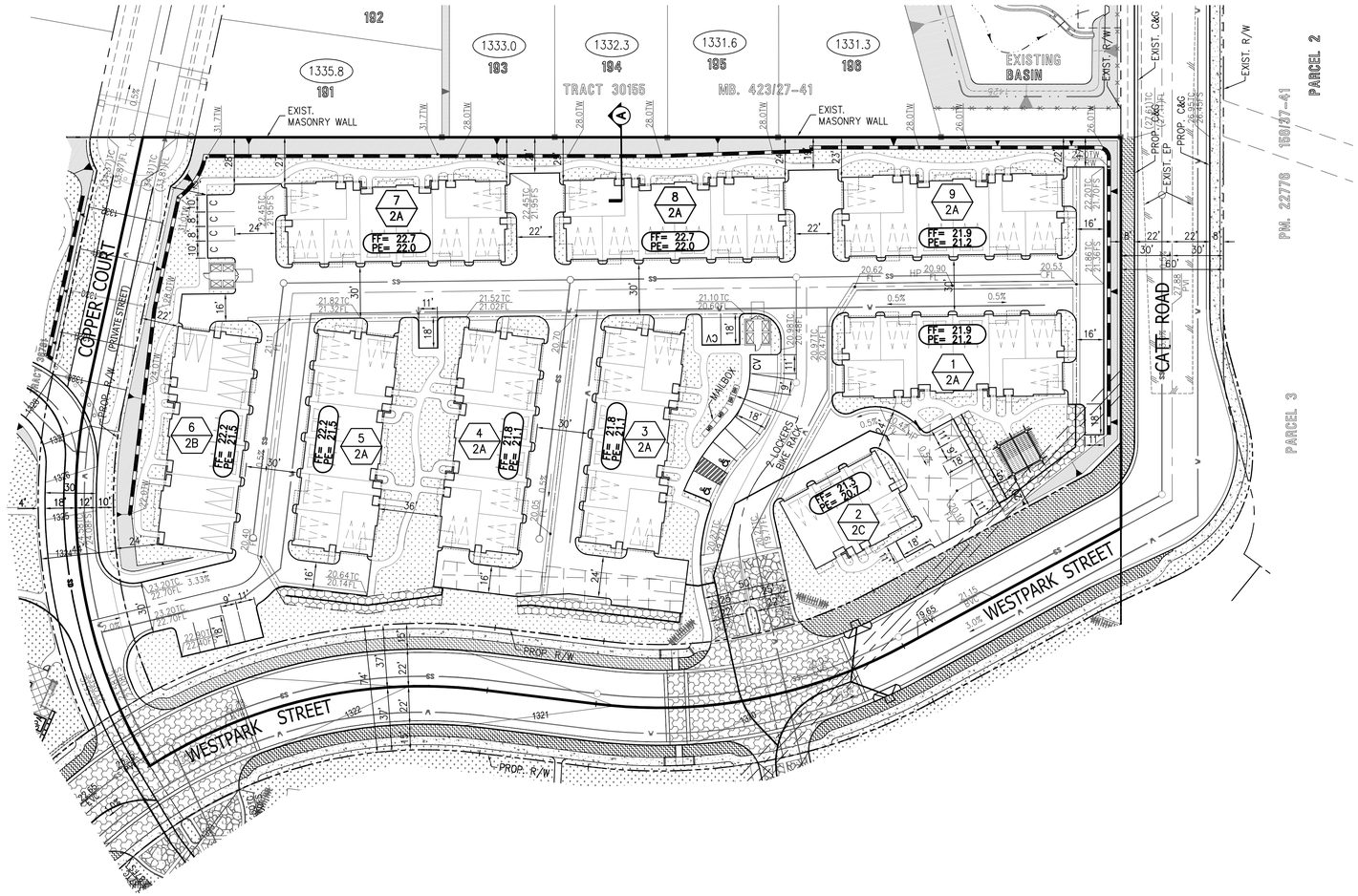
C – COMPACT
CV – CLEAN AIR/VANPOOL/EV
BR – BICYCLE RACK
MB – MAIL BOX
BSL – BUILDING SETBACK LINE
& – ADA PARKING

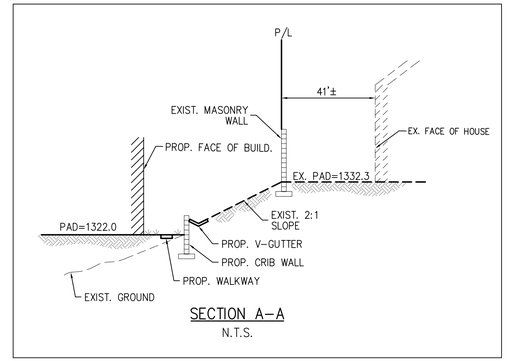
1 / 1A — BUILDING NO. / BUILDING TYPE

FF= 27.0 / PE= 26.3 — FINISH FLOOR ELEVATION / PAD ELEVATION

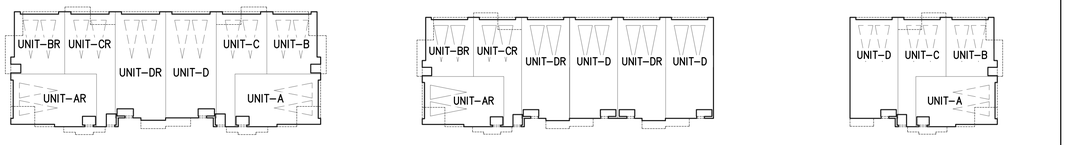
1337.9 — EXIST. PAD ELEVATION

POD-3 PARKING BREAKDOWN				
67 UNIT SINGLE FAMILY ATTACHED HOMES				
		REQUIRED		
UNIT TYPE	NO. OF UNIT	2BR UNITSx2.25 SPACES/UNIT	3BR UNITSx2.75 SPACES/UNIT	
A	16	36	–	
B	16	36	–	
C	16	36	–	
D	19	–	52.25	
SUBTOTAL		108	52.25	
TOTAL	67	160.25		
PROVIDED				
	ENCLOSED (2 CAR GARAGES)	COMPACT	STANDARD	ADA (DISABLED)
SUBTOTAL	134	4	25	2
GRAND TOTAL PARKING	165			





SECTION A–A
N.T.S.



BUILDING "2A"

BUILDING "2B"

BUILDING "2C"

BUILDING TYPE:

SCALE: 1"=30'

GRAPHIC SCALE
40 0 20 40 80 120
1 inch = 40 ft.

"FOR CONDOMINIUM PURPOSES"

DIGALERT
DIAL BEFORE YOU DIG — TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL–ENGINEER:
REGISTERED PROFESSIONAL ENGINEER — TRAVIS P. VINCENT JR. — No. 37356 Exp. 6/30/16 — CIVIL — STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT
R.C.E. No. 37356 EXP. 6–30–16

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor)
L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

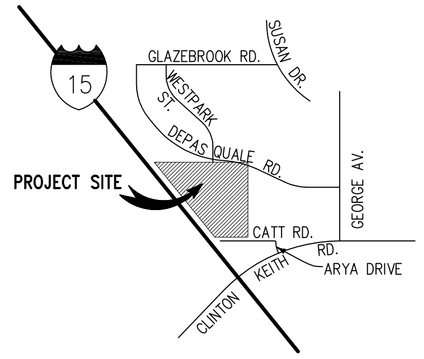
TENTATIVE TRACT MAP 36782
CITY OF WILDOMAR
WESTPARK PROMENADE
TENTATIVE TRACT MAP

SHEET No. 5
OF 5 SHTS

S:\Land Projects 2004\27270 CLINTON KEITH 38\DWG\2D-TENTATIVE\TPM_36782\TPM_36782_Sht1_2.dwg 7-19-16 09:31:15 AM

PRELIMINARY GRADING PLAN

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP

NOT TO SCALE
SEC. 36, T.6S, R.4W

DEVELOPER/APPLICANT

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON, SUITE 200
IRVINE, CA. 92618
(949) 270-7800

ENGINEER:

PACIFIC COAST LAND CONSULTANTS, INC.
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA. 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657
CONTACT: JEI KIM

ASSESSOR PARCEL NUMBER

376-410-013; 376-410-023 & 376-410-025

UTILITY PURVEYORS:

SCHOOL	ELSINORE VALLEY UNIFIED SCHOOL DISTRICT
SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	VERIZON/TIME WARNER
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE TV	VERIZON/TIME WARNER

GENERAL NOTES:

1. PREPARED : JANUARY 2016
2. THOMAS BROS. : 2006, PG. 897, F7
3. EXISTING ZONING : SCENIC HIGHWAY COMMERCIAL (CPS)
4. PROPOSED ZONING : GENERAL RESIDENTIAL (R-3) & SCENIC HIGHWAY COMMERCIAL (CPS)
5. EXISTING LAND USE : COMMERCIAL OFFICE (CO)
6. PROPOSED LAND USE : VERY HIGH DENSITY RESIDENTIAL (VHDR) & COMMERCIAL RETAIL (CR)
7. PROJECT ACREAGE : 27.6± AC GROSS
8. F.E.M.A PANEL NO. : 2705G (ZONE X)
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

LEGAL DESCRIPTION:

PURSUANT TO CERTIFICATE OF PARCEL MERGER NO. 378, RECORDED JULY 24, 1987 AS INSTRUMENT NO. 214102, OFFICIAL RECORDS SAID LAND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF FRACTION SECTION 36, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EASEMENT NOTES:

(2) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 1974 AS INSTRUMENT NO. 86494 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY. (TO BE QUITCLAIMED)

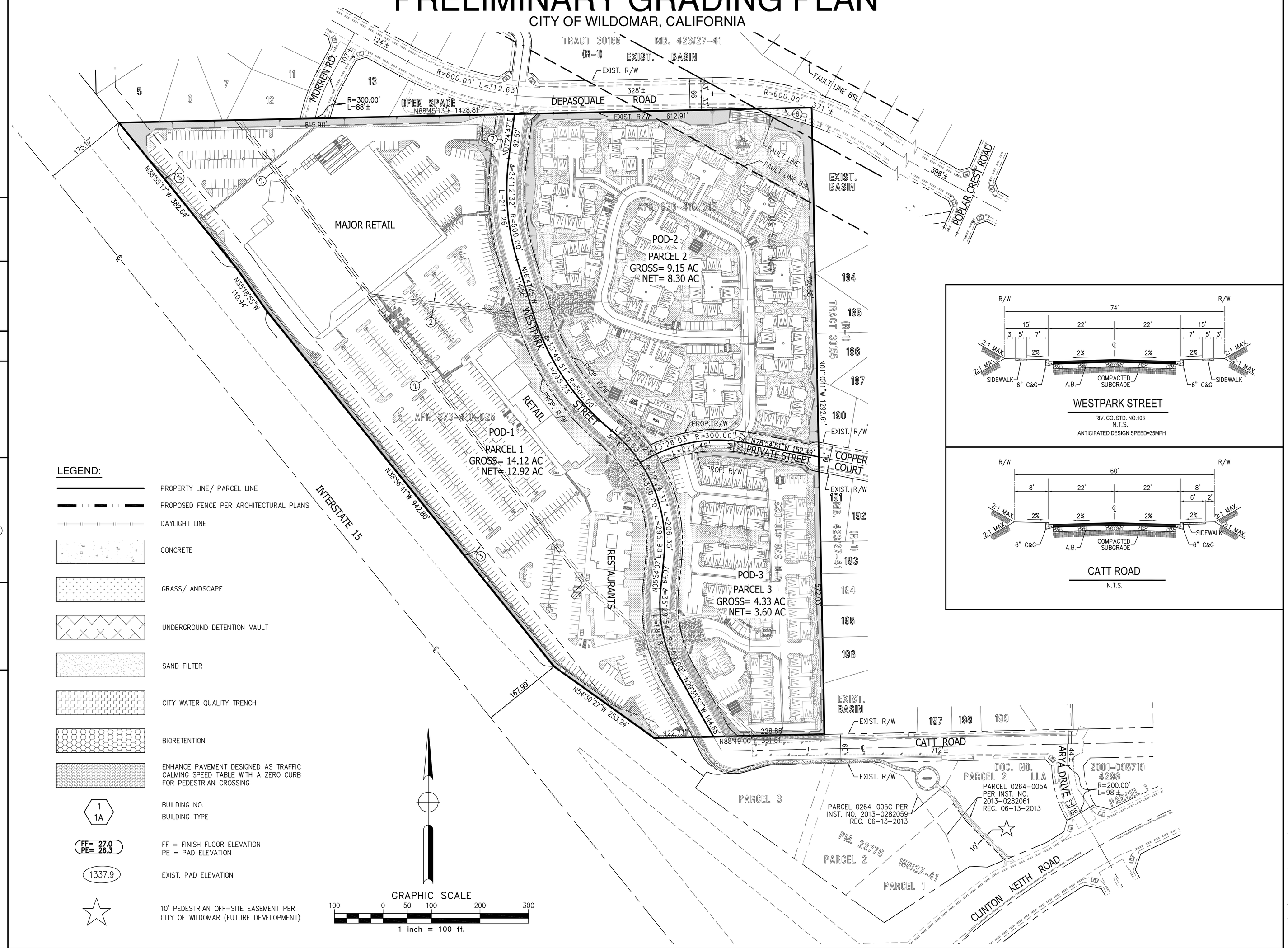
(3) AN EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 21, 1972 AS INSTRUMENT NO. 96472 OF OFFICIAL RECORDS. (TO BE VACATED)

(6) AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137042 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR STORM DRAIN, FLOOD CONTROL AND DRAINAGE PURPOSES, RECORDED JANUARY 09, 2012 AS INSTRUMENT NO. 2012-0008408 & MARCH 13, 2007 AS INSTRUMENT NO. 2007-0170124 OF OFFICIAL RECORDS. (TO BE VACATED)

BENCHMARK:

3" ALUMINUM DISK IN CONC. CYLINDER. FROM THE INT. OF IVY ST. AND WASHINGTON ST., 3.6 MILES N.W. ON WASHINGTON-PALOMAR STS. TO THE INT. OF PALOMAR AND CLINTON KEITH RD.: 0.5 MILE S. ON CLINTON KEITH RD., TO THE INT. OF CLINTON KEITH RD. AND GRAND AVE. IN THE N. COR. OF THE "T" INT., 124.8' W. OF CLINTON KEITH RD. 47.6' N. OF GRAND AVE.: 6' N.E. OF A 1" I.P. WITH PLASTIC PLUG L.S. 2602; 2'S. OF A 6' CHAIN LINK FENCE AROUND A S.C.E. POWER STATION AND R.C.W.D. WELL SITE 10' N. OF P.P. #2075052E; SET FIBERGLASS WITNESS POST 1' NORTH. ELEV. 1199.072



WESTPARK STREET

RIV. CO. STD. NO.103
N.T.S.
ANTICIPATED DESIGN SPEED=35MPH

CATT ROAD

N.T.S.

LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED FENCE PER ARCHITECTURAL PLANS
- DAYLINE LINE
- CONCRETE
- GRASS/LANDSCAPE
- UNDERGROUND DETENTION VAULT
- SAND FILTER
- CITY WATER QUALITY TRENCH
- BIORETENTION
- ENHANCE PAVEMENT DESIGNED AS TRAFFIC CALMING SPEED TABLE WITH A ZERO CURB FOR PEDESTRIAN CROSSING
- 1 / 1A — BUILDING NO. / BUILDING TYPE
- FF= 27.0 / PE= 26.3 — FF = FINISH FLOOR ELEVATION, PE = PAD ELEVATION
- 1337.9 — EXIST. PAD ELEVATION
- 10' PEDESTRIAN OFF-SITE EASEMENT PER CITY OF WILDOMAR (FUTURE DEVELOPMENT)

GRAPHIC SCALE

100 0 50 100 200 300

1 inch = 100 ft.

DIGALERT

DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:

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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:

REGISTERED PROFESSIONAL ENGINEER — TRAVIS P. VINCENT JR. — No. 37356 Exp. 6/30/16 — CIVIL — STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
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25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.

R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK: (SEE ABOVE)

SCALE: H: As Noted V: As Noted

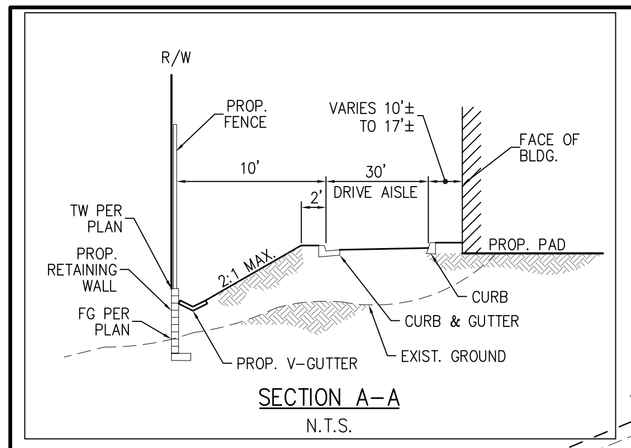
CITY OF WILDOMAR
WESTPARK PROMENADE
PRELIMINARY GRADING PLANS

(PA13-0082)

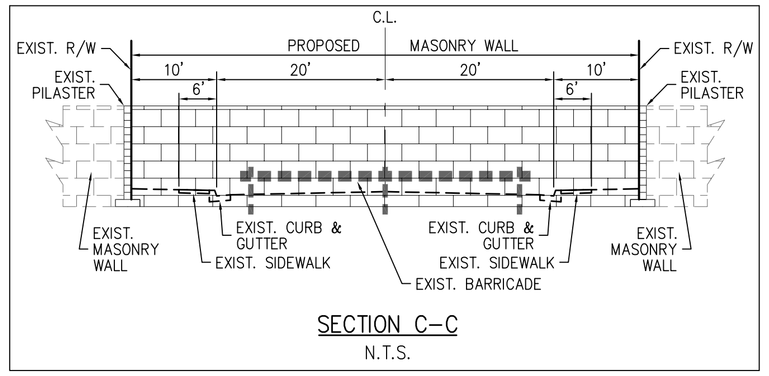
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OF 10 SHTS

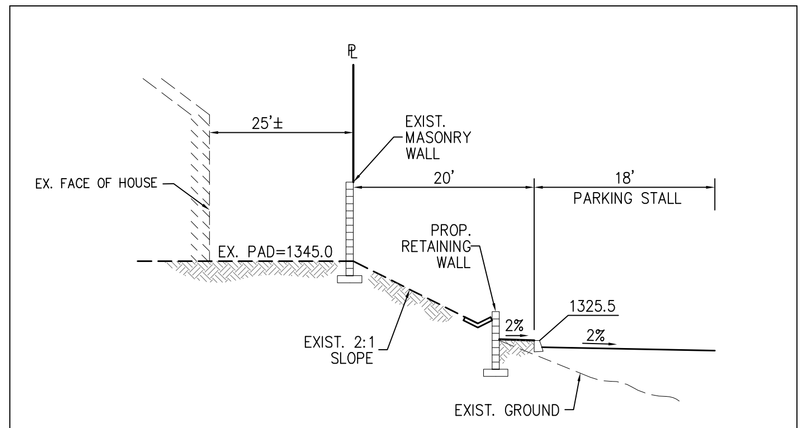
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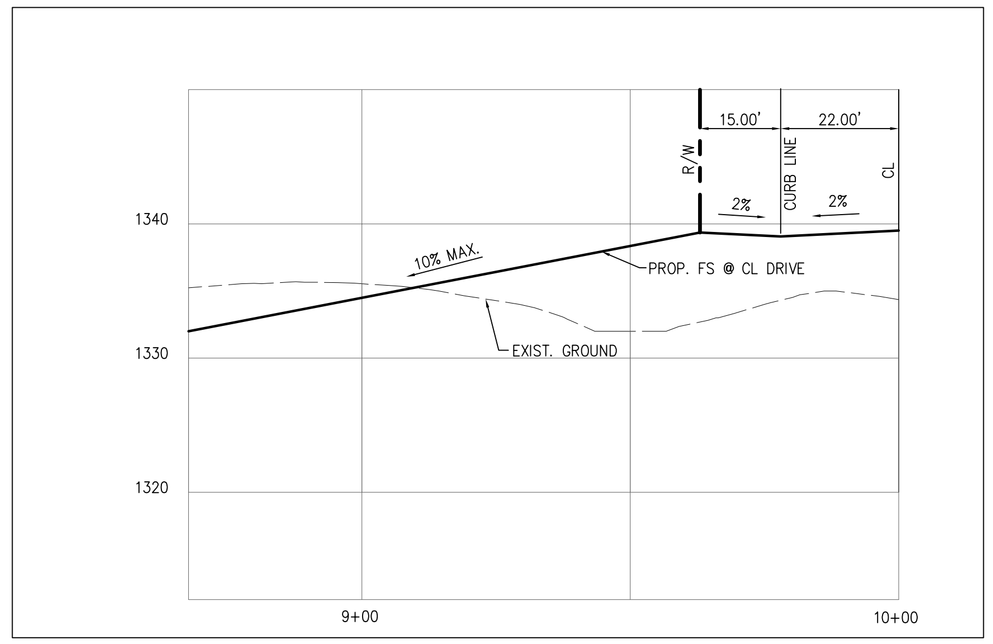
SECTION A–A
N.T.S.



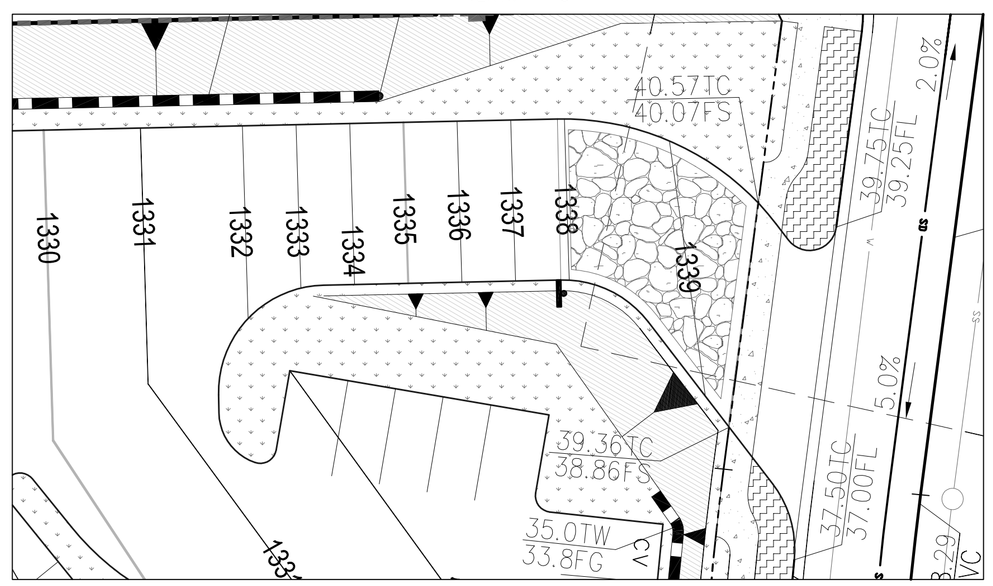
SECTION C–C
N.T.S.



SECTION B–B
N.T.S.



PROFILE
SCALE:
HOR.: 1"=20'
VERT.: 1"=8'



PLAN
SCALE: 1": 20'

DIG ALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL–ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
TRAVIS P. VINCENT JR.
No. 37356
Exp. 6/30/16
CIVIL
STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. No. 37356 EXP. 6–30–16

BENCHMARK:
(SEE SHEET 1)

SCALE:
H: As Noted V: As Noted

CITY OF WILDOMAR
WESTPARK PROMENADE
PRELIMINARY GRADING PLANS
POD-1 / PARCEL 1
(PA13-0082)

SHEET No. 2
OF 10 SHTS

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MATCH LINE SEE SHEET NO. 4

MATCH LINE SEE SHEET NO. 5

MATCH LINE SEE SHEET NO. 2

COPPER COURT (PRIVATE ST)

WESTPARK STREET

CATT ROAD

RETAIL
FF= 23.65
PE= 22.95
FF= 23.2
PE= 22.5
FF= 22.7
PE= 22.0
FF= 22.2
PE= 21.5

RESTAURANT 1
FF= 20.7
PE= 20.0

RESTAURANT 2
FF= 20.7
PE= 20.0

POD-1
PARCEL 1

16 BICYCLE LOCKERS

MAIL BOX

ELECTRIC CHARGING STATION

LOADING ZONE

PROPOSED RETAINING WALL

PROPOSED RETAINING WALL

INTERSTATE 15

R/W
PROP. FENCE
10'
18'
2'
PARKING AISLE
PROPOSED RETAINING WALL
2:1 MAX.
CURB & GUTTER
PROP. V-GUTTER
EXIST. GROUND

SECTION A–A
N.T.S.

GRAPHIC SCALE
40 0 20 40 80 120
1 inch = 40 ft.

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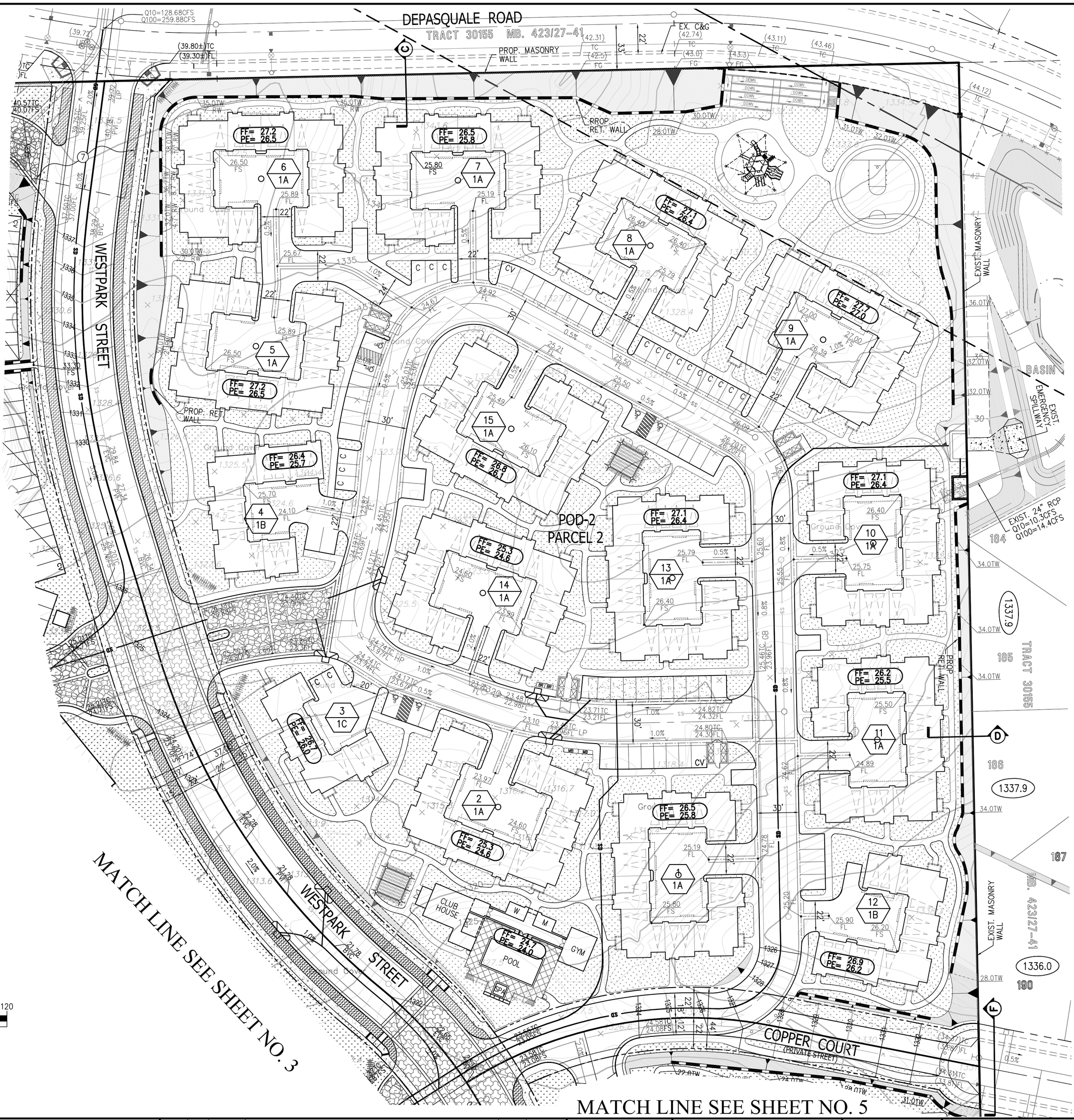
SCALE:
H: As Noted V: As Noted

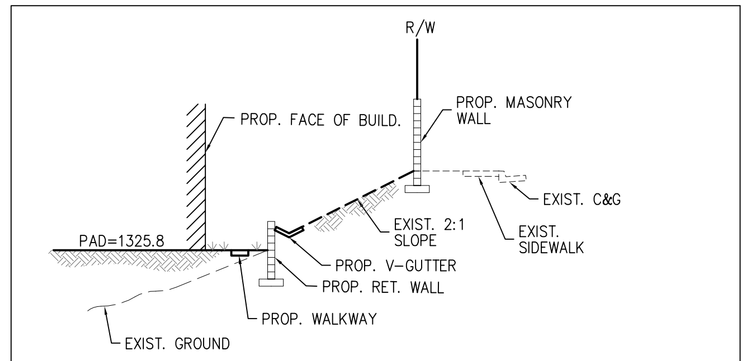
CITY OF WILDOMAR
WESTPARK PROMENADE
PRELIMINARY GRADING PLANS
POD-1 / PARCEL 1
(PA13-0082)

SHEET No. 3
OF 10 SHTS

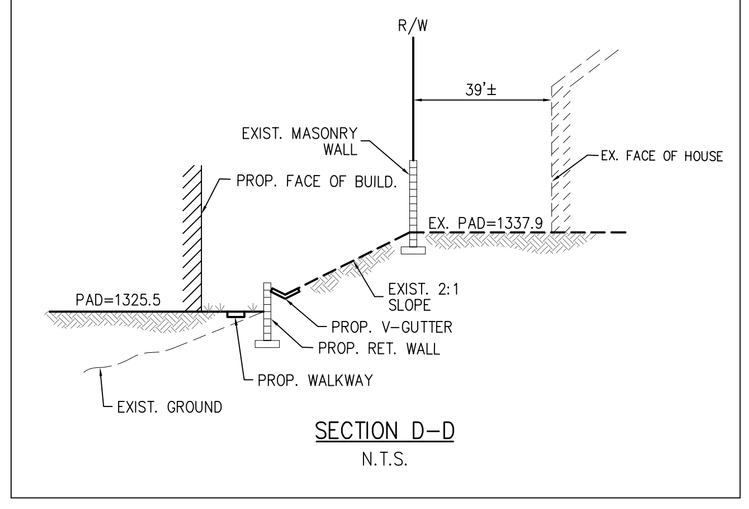
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MATCH LINE SEE SHEET NO. 2

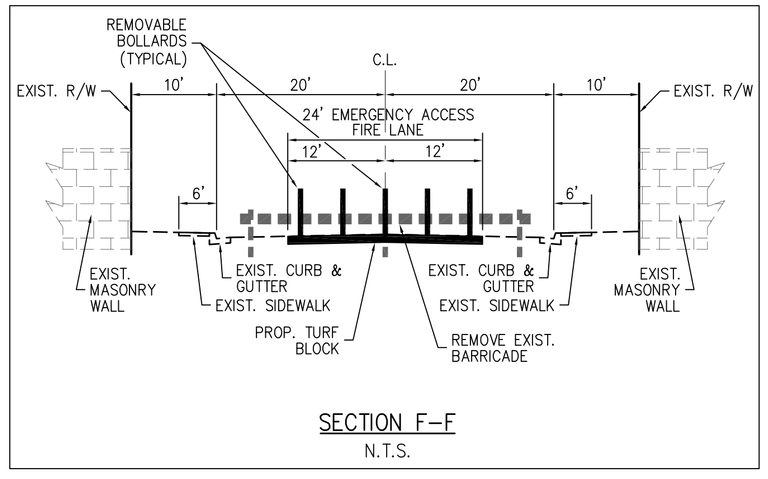




SECTION C–C
N.T.S.



SECTION D–D
N.T.S.



SECTION F–F
N.T.S.

GRAPHIC SCALE
40 0 20 40 80 120
1 inch = 40 ft.

DIGALERT
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PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. No. 37356 EXP. 6–30–16

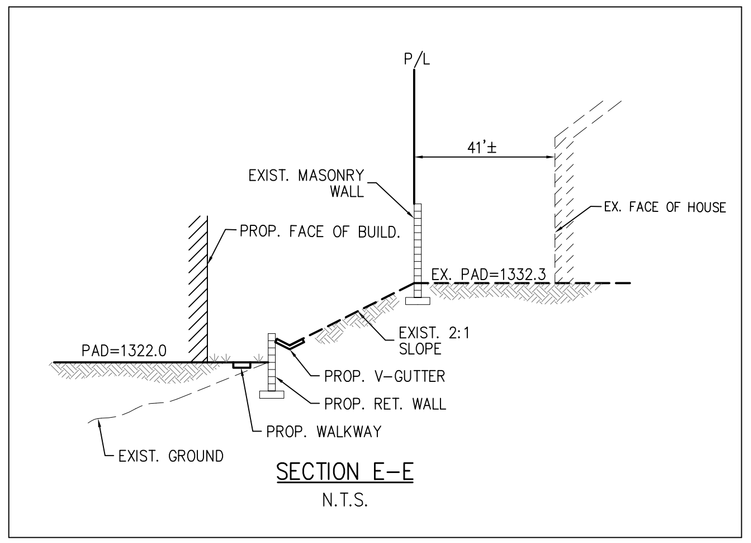
BENCHMARK:
(SEE SHEET 1)

SCALE:
H: As Noted V: As Noted

CITY OF WILDOMAR
WESTPARK PROMENADE
PRELIMINARY GRADING PLANS
POD-2 / PARCEL 2
(PA13-0082)

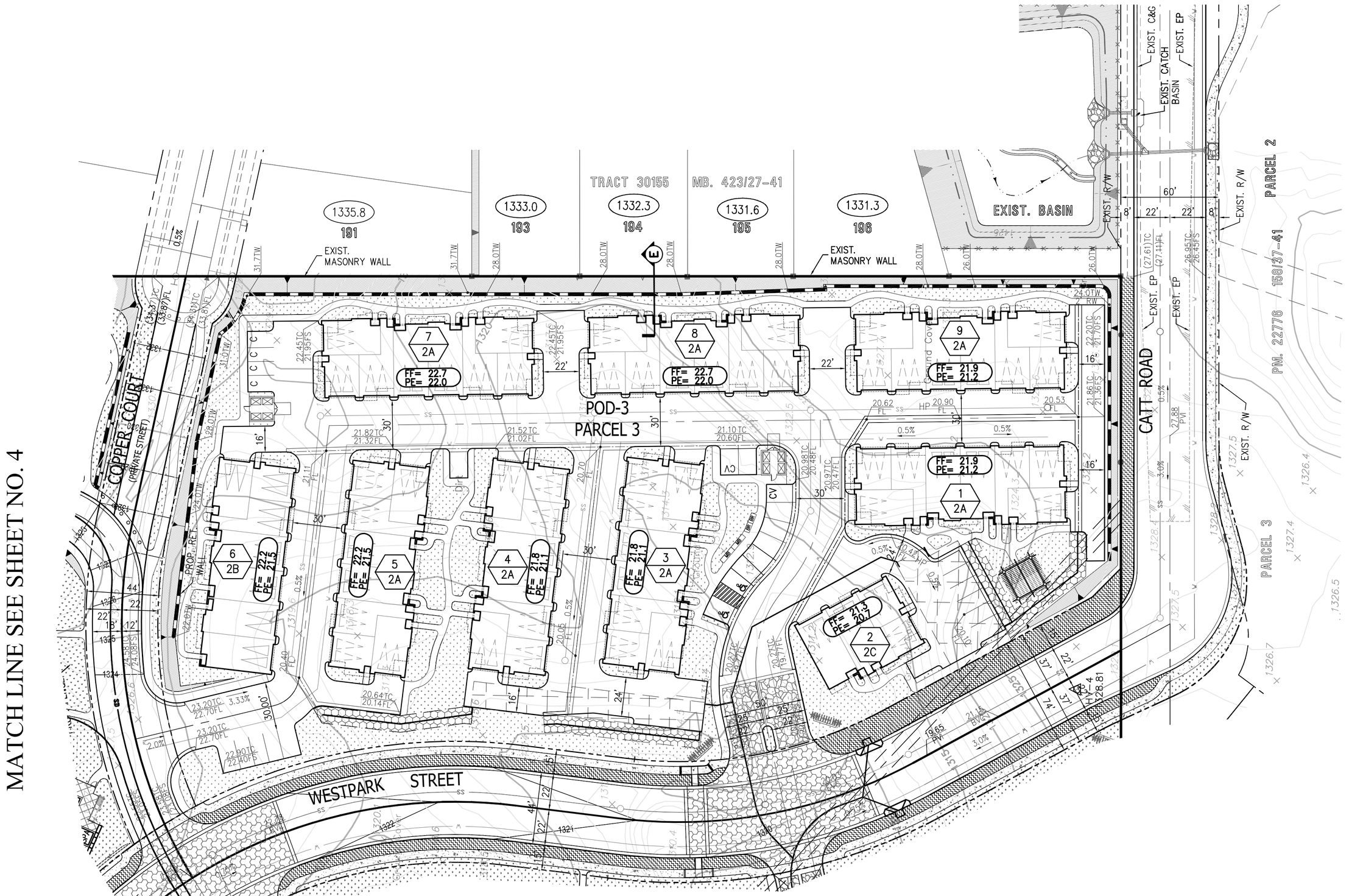
SHEET No. 4
OF 10 SHTS

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SECTION E-E
N.T.S.

MATCH LINE SEE SHEET NO. 4



MATCH LINE SEE SHEET NO. 3

GRAPHIC SCALE
40 0 20 40 80 120
1 inch = 40 ft.

DIGALERT
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TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:
(SEE SHEET 1)

SCALE:
H: As Noted V: As Noted

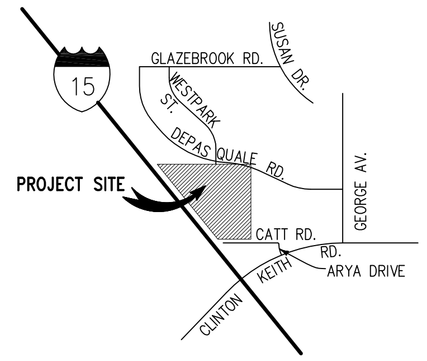
CITY OF WILDOMAR
WESTPARK PROMENADE
PRELIMINARY GRADING PLANS
POD-3 / PARCEL 3
(PA13-0082)

SHEET No. 5
OF 10 SHTS

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PLOT PLAN NO. 13-0082

CITY OF WILDOMAR, CALIFORNIA



VICINITY MAP

NOT TO SCALE
SEC. 36, T.6S, R.4W

DEVELOPER/APPLICANT

GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON, SUITE 200
IRVINE, CA. 92618
(949) 270-7800

ENGINEER:

PACIFIC COAST LAND CONSULTANTS, INC.
25096 JEFFERSON AVENUE, SUITE "D"
MURRIETA, CA. 92562
TELEPHONE NO.: (951) 698-1350
FAX NO.: (951) 698-8657
CONTACT: JEI KIM

ASSESSOR PARCEL NUMBER

376-410-013; 376-410-023 & 376-410-025

UTILITY PURVEYORS:

SCHOOL	ELSINORE VALLEY UNIFIED SCHOOL DISTRICT
SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	VERIZON/TIME WARNER
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE TV	VERIZON/TIME WARNER

GENERAL NOTES:

1. PREPARED : JANUARY 2016
2. THOMAS BROS. : 2006, PG. 897, F7
3. EXISTING ZONING : SCENIC HIGHWAY COMMERCIAL (CPS)
4. PROPOSED ZONING : GENERAL RESIDENTIAL (R-3) & SCENIC HIGHWAY COMMERCIAL (CPS)
5. EXISTING LAND USE : COMMERCIAL OFFICE (CO)
6. PROPOSED LAND USE : VERY HIGH DENSITY RESIDENTIAL (VHDR) & COMMERCIAL RETAIL (CR)
7. PROJECT ACREAGE : 27.6± AC GROSS
8. F.E.M.A PANEL NO. : 2705G (ZONE X)
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

PROJECT INFORMATION:

	POD-1/PARCEL 1	POD-2/PARCEL 2	POD-3/PARCEL 3
OCCUPANCY:	A2, B & M	R2	R2
TYPE OF CONSTRUCTION:	V	V	V
INDIVIDUAL UNITS:	2 RESTAURANT (16,000 SF)	124 UNITS	67 UNITS
	RETAIL (17,354 SF)		
	MAJOR RETAIL (85,000 SF)		

TOTAL BUILDING SQ. FT.

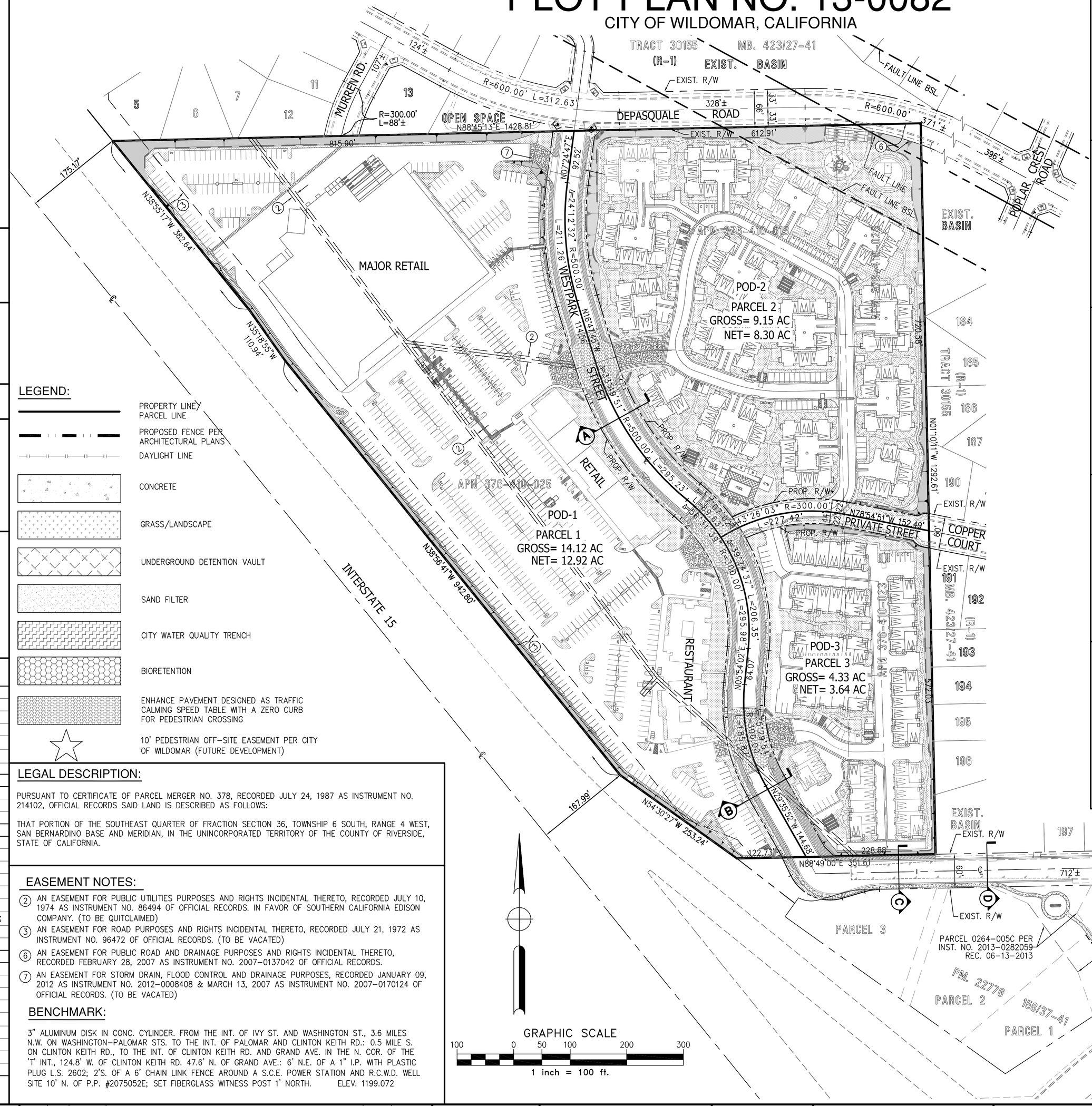
	POD-1/PARCEL 1	POD-2/PARCEL 2	POD-3/PARCEL 3
	118,354 S.F.	246,547 S.F.	113,384 S.F.

AREA DENSITY CALCULATIONS

COMMON AREA	POD-1/PARCEL 1		POD-2/PARCEL 2		POD-3/PARCEL 3	
TOTAL BLDG. FOOTPRINT LEVEL 1	118,354 SF	21.0%	84,256 SF	23.3%	47,812 SF	30.2%
LANDSCAPING	82,885 SF	14.7%	113,808 SF	31.5%	42,690 SF	26.9%
SIDEWALKS/PARKING/ALLEY	361,556 SF	64.3%	163,484 SF	44.31%	68,056 SF	42.7%
CLUBHOUSE & LOGGIAS	–	–	2,568 SF	0.71%	–	–
TRELLIS – 324 S.F. EACH	–	–	648 SF	0.18%	324 SF	0.20%
SUB-TOTAL AREA	562,795 SF	100.0%	361,548 SF	100.0%	158,558 SF	100.0%
WESTPARK ST. & COPPER CT.	119,355 SF					
GRAND-TOTAL AREA	27.6±AC. = 1,202,256 SF.					

PARKING

	POD-1/PARCEL 1	POD-2/PARCEL 2	POD-3/PARCEL 3
REQUIRED	756	322	161
PROVIDED	797	322	165
ENCLOSED RESIDENTS ONLY	0	248	134
GUESTS/PUBLIC	714	66	27
CLEAN AIR	61	2	2
ADA	16 (14 REQ)	6 (4 REQ)	2 (1 REQ)
LOADING ZONE	6	0	0
GRAND TOTAL PARKING	797	322	165



LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED FENCE PER ARCHITECTURAL PLANS
- DAYLIGHT LINE
- CONCRETE
- GRASS/LANDSCAPE
- UNDERGROUND DETENTION VAULT
- SAND FILTER
- CITY WATER QUALITY TRENCH
- BIORETENTION
- ENHANCE PAVEMENT DESIGNED AS TRAFFIC CALMING SPEED TABLE WITH A ZERO CURB FOR PEDESTRIAN CROSSING
- 10' PEDESTRIAN OFF-SITE EASEMENT PER CITY OF WILDOMAR (FUTURE DEVELOPMENT)

LEGAL DESCRIPTION:

PURSUANT TO CERTIFICATE OF PARCEL MERGER NO. 378, RECORDED JULY 24, 1987 AS INSTRUMENT NO. 214102, OFFICIAL RECORDS SAID LAND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF FRACTION SECTION 36, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EASEMENT NOTES:

(2) AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 1974 AS INSTRUMENT NO. 86494 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY. (TO BE QUITCLAIMED)

(3) AN EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 21, 1972 AS INSTRUMENT NO. 96472 OF OFFICIAL RECORDS. (TO BE VACATED)

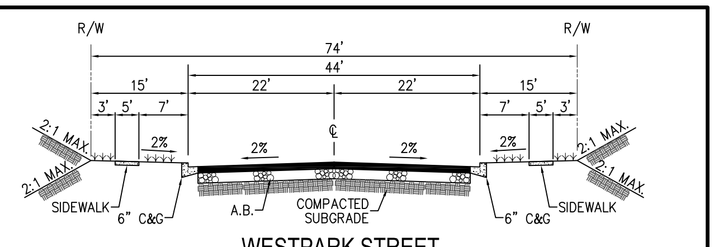
(6) AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137042 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR STORM DRAIN, FLOOD CONTROL AND DRAINAGE PURPOSES, RECORDED JANUARY 09, 2012 AS INSTRUMENT NO. 2012-0008408 & MARCH 13, 2007 AS INSTRUMENT NO. 2007-0170124 OF OFFICIAL RECORDS. (TO BE VACATED)

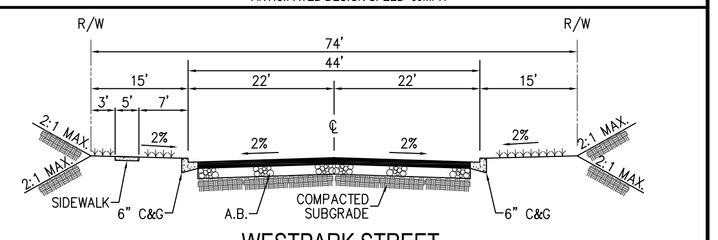
BENCHMARK:

3" ALUMINUM DISK IN CONC. CYLINDER. FROM THE INT. OF IVY ST. AND WASHINGTON ST., 3.6 MILES N.W. ON WASHINGTON-PALOMAR STS. TO THE INT. OF PALOMAR AND CLINTON KEITH RD.: 0.5 MILE S. ON CLINTON KEITH RD., TO THE INT. OF CLINTON KEITH RD. AND GRAND AVE. IN THE N. COR. OF THE "T" INT., 124.8' W. OF CLINTON KEITH RD. 47.6' N. OF GRAND AVE.: 6' N.E. OF A 1" I.P. WITH PLASTIC PLUG L.S. 2602; 2'S. OF A 6' CHAIN LINK FENCE AROUND A S.C.E. POWER STATION AND R.C.W.D. WELL SITE 10' N. OF P.P. #2075052E; SET FIBERGLASS WITNESS POST 1' NORTH. ELEV. 1199.072

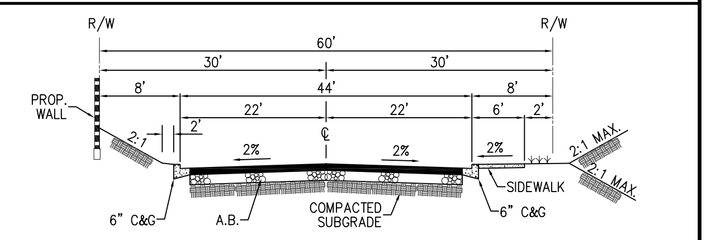
GRAPHIC SCALE
100 0 50 100 200 300
1 inch = 100 ft.



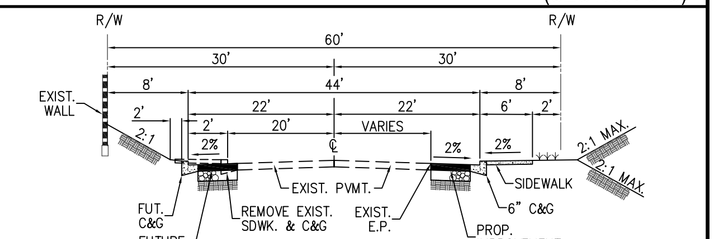
(SECTION A-A)



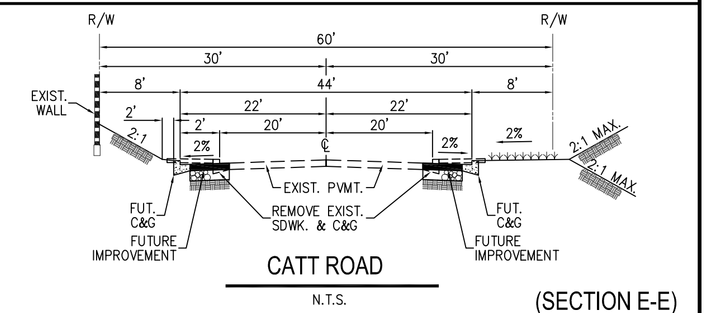
(SECTION B-B)



(SECTION C-C)



(SECTION D-D)



(SECTION E-E)

DIGALERT

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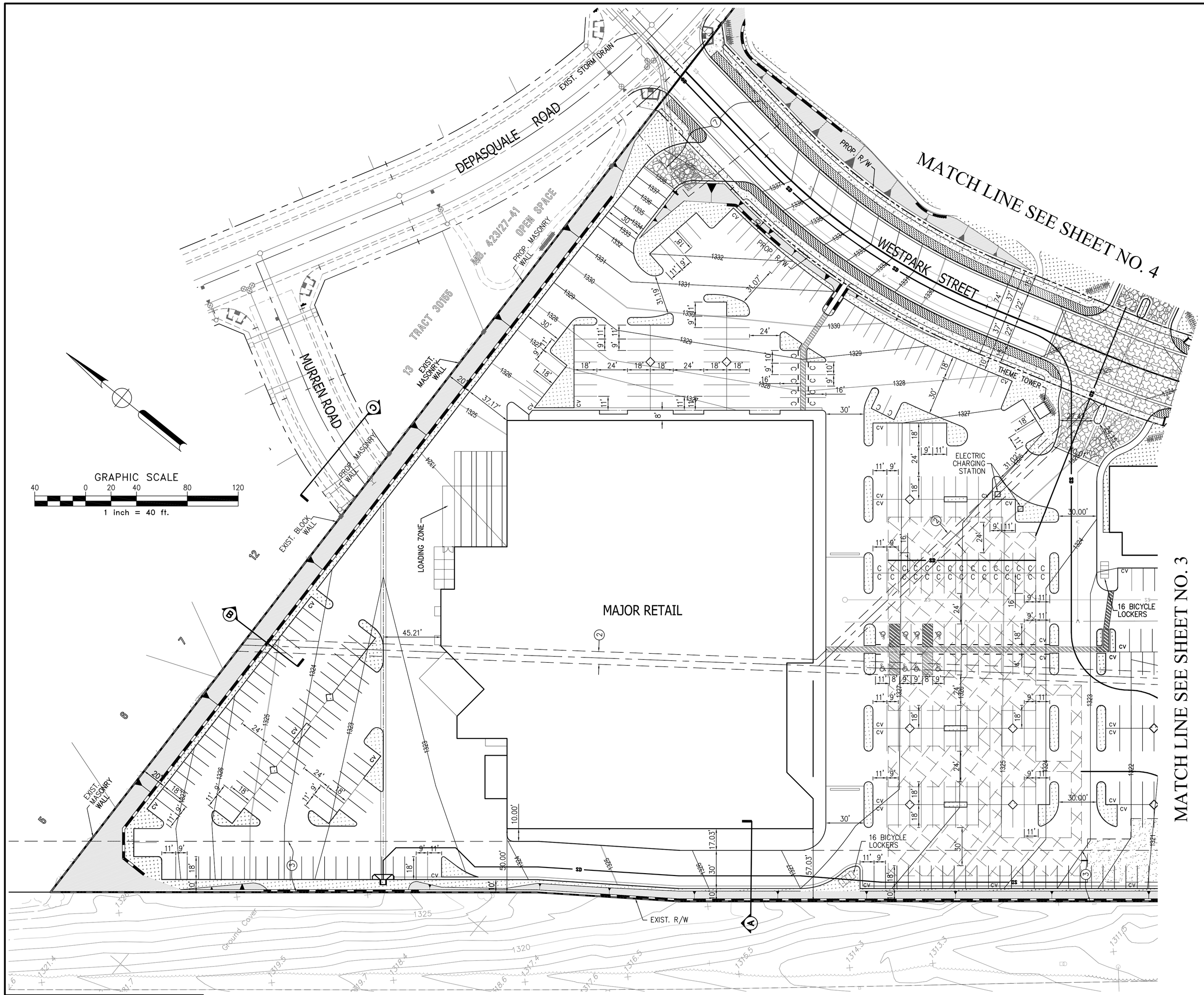
SCALE: H: As Noted V: As Noted

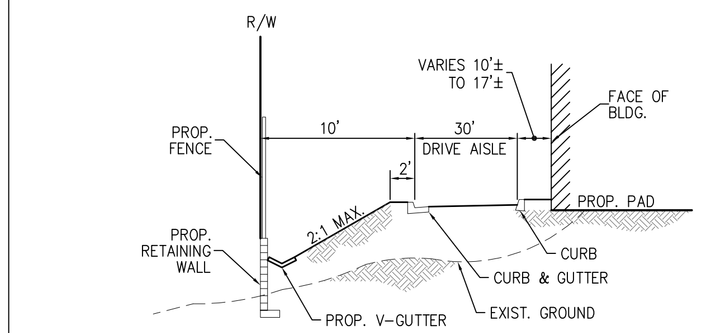
PLOT PLAN NO. 13-0082
CITY OF WILDOMAR
WESTPARK PROMENADE
TITLE SHEET

SHEET No. 6
OF 10 SHTS

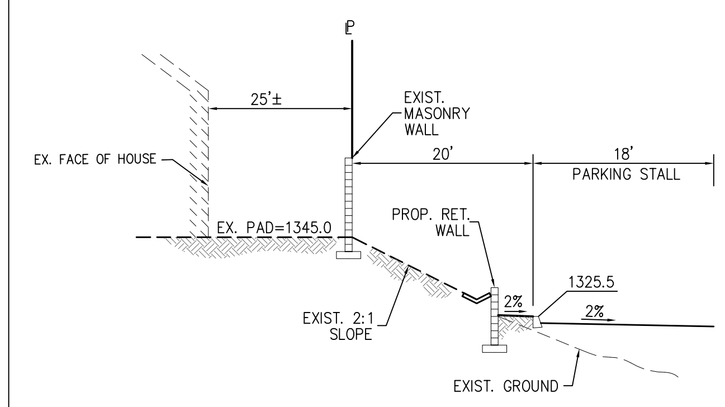
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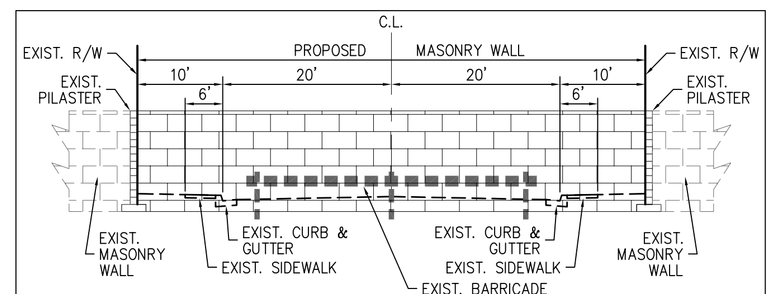




SECTION A–A
N.T.S.



SECTION B–B
N.T.S.



SECTION C–C
N.T.S.

LEGEND:

- C – COMPACT
- CV – CLEAN AIR/VANPOOL/EV
- BR – BICYCLE RACK
- MB – MAIL BOX
- ♿ – ADA PARKING

POD-1 / PARCEL 1
GROSS = 14.12 AC
NET = 12.92 AC
APN: 376–410–025

POD-1 COMMERCIAL PARKING BREAKDOWN

REQUIRED

MAJOR RETAIL & RETAIL			SINGLE STORY RESTAURANTS (8,000SF EA. x 2)		
	SPACES	S.F.		SPACES	S.F.
NET. S.F. AREAS MAJOR RETAIL & RETAIL	566	101,000	DINING AREAS 3,870 SFx 2 RESTAURANTS	172	7,740
			EMPLOYEE PARKING REQ'D. @ 1 SPACE/2 EMPLOYEES	18	–
SUBTOTAL	566	101,000		190	
TOTAL	756				

PROVIDED

	GREEN VEHICLE PARKING & (2) ELECTRIC CHARGING STATION	COMPACT	STANDARD	ADA (DISABLED)
SUBTOTAL	61	46	674	16
GRAND TOTAL PARKING	797			

BICYCLE PARKING PROVIDED: (4) AREAS EACH WITH 2 STACKED 16 UNIT LOCKERS.
TOTAL: 64 INDIVIDUAL ENCLOSED LOCKERS

LOADING ZONES: 2 @ 10' X 35' EACH

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — CITY

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL–ENGINEER:
REGISTERED PROFESSIONAL ENGINEER — TRAVIS P. VINCENT JR. — No. 37356 Exp. 6/30/16 — CIVIL — STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698–1350

PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. No. 37356 EXP. 6–30–16

BENCHMARK:
(SEE SHEET 1)

SCALE:
H: As Noted V: As Noted

PLOT PLAN NO. 13-0082
CITY OF WILDOMAR
WESTPARK PROMENADE
POD-1 / PARCEL 1

SHEET No. 7
OF 10 SHTS

MATCH LINE SEE SHEET NO. 4

MATCH LINE SEE SHEET NO. 2

MATCH LINE SEE SHEET NO. 5

WESTPARK STREET

PROP. R/W

COPPER COURT (PRIVATE ST.)

CATT ROAD

RETAIL

LOADING ZONE

MAIL BOX

16 BICYCLE LOCKERS

RESTAURANT 1

RESTAURANT 2

ELECTRIC CHARGING STATION

LOADING ZONE

FREEWAY PYLON SIGN

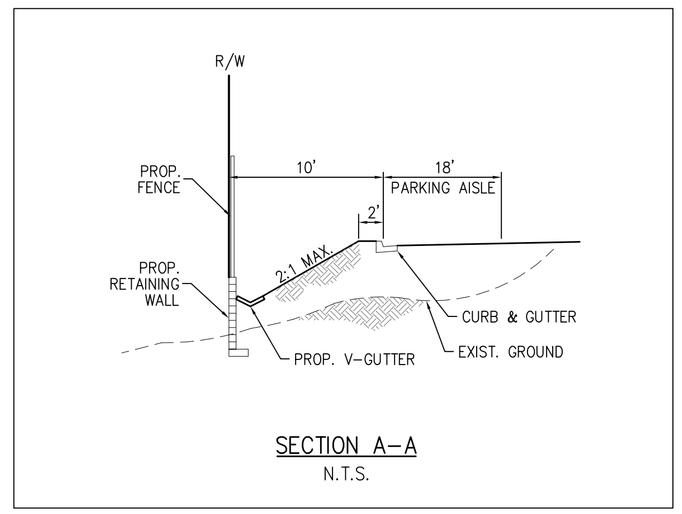
EXIST. R/W

INTERSTATE 15

LEGEND:

C – COMPACT
CV – CLEAN AIR/VANPOOL/EV
BR – BICYCLE RACK
MB – MAIL BOX
♿ – ADA PARKING

POD-1 / PARCEL 1
GROSS = 14.12 AC
NET = 12.92 AC
APN: 376-410-025



SECTION A-A
N.T.S.

GRAPHIC SCALE
40 0 20 40 80 120
1 inch = 40 ft.

DIGALERT
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TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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ENGINEER				CITY	

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PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:
(SEE SHEET 1)

SCALE:
H: As Noted V: As Noted

PLOT PLAN NO. 13-0082
CITY OF WILDOMAR
WESTPARK PROMENADE
POD-1 / PARCEL 1

SHEET No. 8
OF 10 SHTS

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MATCH LINE SEE SHEET NO. 2

GRAPHIC SCALE
40 0 20 40 80 120
1 inch = 40 ft.

POD-2 / PARCEL 2
GROSS = 9.15 AC
NET = 8.30 AC
APN: 376-410-013
376-410-023
376-410-025

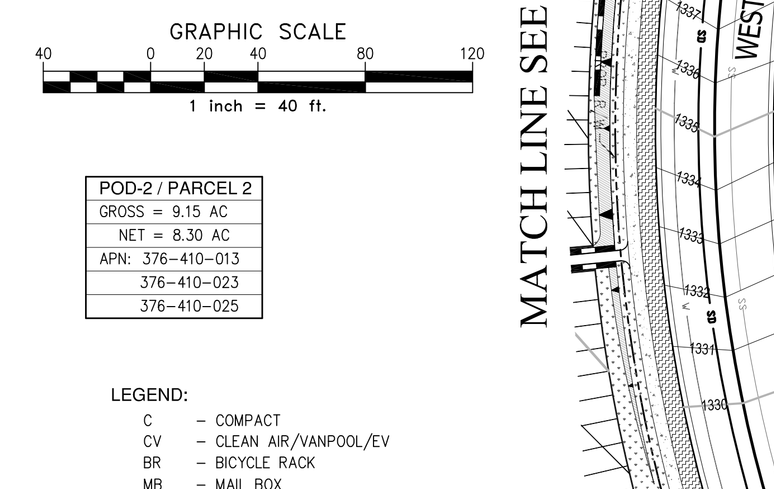
LEGEND:
- C – COMPACT
- CV – CLEAN AIR/VANPOOL/EV
- BR – BICYCLE RACK
- MB – MAIL BOX
- ♿ – ADA PARKING
- 1/1A – POD BUILDING NO. / BUILDING TYPE

POD-2 PARKING BREAKDOWN

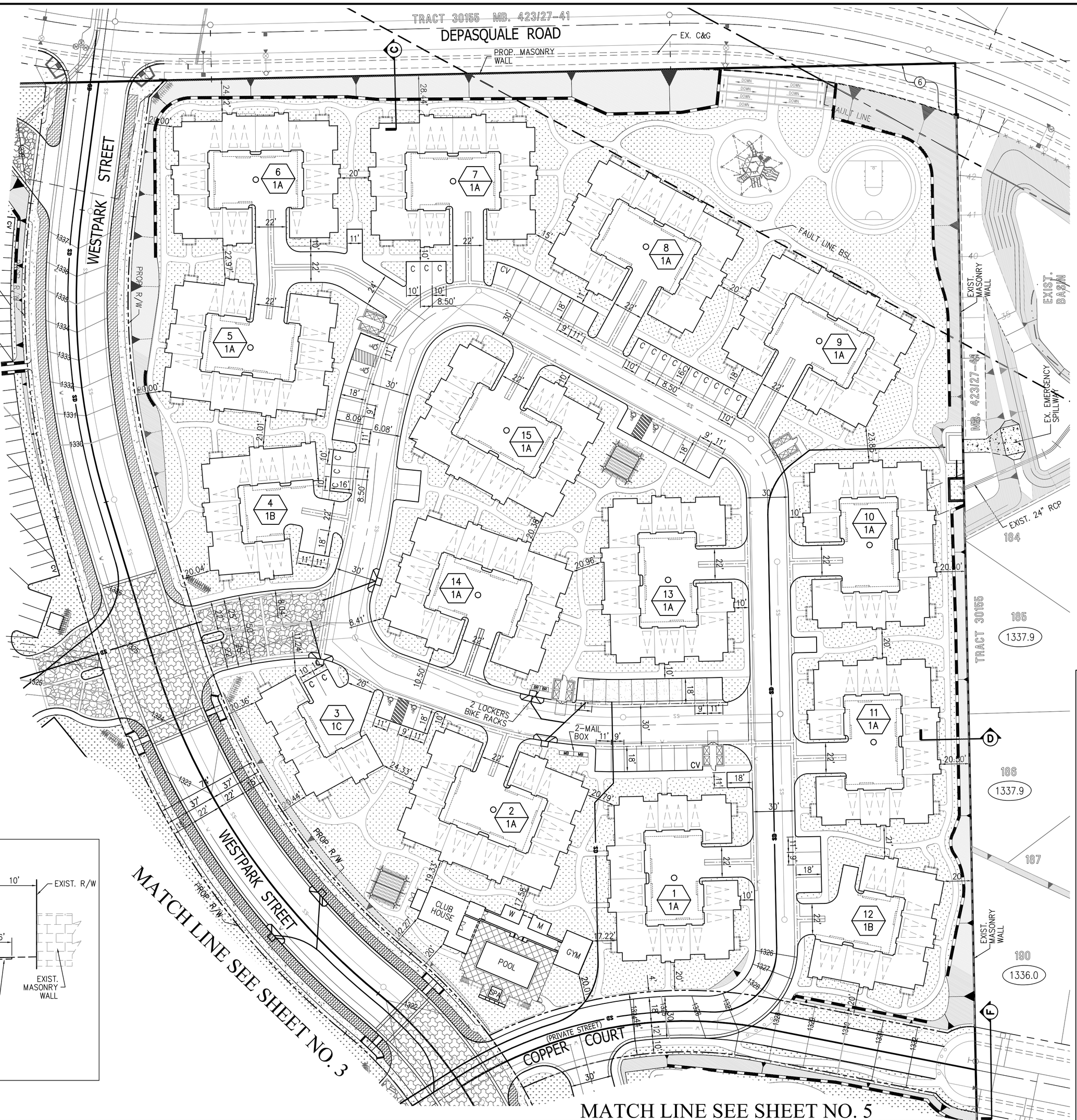
124 UNIT SINGLE FAMILY ATTACHED HOMES

UNIT TYPE	NO. OF UNIT	REQUIRED 2BR UNITSx2.25 SPACES/UNIT	3BR UNITSx2.75 SPACES/UNIT	4BR UNITSx2.75 SPACES/UNIT
A	39	87.75	–	–
B	31	–	85.25	–
C	54	–	–	148.50
SUBTOTAL		87.75	85.25	148.50
TOTAL	124	321.50		

PROVIDED	ENCLOSED (2 CAR GARAGES)	COMPACT	STANDARD	ADA (DISABLED)
SUBTOTAL	248	18	50	6
GRAND TOTAL PARKING	322			

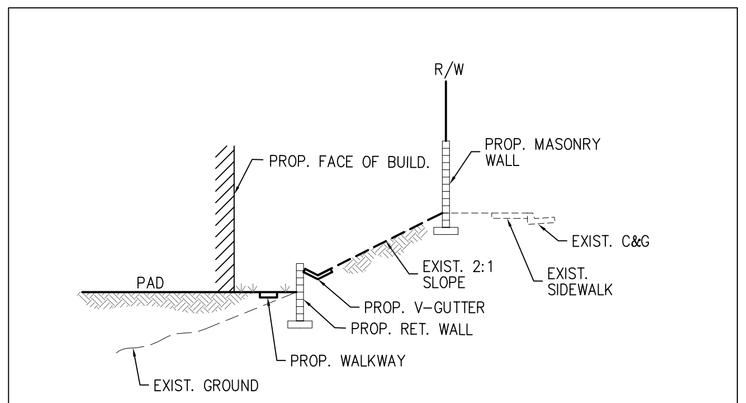


SECTION F–F
N.T.S.

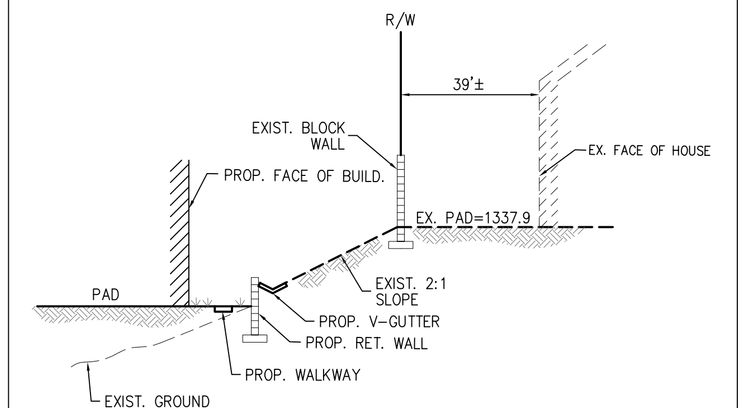


MATCH LINE SEE SHEET NO. 3

MATCH LINE SEE SHEET NO. 5



SECTION C–C
N.T.S.



SECTION D–D
N.T.S.



BUILDING TYPE:
SCALE: 1"=30'

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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ENGINEER				CITY	

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TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. No. 37356 EXP. 6-30-16

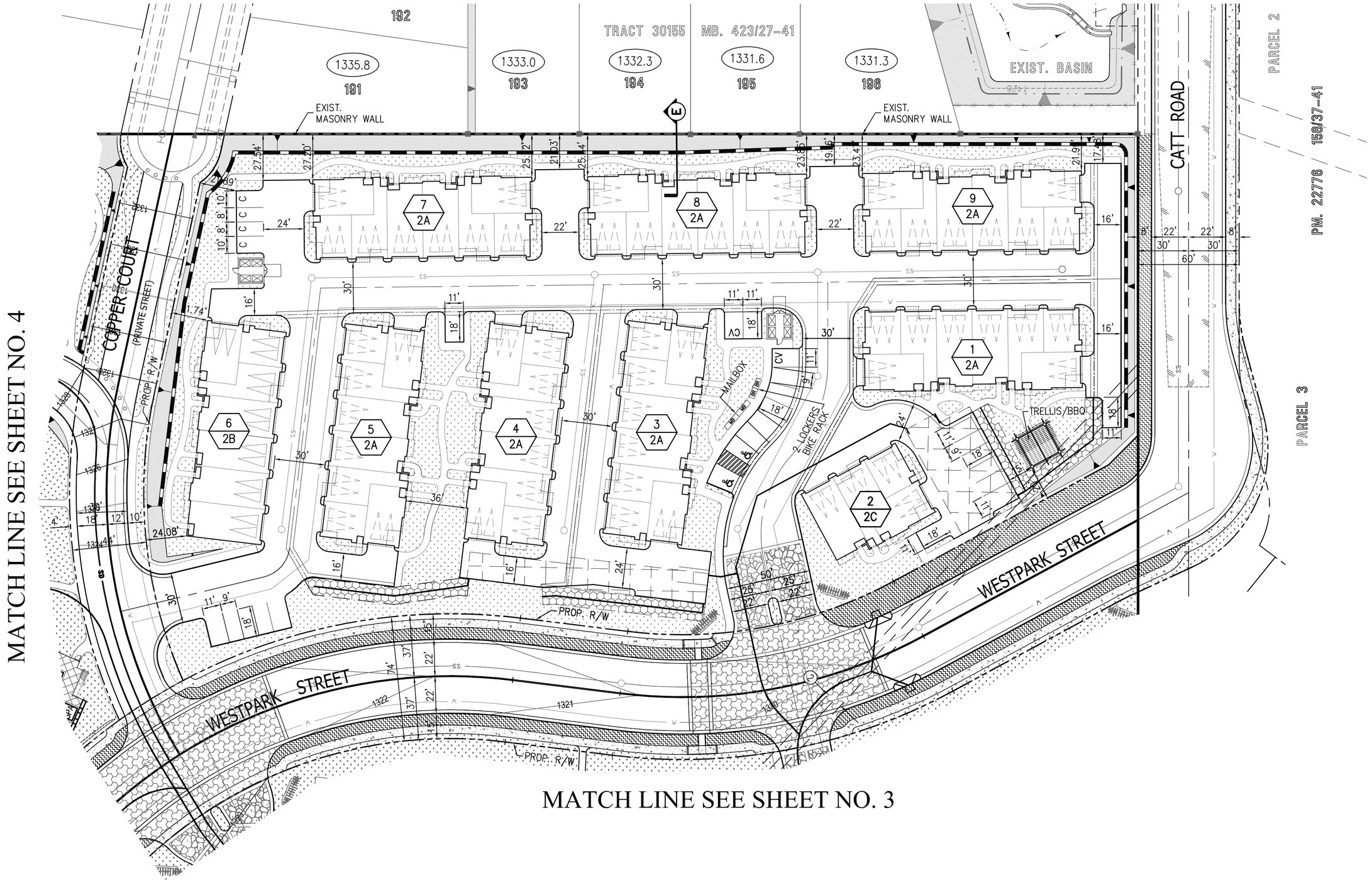
BENCHMARK:
(SEE SHEET 1)

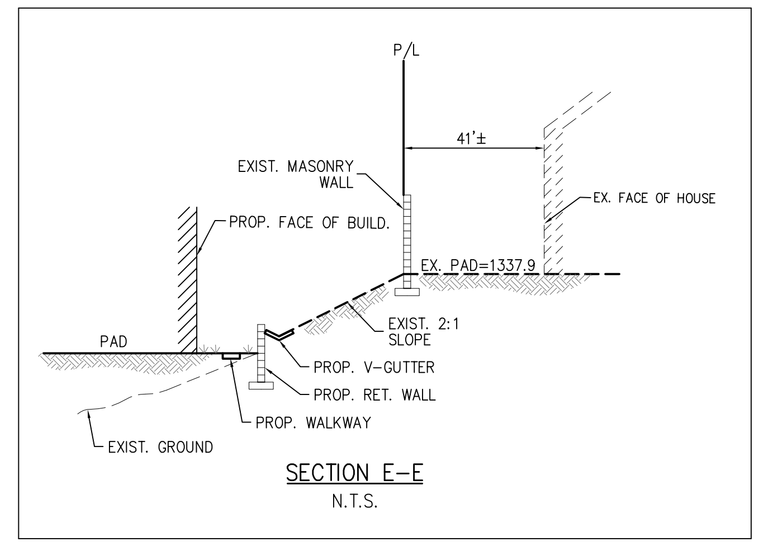
SCALE:
H: As Noted V: As Noted

PLOT PLAN NO. 13-0082
CITY OF WILDOMAR
WESTPARK PROMENADE
POD-2 / PARCEL 2

SHEET No. 9
OF 10 SHTS

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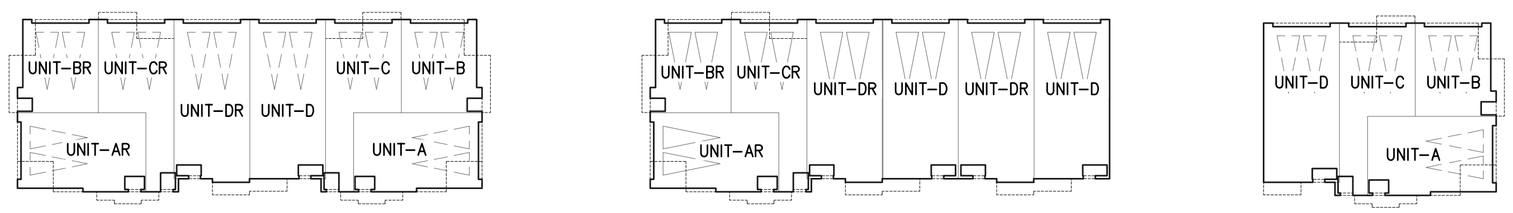
SECTION E-E
N.T.S.

POD-3 / PARCEL 3
GROSS = 4.33 AC
NET = 3.64 AC
APN: 376-410-023
376-410-025

LEGEND:

- C – COMPACT
- CV – CLEAN AIR/VANPOOL/EV
- BR – BICYCLE RACK
- MB – MAIL BOX
- ♿ – ADA PARKING
- 2 / 2A – POD BUILDING NO. / BUILDING TYPE

POD-3 PARKING BREAKDOWN				
67 UNIT SINGLE FAMILY ATTACHED HOMES				
		REQUIRED		
UNIT TYPE	NO. OF UNIT	2BR UNITSx2.25 SPACES/UNIT	3BR UNITSx2.75 SPACES/UNIT	
A	16	36	–	
B	16	36	–	
C	16	36	–	
D	19	–	52.25	
SUBTOTAL		108	52.25	
TOTAL	67	160.25		
PROVIDED				
	ENCLOSED (2 CAR GARAGES)	COMPACT	STANDARD	ADA (DISABLED)
SUBTOTAL	134	4	25	2
GRAND TOTAL PARKING	165			



BUILDING "2A" BUILDING "2B" BUILDING "2C"

BUILDING TYPE:
SCALE: 1"=30'

GRAPHIC SCALE
40 0 20 40 80 120
1 inch = 40 ft.

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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ENGINEER				CITY	

CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK, Asst. City Manager
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER TRAVIS P. VINCENT JR. No. 37356 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

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MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:
(SEE SHEET 1)

SCALE:
H: As Noted V: As Noted

PLOT PLAN NO. 13-0082
CITY OF WILDOMAR
WESTPARK PROMENADE
POD-3 / PARCEL 3

SHEET No. 10
OF 10 SHTS

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PARKING EXHIBIT PLAN

CITY OF WILDOMAR, CALIFORNIA



LEGEND:

- PROPERTY LINE/ PARCEL LINE
- PROPOSED RIGHT OF WAY
- OPEN PARKING
- SIDEWALKS
- ENCLOSED GARAGE
- ENCHANCED STAMPED CONCRETE PAVEMENT
- GRASS/LANDSACPE
- POD/BUILDING NO. / BUILDING TYPE

GRAPHIC SCALE

80 0 40 80 160 240

1 inch = 80 ft.

DIGALERT

DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL YORK, Director of Public Works

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL:

PROFESSIONAL LAND SURVEYOR — HEUNG JEI KIM — EXP. 12-31-16 — No. 5928 — STATE OF CALIFORNIA

PACIFIC COAST LAND CONSULTANTS, Inc.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
25096 JEFFERSON AVENUE SUITE "D"
MURRIETA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: HEUNG JEI KIM

P.L.S. No. 5928 EXP. 12-31-16

CITY OF WILDOMAR

WESTPARK PROMENADE

PARKING EXHIBIT PLAN

SHEET No. 1

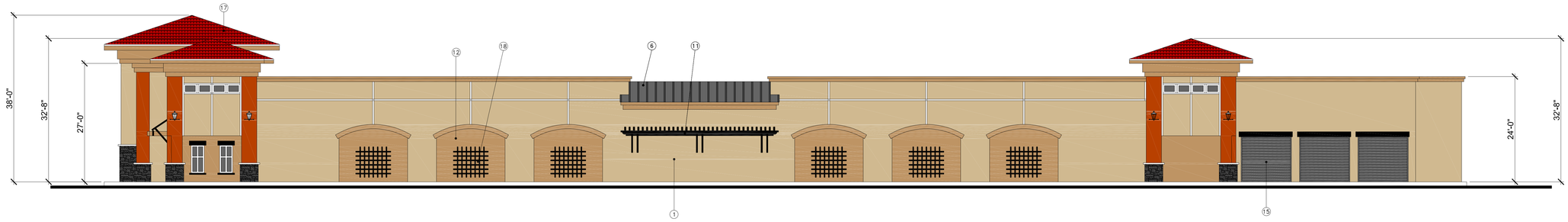
OF 1 SHTS

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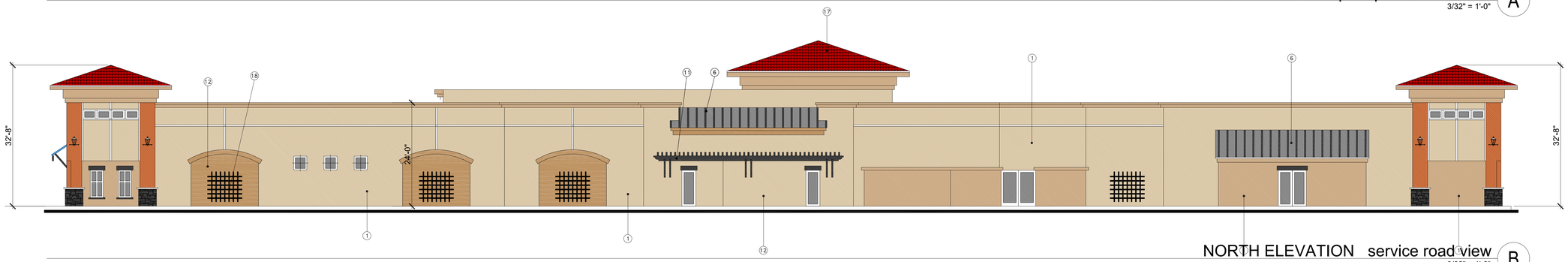
1059

ATTACHMENT K

Westpark Architectural Plans-Commercial Retail

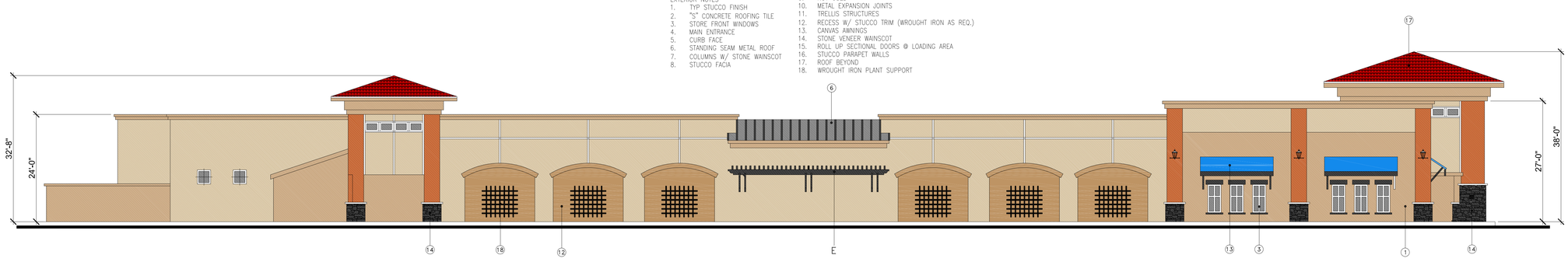


EAST ELEVATION westpark promanade view
3/32" = 1'-0" A

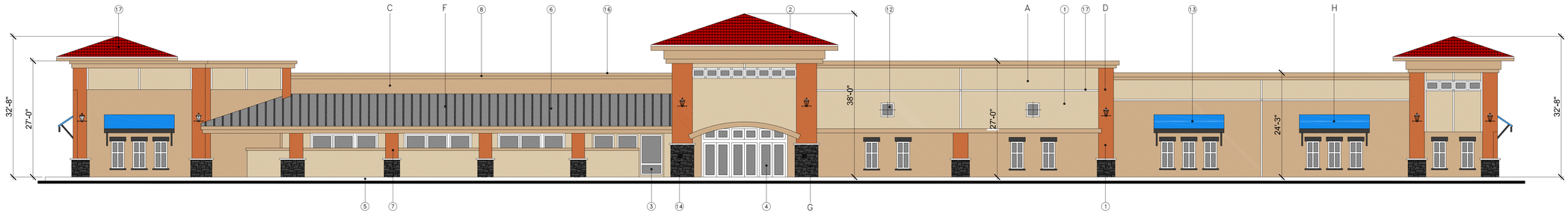


NORTH ELEVATION service road view
3/32" = 1'-0" B

EXTERIOR NOTES
1. TYP STUCCO FINISH
2. "S" CONCRETE ROOFING TILE
3. STORE FRONT WINDOWS
4. MAIN ENTRANCE
5. CURB FACE
6. STANDING SEAM METAL ROOF
7. COLUMNS W/ STONE WAINSCOT
8. STUCCO FACIA
9. NOT USED
10. METAL EXPANSION JOINTS
11. TRELLIS STRUCTURES
12. RECESS W/ STUCCO TRIM (WROUGHT IRON AS REQ.)
13. CANVAS AWNINGS
14. STONE VENEER WAINSCOT
15. ROLL UP SECTIONAL DOORS @ LOADING AREA
16. STUCCO PARAPET WALLS
17. ROOF BEYOND
18. WROUGHT IRON PLANT SUPPORT



WEST ELEVATION freeway view
3/32" = 1'-0" C



SOUTH ELEVATION parking lot view
3/32" = 1'-0" D

COLORS AND MATERIALS
A. STUCCO MERLEX STUCCO CO. IVORY POWDER P-124
B " " " " " BOURDEAUX P-146
C " " " " " PUMPKIN SEED P-373
D " " " " " TERRA COTTA P-899
E SHERMAN WILLIAMS ACRYLIC SW3045 FACIA CONT, EXPOSED RAFTERS, EAMS, TRELLISES
F STANDING SEAM METAL ROOFING DARK TAUPE
G SIMULATED SSTONE VENEER, ELDORADO STONE CO. RUSTIC LODGE SAWTOOTH (UNGROUTED)
H CANVAS AWNINGS; COLOR TO MATAAH PITTSBURG PAINTS CO SERENE SEA 350-4 LRV 38
J EAGLE CO. SMC 8403 STANTA BARBARA BLEND

Allenbach Architecture
29333 Via Espada, Murrieta, Ca. 92563
Phone: (951) 677-0800

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LICENSED ARCHITECT
DANIEL C. ALLENBACH
C-24512
6-30-15
RENEWAL
STATE OF CALIFORNIA

Architect's Stamp:

Developed by:

Golden Eagle Multi Family Properties LLC
6201 Oak Canyon, sut 250
Irvine, Ca. 92608
(951) 270-7781

WestPark Promande
The Center @ WestPark Promanade
Pod 1

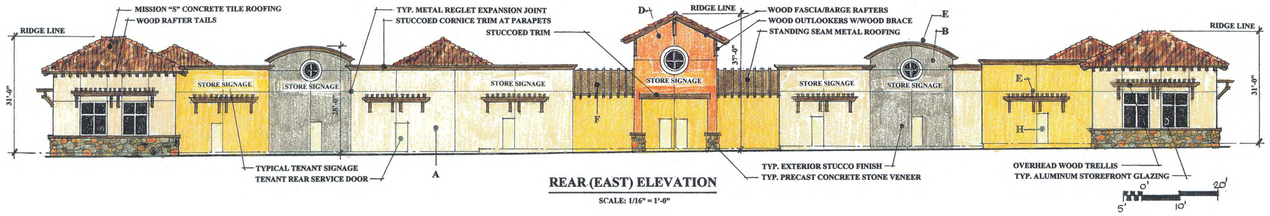
Revisions:

No.	Date	Revision

Drawing Title:
EXTERIOR ELEV

Date Issued: 10/5/2015
Scale: AS SHOWN
Drawn By: JP
Checked: DA
North Arrow:
Job Name and Number: WESTPARK
Drawing Number: 1

WESTPARK PROMENADE
RETAIL BUILDING



REAR (EAST) ELEVATION

SCALE: 1/16" = 1'-0"



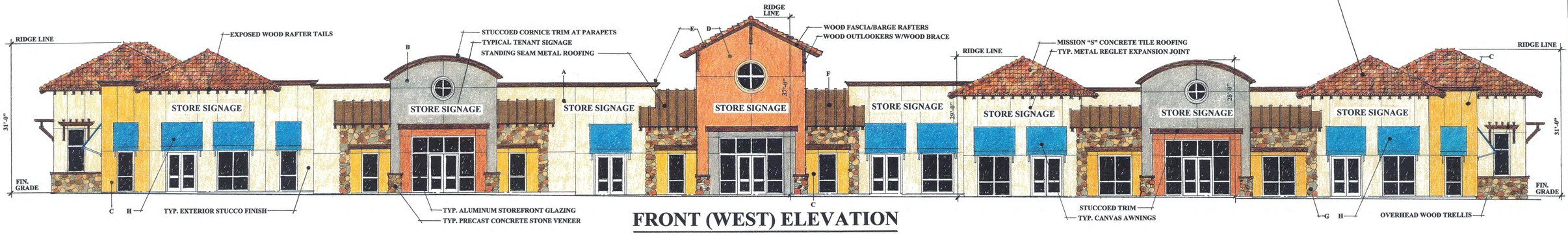
END (NORTH) ELEVATION



END (SOUTH) ELEVATION



Product No: 3645
Name: Sunrise Blend
Description: Terracotta Brown Blend
Color Family: Terracottas



FRONT (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

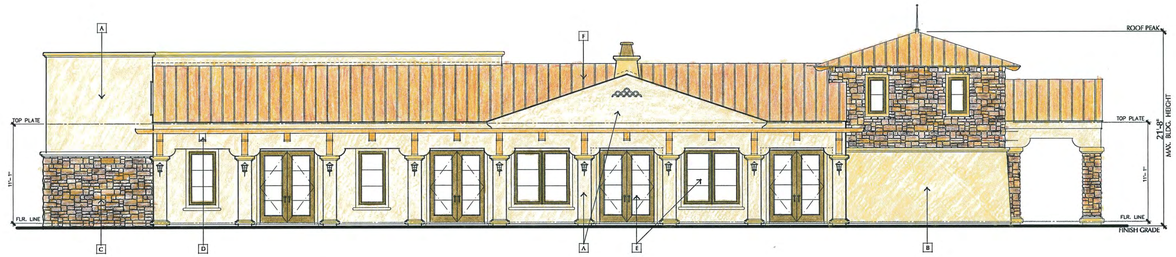
ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA.92673 ■ (949) 240 6591

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ADKVAS GROUP AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY THE AGREEMENT IN WRITING BY ADKVAS GROUP AND WITH THE APPROPRIATE STATUTORY AND FEE PAYMENT. VISITORS ON THE JOB SITE IN ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE RESPECTIVE PART OF ANY WORK.

WESTPARK PROMENADE POD 1
DEVELOPED BY
CROSSLAND MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. (949) 270-7781
THE CENTRE AT WESTPARK PROMENADE
WESTPARK STREET WILDOMAR, CA

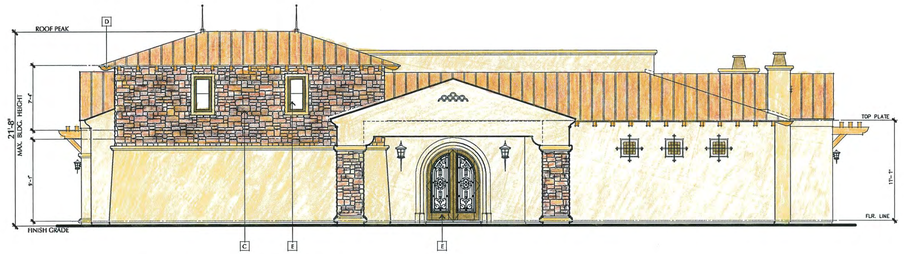
JOB NUMBER: 2013 WP
DATE: 12-23-15
SHEET TITLE: WESTPARK RETAIL BUILDING — EXTERIOR ELEVATIONS
REVISIONS
REVISIONS
SHEET NO: 2

plot date: 12/30/2014



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



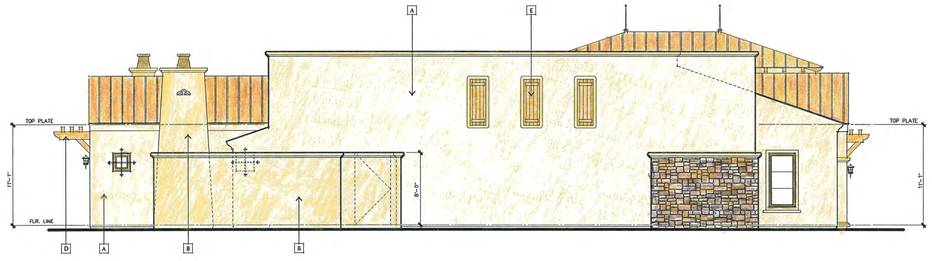
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD ONE

THE SECOND PORTION OF THE SITE WILL FEATURE 2 SEPARATE RESTAURANT BUILDINGS, EA. WILL BE A SINGLE STORY STRUCTURE OF APPROXIMATELY 8,000 S.F. THE STYLES DEPICTED ARE SUGGESTED ELEVATIONS WHICH WILL BE CONSISTENT WITH THE OVERALL ARCHITECTURAL THEME OF WESTPARK PROMENADE. ONE WILL FEATURE A STANDING SEAM METAL ROOF, STUCCO WITH WOOD TRIMS, STONE VENEER ACCENTS & FASCIAS AND TRELLIS EMBELL ISHMENTS. THE SECOND RESTAURANT IS SUGGESTED AS A MORE TRADITIONAL DESIGN WITH A SHINGLE TILE ROOF, STUCCO WITH WOOD TRIMS, WOOD TRELLIS AND STONE VENEER ACCENTS. THE CENTER AREA OF EACH BUILDING HAS BEEN DESIGNED AND IS SUGGESTED AS AN OPEN PATIO OUTDOOR DINING AREA TO REMIND GUESTS AND RESIDENTS OF WILDOMAR'S "OPEN SKY" POLICY TO FEATURE NIGHT VIEWS OF THE STARS.

ALL PARKING WITHIN THIS POD IS RECIPROCAL AND HAS BEEN DESIGNED WITH ADA EASE OF USE FOR THE DISABLED.

Single Story Restaurants 8,000 s.f. each X 2 =	16,000	S.F.
Dining Areas 3,870 s.f. X 2 Restaurants =	172	Spaces
Employee parking required at 1 space/2 employees		
(18) employees per Restaurant = 9 X 2 = 18	18	Spaces

WESTPARK PROMENADE POD 1 COLORS

The Centre at Westpark Promenade

Restaurant One

A Stucco: Main Body Color : MERLEX P-70 Vanilla

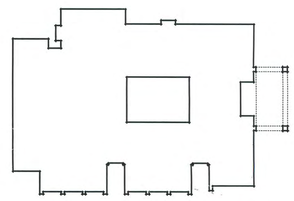
B Stucco Accent Furrouts, Stucco Fascia : MERLEX P-782 Beechwood

C Stone Veneer : ELDORADO STONE "Cambria" Cliffstone

D Wood Trim, Trellis, Door & Window Trim, Wood Eaves : OLYMPIC STAIN 900

E Entry Doors, French Doors, Windows Shutters : PITTSBURGH PPG PAINTS 317-7 LRV 17 Chewy Caramel

F Roofing : STANDING SEAM METAL ROOF "WHIRLWIND" Weather Guard Panels



FRONT

KEY PLAN

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA 92673 ■ (949) 240 6591

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ADKVAS GROUP AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY THE AGREEMENT IN WRITING WITH ADKVAS GROUP.
ALL THE WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB BY THE CONTRACTOR BEFORE ANY WORK OVER THE SAME IS COMMENCED AND SHALL BE CONSIDERED AS THE ONLY DIMENSIONS TO BE FOLLOWED. PHASE 1ES BRIEF COMMENCEMENT OF THE WORK SHALL BE CONSIDERED AS THE ACCEPTANCE OF ALL THE CONDITIONS BY THE CONTRACTOR.

WESTPARK PROMENADE POD # 1

THE CENTRE AT WESTPARK PROMENADE
RESTAURANTS
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
8201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. - (949) 270-7761

JOB NUMBER
2013 WP

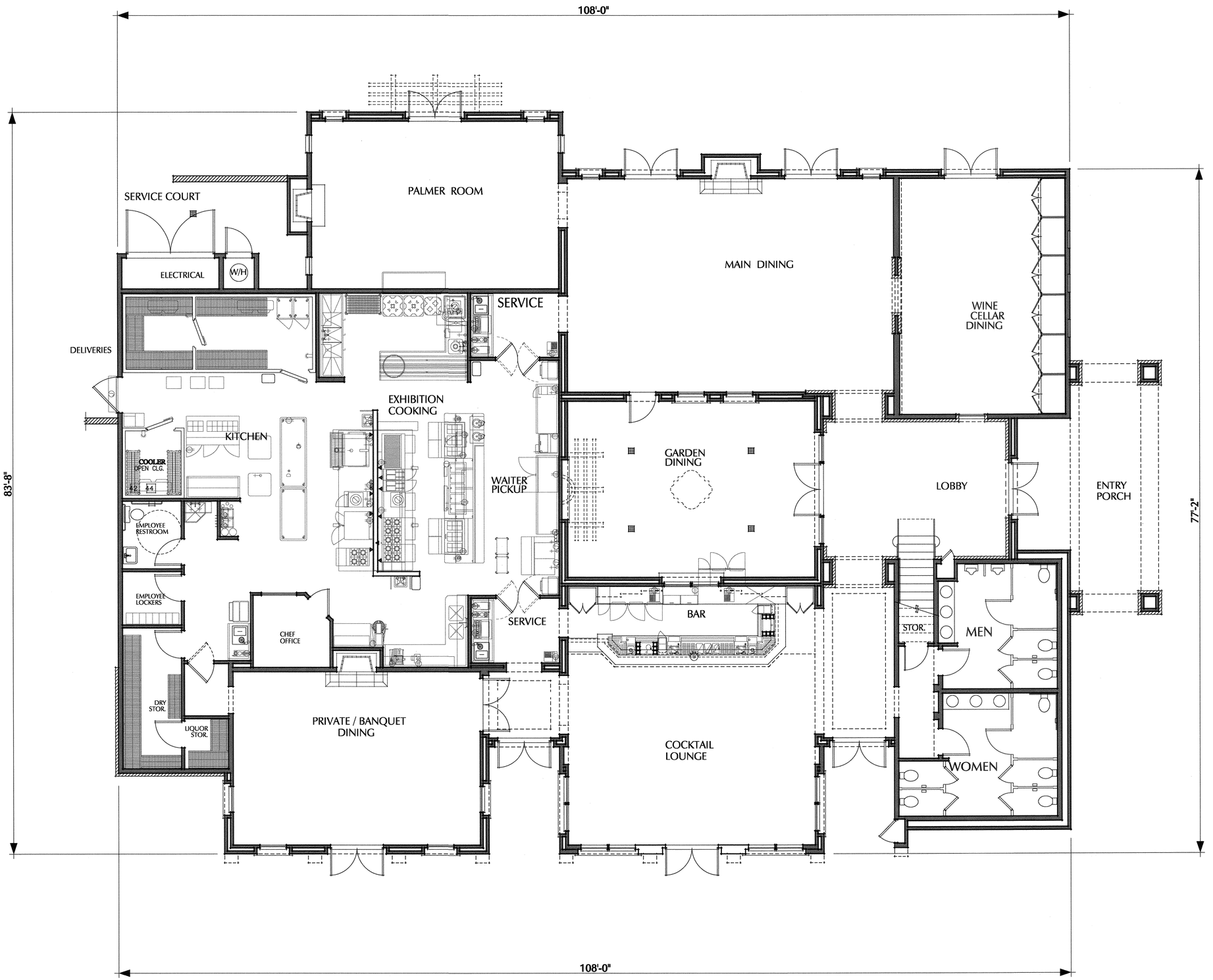
DATE
9/1/2014

SHEET TITLE
RESTAURANT " 1 "
EXTERIOR ELEVATIONS

REVISIONS

SHEET NO
17

plot date: 7/30/2013



FLOOR PLAN

FLOOR : 7,581 SQ. FT.

SCALE: 3/16" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD ONE

THIS POD IS A COMMERCIAL CENTER WHICH WILL FEATURE A SINGLE STORY "BIG BOX" RETAILER. ALONG WITH THE RETAILER WILL BE A SINGLE STORY 17,000 SQ. FT. NEIGHBORHOOD SHOPPING CENTER IN A TRANSITIONAL STYLE.

THE SECOND PORTION OF THE SITE WILL FEATURE 2 SEPARATE RESTAURANT BUILDINGS, EA. WILL BE A SINGLE STORY STRUCTURE OF APPROXIMATELY 8,000 S.F. THE STYLES DEPICTED ARE SUGGESTED ELEVATIONS WHICH WILL BE CONSISTENT WITH THE OVERALL ARCHITECTURAL THEME OF WESTPARK PROMENADE. ONE WILL FEATURE A STANDING SEAM METAL ROOF, STUCCO WITH WOOD TRIMS, STONE VENEER ACCENTS & FASCIAS AND TRELLIS EMBELLISHMENTS. THE SECOND RESTAURANT IS SUGGESTED AS A MORE TRADITIONAL DESIGN WITH A SHINGLE TILE ROOF, STUCCO WITH WOOD TRIMS, WOOD TRELLIS AND STONE VENEER ACCENTS. THE CENTER AREA OF EACH BUILDING HAS BEEN DESIGNED AND IS SUGGESTED AS AN OPEN PATIO OUTDOOR DINING AREA TO REMIND GUESTS AND RESIDENTS OF WILDOMAR'S "OPEN SKY" POLICY TO FEATURE NIGHT VIEWS OF THE STARS.

ALL PARKING WITHIN THIS POD IS RECIPROCAL AND HAS BEEN DESIGNED WITH ADA EASE OF USE FOR THE DISABLED.

WESTPARK PROMENADE POD ONE COLORS

The Centre at Westpark Promenade
Restaurants & Commercial

RESTAURANT ONE

A	Stucco: Main Body Color :	MERLEX P-70 Vanilla
B	Stucco Accent Furrouts, Stucco Fascia :	MERLEX P-782 Beechwood
C	Stone Veneer :	ELDORADO STONE "Cambria" Cliffstone
D	Wood Trim, Trellis, Door & Window Trim, Wood Eaves :	OLYMPIC STAIN 900
E	Entry Doors, French Doors, Windows Shutters :	PITTSBURGH PPG PAINTS 317-7 LRV 17 Chewy Caramel
F	Roofing :	STANDING SEAM METAL ROOF "WHIRLWIND" Weather Guard Panels
	Roof Overhang :	Fascia : 24" Barge : Tight

RESTAURANT PARKING BREAKDOWN

Single Story Restaurants 8,000 s.f. each X 2 =	16,000 S.F.
Dining Areas 3,870 s.f. X 2 Restaurants =	172 Spaces
Employee parking required at 1 space/2 employees	
(18) employees per Restaurant = 9 X 2 = 18	18 Spaces
Parking Required	190 Spaces

ADKVAS GROUP
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WESTPARK PROMENADE POD # 1
THE CENTRE AT WESTPARK PROMENADE
SHOPPING CENTER & RESTAURANTS
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
8201 OAK CANYON SUITE 230 IRVINE, CA 92618
TEL.: (949) 270-7781

JOB NUMBER: 2014 WP

DATE: 12/22/2014

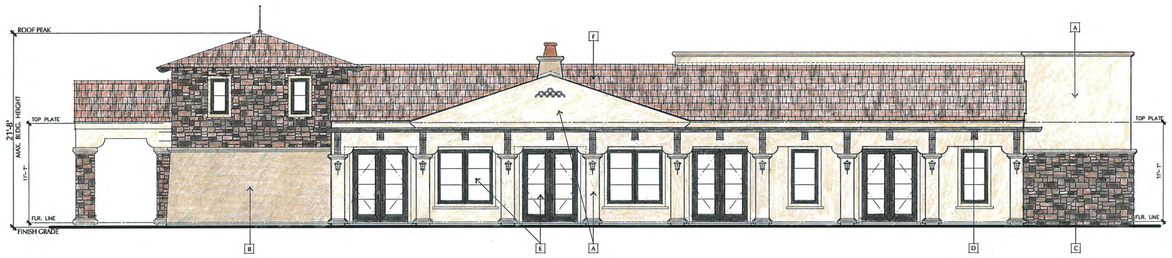
SHEET TITLE: POD 1 RESTAURANT #1 **FLOOR PLAN & NOTES**

REVISIONS

SHEET NO: 18

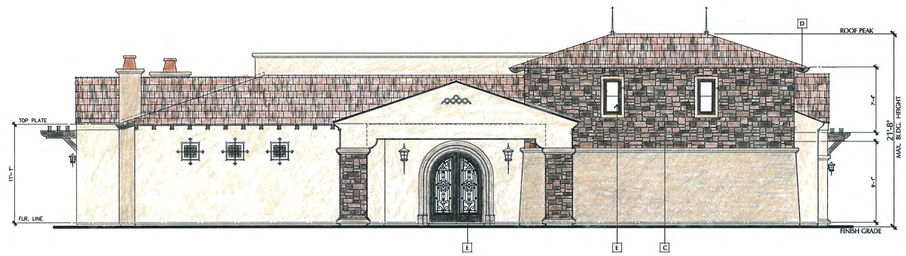
plot date: 2/24/2016

C:_PROJECT\ADKVAS\2014_ADKVAS\V64-116-WESTPARK_POD1\A11-RST1 PLAN.dwg



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



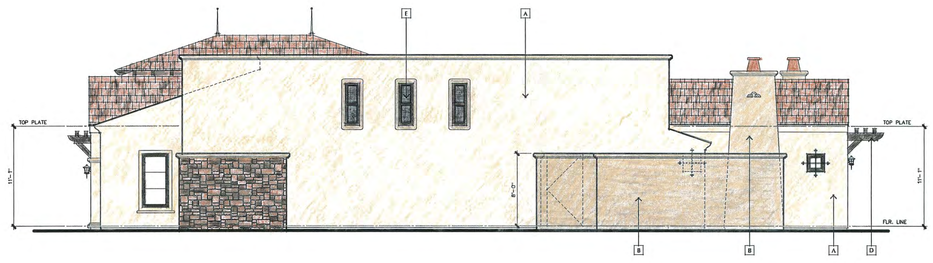
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD ONE

THE SECOND PORTION OF THE SITE WILL FEATURE 2 SEPARATE RESTAURANT BUILDINGS. EA. WILL BE A SINGLE STORY STRUCTURE OF APPROXIMATELY 8,000 S.F. THE STYLES DEPICTED ARE SUGGESTED ELEVATIONS WHICH WILL BE CONSISTENT WITH THE OVERALL ARCHITECTURAL THEME OF WESTPARK PROMENADE. ONE WILL FEATURE A STANDING SEAM METAL ROOF, STUCCO WITH WOOD TRIMS, STONE VENEER ACCENTS & FASCIAS AND TRELLIS EMBELL ISHMENTS. THE SECOND RESTAURANT IS SUGGESTED AS A MORE TRADITIONAL DESIGN WITH A SHINGLE TILE ROOF, STUCCO WITH WOOD TRIMS, WOOD TRELLIS AND STONE VENEER ACCENTS. THE CENTER AREA OF EACH BUILDING HAS BEEN DESIGNED AND IS SUGGESTED AS AN OPEN PATIO OUTDOOR DINING AREA TO REMIND GUESTS AND RESIDENTS OF WILDOMAR'S "OPEN SKY" POLICY TO FEATURE NIGHT VIEWS OF THE STARS.

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Dining Areas 3,870 s.f. X 2 Restaurants =	172	Spaces
Employee parking required at 1 space/2 employees		
(18) employees per Restaurant = 9 X 2 = 18	18	Spaces

WESTPARK PROMENADE POD 1 COLORS

The Centre at Westpark Promenade

Restaurant Two

A Stucco: Main Body Color : MERLEX P-734 Irish Creme

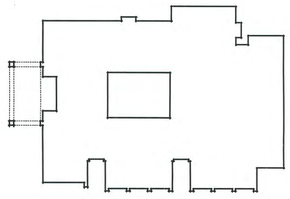
B Stucco Accent Furrouts, Stucco Fascia : MERLEX P-58 Mojave

C Stone Veneer : ELDORADO STONE "Chapel Hill" Stacked Stone

D Wood Trim, Trellis, Door & Window Trim, Wood Eaves : OLYMPIC STAIN 712

E Entry Doors, French Doors, Windows & Shutters : PITTSBURGH PPG PAINTS 516-7 JRV 7 Afternoon Tea

F Roofing : EAGLE CO. 4502 Arcadia Flat Shingle Style Lgt. Wgt. Conc.



FRONT

KEY PLAN

ADKVAS GROUP
DESIGNERS & PLANNERS ▪ 647 CAMINO DE LOS MARES ▪ SUITE 206 ▪ SAN CLEMENTE, CA 92673 ▪ (949) 240 6591

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WESTPARK PROMENADE POD # 1

THE CENTRE AT WESTPARK PROMENADE
WESTPARK STREET WILDOMAR, CA
RESTAURANTS

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL : (949) 270-7761

JOB NUMBER 2013 WP

DATE 9/1/2014

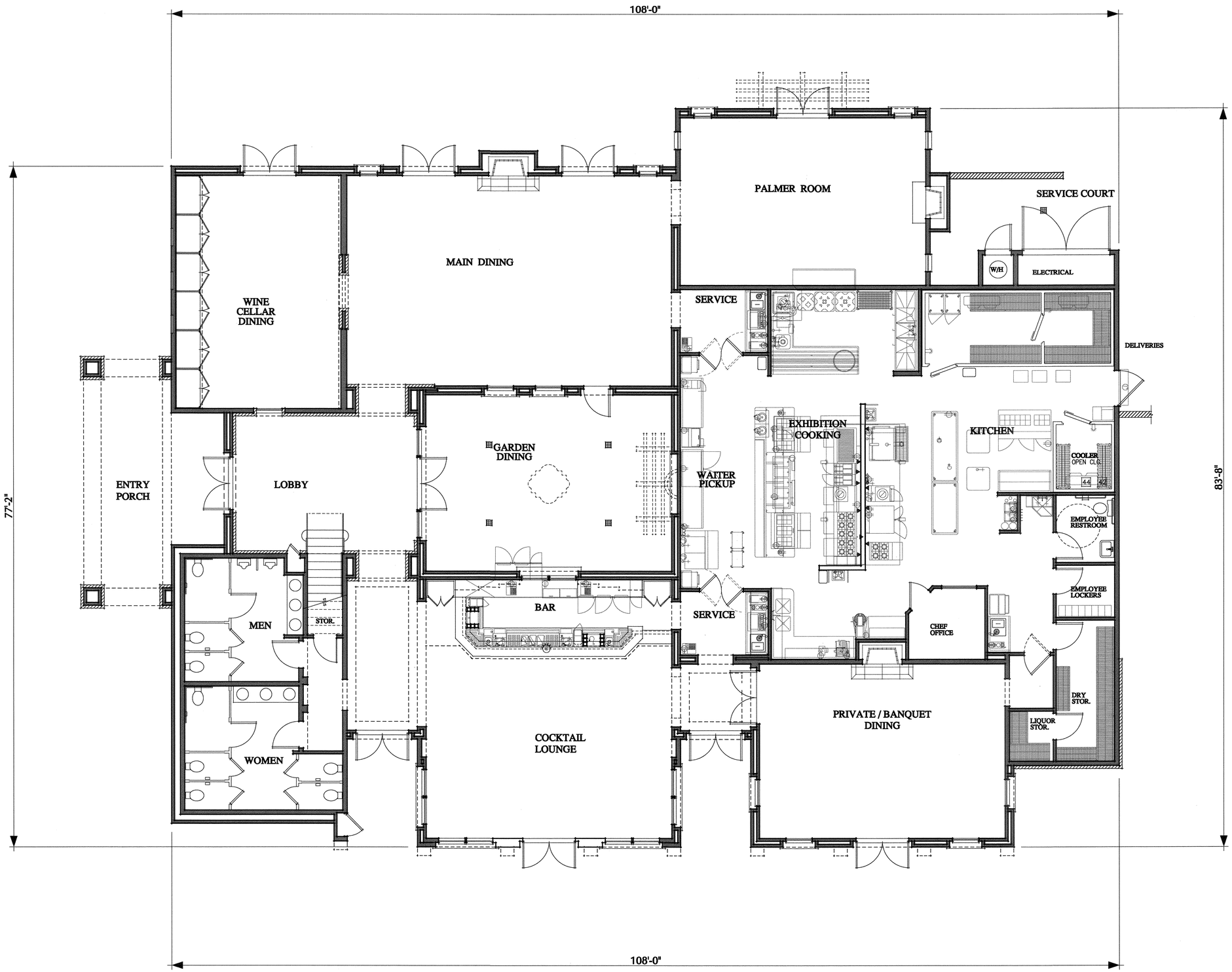
SHEET TITLE

RESTAURANT " 2 "
EXTERIOR ELEVATIONS

REVISIONS

SHEET NO 19

plot date: 7/20/2013



FLOOR PLAN

FLOOR : 7,581 SQ. FT.

SCALE: 3/16" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD ONE

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WESTPARK PROMENADE POD ONE COLORS

The Centre at Westpark Promenade
Restaurants & Commercial

RESTAURANT TWO

A	Stucco: Main Body Color :	MERLEX P-734 Irish Creme
B	Stucco Accent Furrouts, Stucco Fascia :	MERLEX P-58 Mojave
C	Stone Veneer :	ELDORADO STONE "Chapel Hill" Stacked Stone
D	Wood Trim, Trellis, Door & Window Trim, Wood Eaves :	OLYMPIC STAIN 712
E	Entry Doors, French Doors, Windows & Shutters :	PITTSBURGH PPG PAINTS 516-7 JRV 7 Afternoon Tea
F	Roofing :	EAGLE CO. 4502 Arcadia Flat Shingle Style Lgt. Wgt. Conc.
	Roof Overhang :	Fascia : 24" Barge : Tight

RESTAURANT PARKING BREAKDOWN

Single Story Restaurants 8,000 s.f. each X 2 =	16,000	S.F.
Dining Areas 3,870 s.f. X 2 Restaurants =	172	Spaces
Employee parking required at 1 space/2 employees		
(18) employees per Restaurant = 9 X 2 = 18	18	Spaces
Parking Required	190	Spaces

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA 92673 ■ (949) 240 6581

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WESTPARK PROMENADE POD # 1

THE CENTRE AT WESTPARK PROMENADE
SHOPPING CENTER & RESTAURANTS
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7781

JOB NUMBER: 2014 WP

DATE: 12/22/2014

SHEET TITLE: **POD 1** RESTAURANT #2 **FLOOR PLAN & NOTES**

REVISIONS

SHEET NO: 20

C:_PROJECTS\WP\WP2014_ADKVAS\X4-11E-WESTPARK_POD1\A1.0-REST2 PLAN.dwg
plot date: 2/24/2
1066

ATTACHMENT L

Westpark Architectural Plans-Residential



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD TWO

A 124 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2, 3 & 4 BR UNITS, TWO & THREE STORIES. THE OVERALL PROJECT ARCHITECTURE ARE TOWNHOUSE DESIGN AROUND AN INTERIOR MOTOR COURT W/GARAGE ACCESS. EACH UNIT CONTAINS AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK & 2 TO 3 BATHROOMS. ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP–OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GGARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, A TOT–LOT, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COM–MON WALKWAYS. THE PROJECT WILL BE GATED WITH A MAIN ENTRANCE/EXIT & SECONDARY EXIT ACCESS.

WESTPARK PROMENADE POD TWO COLORS

Portofino 124 Unit Single Family Attached Homes

A	Stucco: Main Body Color:	MERLEX P - 113 Ivory
B	Accent Furrouts :	MERLEX P - 200 Birch White
C	Window/Door Wood Trims, Deck Posts/Guardrails :	Wood Fascia, Eaves, Wood OLYMPIC STAIN 725
D	Entry Doors, Garage Doors, and French Doors :	Shutters PITTSBURGH PPG PAINTS Walnut Grove 511 - 7 LRV 9
E	Roofing	: EAGLE CO. 3605 San Benito Blend
	Roof Overhang :	Fascia : 24" Barge : Tight
F	Windows :	MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD TWO

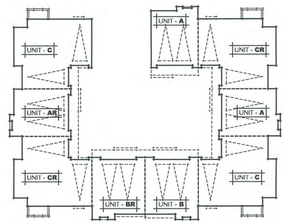
124	Unit Single Family Attached Homes		
39	UNIT "A"	2BR Units X 2.25 Spaces per unit =	87.75 Spaces
31	UNIT "B"	3BR Units X 2.75 Spaces per unit =	85.25 Spaces
54	UNIT "C"	4BR Units X 2.75 Spaces per unit=	148.50 Spaces
			321.50 Spaces
TOTAL Required (rounded up)			322 Spaces

Spaces provided:	
Enclosed (2 Car garages)	248 Spaces
Compact	14 Spaces
Standard	52 Spaces
ADA (disabled)	6 Spaces
TOTAL Provided	320 Spaces
Shortage	2 Spaces *

*2 spaces reciprocal parking from Pod 3 allotted for Pod 2.

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.



KEY PLAN **BUILDING " 2A "**

0 20' 40' 60' 80'

ADKVAS GROUP
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WESTPARK PROMENADE POD # 2
PORTOFINO AT WESTPARK PROMENADE
124 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

DEVELOPER:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7761

JOB NUMBER
2014 WP

DATE
12/22/2014

SHEET TITLE
BUILDING " 2A "
EXTERIOR ELEVATIONS NOTES

REVISIONS

SHEET NO
3

plot date: 12/23/2014 1068



REAR ELEVATION — SCALE: 1/8" = 1'-0"

COURTYARD

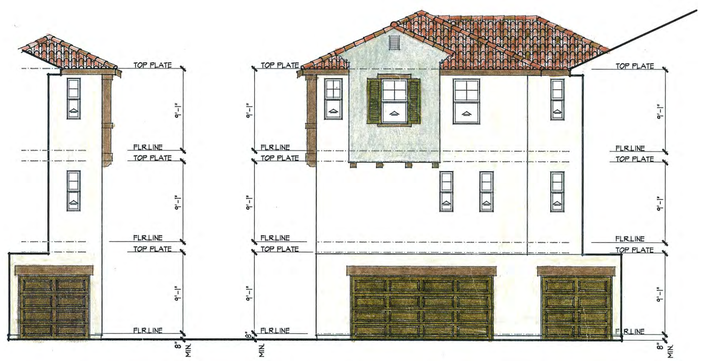


RIGHT ELEVATION — SCALE: 1/8" = 1'-0"

COURTYARD



LEFT



FRONT

COURT YARD ELEVATIONS — SCALE: 1/8" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD TWO

A 124 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2, 3 & 4 BR UNITS, TWO & THREE STORIES. THE OVERALL PROJECT ARCHITECTURE ARE TOWNHOUSE DESIGN AROUND AN INTERIOR MOTOR COURT W/GARAGE ACCESS. EACH UNIT CONTAINS AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK & 2 TO 3 BATHROOMS. ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GGARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, A TOT-LOT, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COM-MON WALKWAYS. THE PROJECT WILL BE GATED WITH A MAIN ENTRANCE/EXIT & SECONDARY EXIT ACCESS.

WESTPARK PROMENADE POD TWO COLORS

Portofino 124 Unit Single Family Attached Homes

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B	Accent Furrouts :	MERLEX P - 200 Birch White
C	Window/Door Wood Trims, Deck Posts/Guardrails :	Wood Fascia, Eaves, Wood OLYMPIC STAIN 725
D	Entry Doors, Garage Doors, and French Doors :	Shutters PITTSBURGH PPG PAINTS Walnut Grove 511 - 7 LRV 9
E	Roofing	: EAGLE CO. 3605 San Benito Blend
	Roof Overhang :	Fascia : 24" Barge : Tight
F	Windows :	MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD TWO

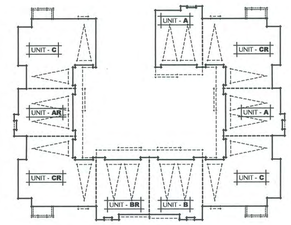
124	Unit Single Family Attached Homes		
39	UNIT "A"	2BR Units X 2.25 Spaces per unit =	87.75 Spaces
31	UNIT "B"	3BR Units X 2.75 Spaces per unit =	85.25 Spaces
54	UNIT "C"	4BR Units X 2.75 Spaces per unit=	148.50 Spaces
			321.50 Spaces
TOTAL Required (rounded up)			322 Spaces

Spaces provided:	
Enclosed (2 Car garages)	248 Spaces
Compact	14 Spaces
Standard	52 Spaces
ADA (disabled)	6 Spaces
TOTAL Provided	320 Spaces
Shortage	2 Spaces *

*2 spaces reciprocal parking from Pod 3 allotted for Pod 2.

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.



KEY PLAN **BUILDING " 2A "**

0 20' 40' 80' 80'

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA.92673 ■ (949) 240 6591

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ADKVAS GROUP AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT WRITTEN AGREEMENT WITH THE ADKVAS GROUP. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL REFERENCE SHALL BE BROUGHT TO THE NOTICE OF ADKVAS GROUP BEFORE THE COMMENCEMENT OF THE BEGINNING OF ANY WORK.

WESTPARK PROMENADE POD # 2

DEVELOPED BY: MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7781

PORTOFINO AT WESTPARK PROMENADE
124 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

JOB NUMBER 2014 WP

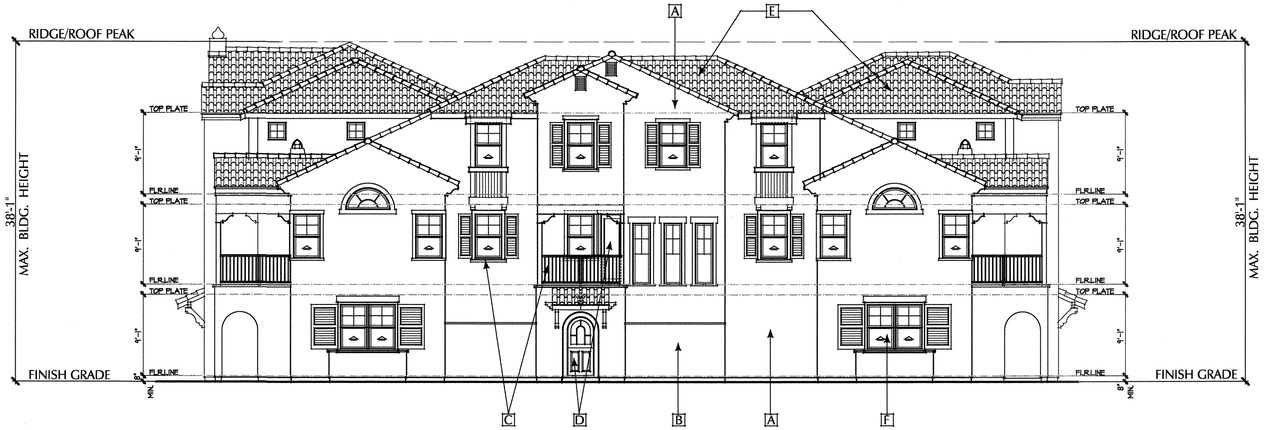
DATE 12/22/2014

SHEET TITLE BUILDING " 2A " EXTERIOR ELEVATIONS COURTYARD

REVISIONS

SHEET NO 4

plot date: 12/23/2014



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

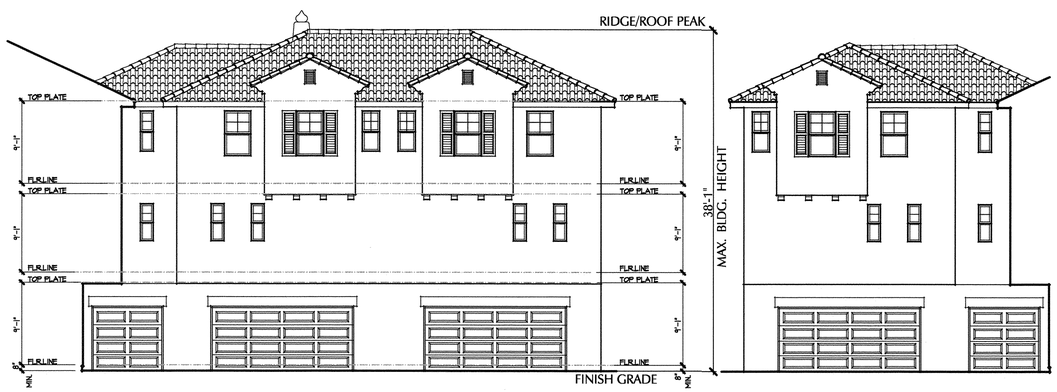
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: EXTERIOR COLORS THIS BUILDING TYPE ARE THE SAME AS BUILDING TYPE 2A. REFER TO SHEETS 10 & 11 TO SEE COLORED ELEVATIONS.



COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD TWO

A 124 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2, 3 & 4 BR UNITS, TWO & THREE STORIES. THE OVERALL PROJECT ARCHITECTURE ARE TOWNHOUSE DESIGN AROUND AN INTERIOR MOTOR COURT W/GARAGE ACCESS. EACH UNIT CONTAINS AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK & 2 TO 3 BATHROOMS. ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GGARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, A TOT-LOT, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD TWO COLORS

Portofino 124 Unit Single Family Attached Homes

A	Stucco: Main Body Color:	MERLEX P - 113 Ivory
B	Accent Furrouts :	MERLEX P - 200 Birch White
C	Window/Door Wood Trims, Deck Posts/Guardrails :	Wood Fascia, Eaves, Wood OLYMPIC STAIN 725
D	Entry Doors, Garage Doors, and French Doors :	Shutters PITTSBURGH PPG PAINTS Walnut Grove 511 - 7 LRV 9
E	Roofing	: EAGLE CO. 3605 San Benito Blend
	Roof Overhang :	Fascia : 24" Barge : Tight
F	Windows :	MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD TWO

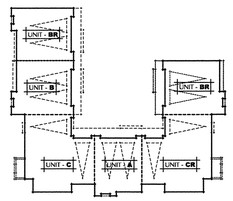
124	Unit Single Family Attached Homes		
39	UNIT "A"	2BR Units X 2.25 Spaces per unit =	87.75 Spaces
31	UNIT "B"	3BR Units X 2.75 Spaces per unit =	85.25 Spaces
54	UNIT "C"	4BR Units X 2.75 Spaces per unit=	148.50 Spaces
			321.50 Spaces
TOTAL Required (rounded up)			322 Spaces

Spaces provided:	
Enclosed (2 Car garages)	248 Spaces
Compact	14 Spaces
Standard	52 Spaces
ADA (disabled)	6 Spaces
TOTAL Provided	320 Spaces
Shortage	2 Spaces *

* 2 spaces reciprocal parking from Pod 3 allotted for Pod 2.

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.



KEY PLAN **BUILDING " 2B "**

0 20' 40' 80' 80'

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA92673 ■ (949) 240 6591

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WESTPARK PROMENADE POD # 2

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL : (949) 270-7761

PORTOFINO AT WESTPARK PROMENADE
124 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

JOB NUMBER 2014 WP

DATE 12/22/2014

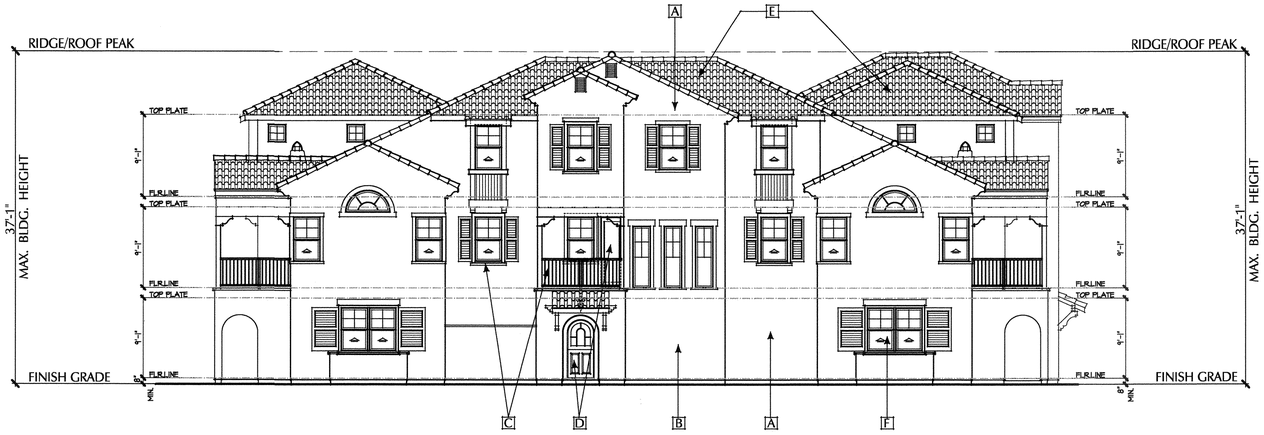
SHEET TITLE

BUILDING **" 2B "**
EXTERIOR ELEVATIONS NOTES

REVISIONS

SHEET NO 5

plot date: 12/30/2014



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

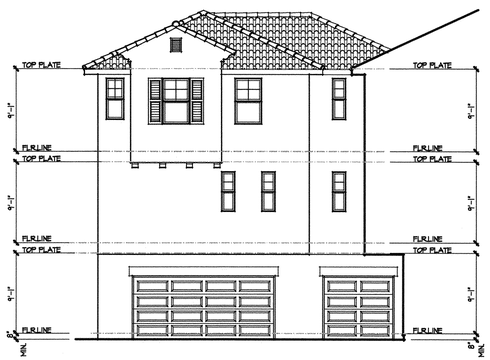
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: EXTERIOR COLORS THIS BUILDING TYPE ARE THE SAME AS BUILDING TYPE 2A. REFER TO SHEETS 10 & 11 TO SEE COLORED ELEVATIONS.



COURTYARD LEFT

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD TWO

A 124 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2, 3 & 4 BR UNITS, TWO & THREE STORIES. THE OVERALL PROJECT ARCHITECTURE ARE TOWNHOUSE DESIGN AROUND AN INTERIOR MOTOR COURT W/GARAGE ACCESS. EACH UNIT CONTAINS AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK & 2 TO 3 BATHROOMS. ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GGARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, A TOT-LOT, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD TWO COLORS

Portofino 124 Unit Single Family Attached Homes

A	Stucco: Main Body Color:	MERLEX P - 113 Ivory
B	Accent Furrouts :	MERLEX P - 200 Birch White
C	Window/Door Wood Trims, Deck Posts/Guardrails :	Wood Fascia, Eaves, OLYMPIC STAIN 725
D	Entry Doors, Garage Doors, and French Doors :	Shutters PITTSBURGH PPG PAINTS Walnut Grove 511 - 7 LRV 9
E	Roofing	: EAGLE CO. 3605 San Benito Blend
	Roof Overhang :	Fascia : 24" Barge : Tight
F	Windows :	MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD TWO

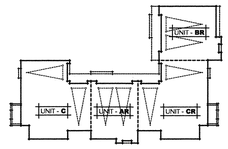
124	Unit Single Family Attached Homes		
39	UNIT "A"	2BR Units X 2.25 Spaces per unit =	87.75 Spaces
31	UNIT "B"	3BR Units X 2.75 Spaces per unit =	85.25 Spaces
54	UNIT "C"	4BR Units X 2.75 Spaces per unit=	148.50 Spaces
			321.50 Spaces
TOTAL Required (rounded up)			322 Spaces

Spaces provided:	
Enclosed (2 Car garages)	248 Spaces
Compact	14 Spaces
Standard	52 Spaces
ADA (disabled)	6 Spaces
TOTAL Provided	320 Spaces
Shortage	2 Spaces *

* 2 spaces reciprocal parking from Pod 3 allotted for Pod 2.

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.



KEY PLAN **BUILDING " 2C "**

0 20' 40' 60' 80'

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA.92673 ■ (949) 240 6581

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DEVELOPED BY
CONTACT: MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7781

WESTPARK PROMENADE POD # 2

PORTOFINO AT WESTPARK PROMENADE
124 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

JOB NUMBER 2014 WP

DATE 12/22/2014

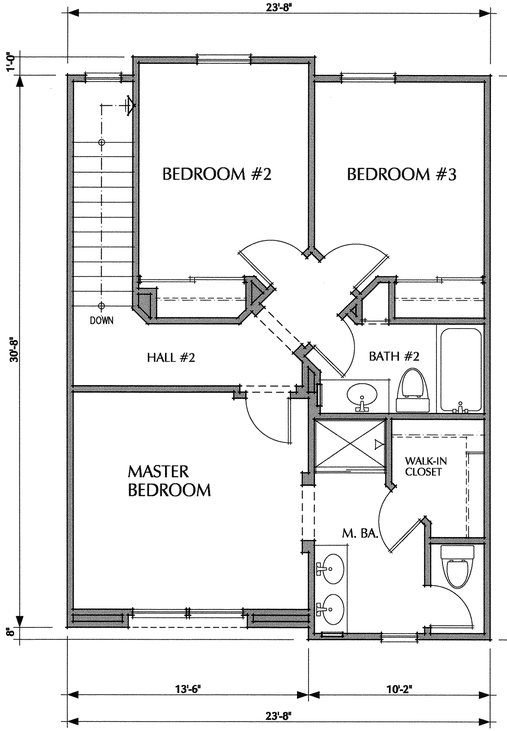
SHEET TITLE

BUILDING " 2C "
EXTERIOR ELEVATIONS
NOTES

REVISIONS

SHEET NO 6

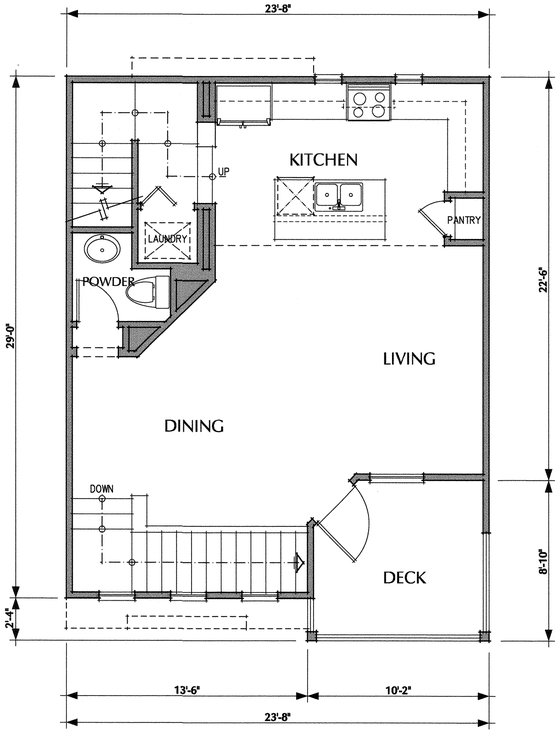
UNIT "B"



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

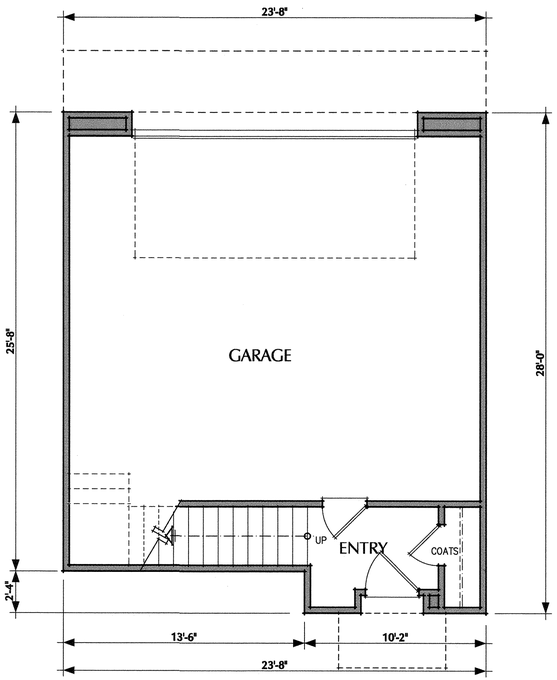
FLOOR : 688 SQ. FT.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 626 SQ. FT.
DECK : 85 SQ. FT.

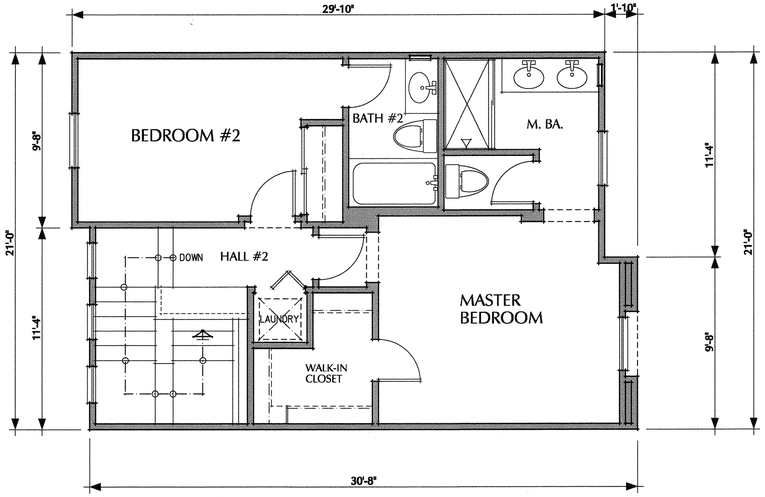


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 58 SQ. FT.
GARAGE : 543 SQ. FT.

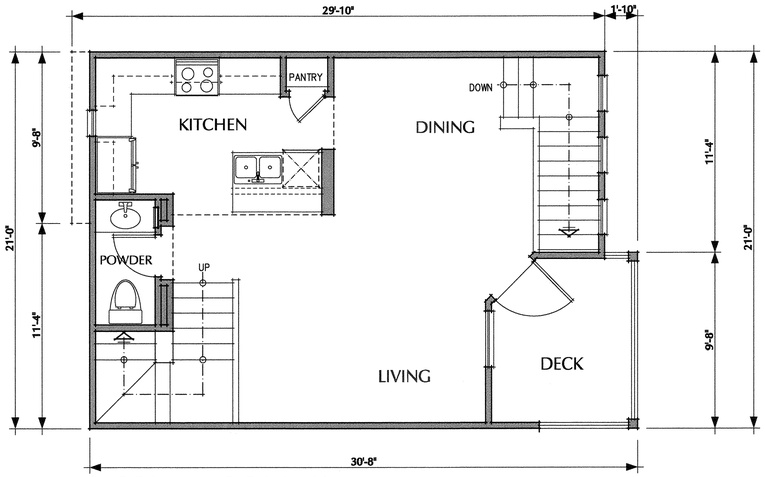
UNIT "A"



THIRD FLOOR PLAN

CALE: 1/4" = 1'-0"

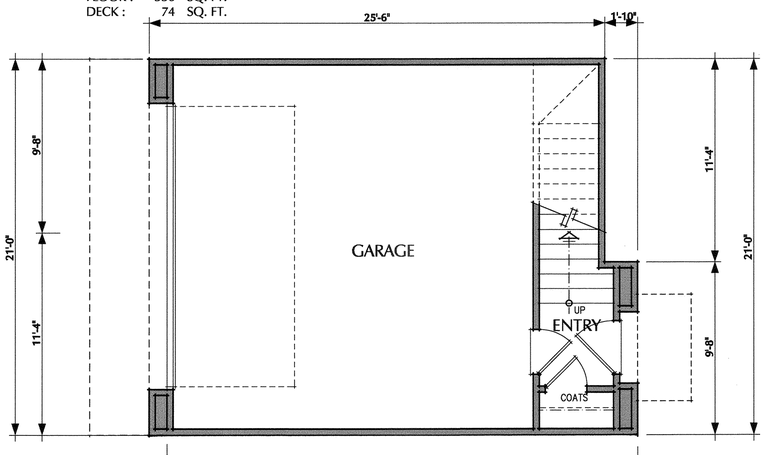
FLOOR : 554 SQ. FT.



SECOND FLOOR PLAN

CALE: 1/4" = 1'-0"

FLOOR : 550 SQ. FT.
DECK : 74 SQ. FT.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 47 SQ. FT.
GARAGE : 476 SQ. FT.

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD TWO

A 124 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2, 3 & 4 BR UNITS, TWO & THREE STORIES. THE OVERALL PROJECT ARCHITECTURE ARE TOWNHOUSE DESIGN AROUND AN INTERIOR MOTOR COURT W/GARAGE ACCESS. EACH UNIT CONTAINS AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK & 2 TO 3 BATHROOMS. ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, A TOT-LOT, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD TWO COLORS

Portofino 124 Unit Single Family Attached Homes

A	Stucco: Main Body Color:	MERLEX P - 113 Ivory
B	Accent Furrouts :	MERLEX P - 200 Birch White
C	Window/Door Wood Trims, Deck Posts/Guardrails :	Wood Fascia, Eaves, Wood OLYMPIC STAIN 725
D	Entry Doors, Garage Doors, and French Doors :	Shutters PITTSBURGH PPG PAINTS Walnut Grove 511 - 7 LRV 9
E	Roofing	: EAGLE CO. 3605 San Benito Blend
	Roof Overhang :	Fascia : 24" Barge : Tight
F	Windows :	MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD TWO

124	Unit Single Family Attached Homes		
39	UNIT "A"	2BR Units X 2.25 Spaces per unit =	87.75 Spaces
31	UNIT "B"	3BR Units X 2.75 Spaces per unit =	85.25 Spaces
54	UNIT "C"	4BR Units X 2.75 Spaces per unit=	148.50 Spaces
			321.50 Spaces
TOTAL Required (rounded up)			322 Spaces

Spaces provided:	
Enclosed (2 Car garages)	248 Spaces
Compact	14 Spaces
Standard	52 Spaces
ADA (disabled)	6 Spaces
TOTAL Provided	320 Spaces
Shortage	2 Spaces *

* 2 spaces reciprocal parking from Pod 3 allotted for Pod 2.

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

POD TWO

SQUARE FOOTAGE UNIT: SQ. FT.

FLOOR \ UNITS	A	B	C
FIRST FLOOR	47	58	409
SECOND FLOOR	550	626	912
THIRD FLOOR	554	688	451
TOTAL	1151	1372	1772
DECK	74	85	79
ATTACHED GARAGE	476	543	507

NOTE: THESE TWO UNIT TYPES OCCUR IN ALL THREE BUILDING TYPES.

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WESTPARK PROMENADE POD # 2

PORTOFINO AT WESTPARK PROMENADE
124 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7781

JOB NUMBER
2014 WP

DATE
12/22/2014

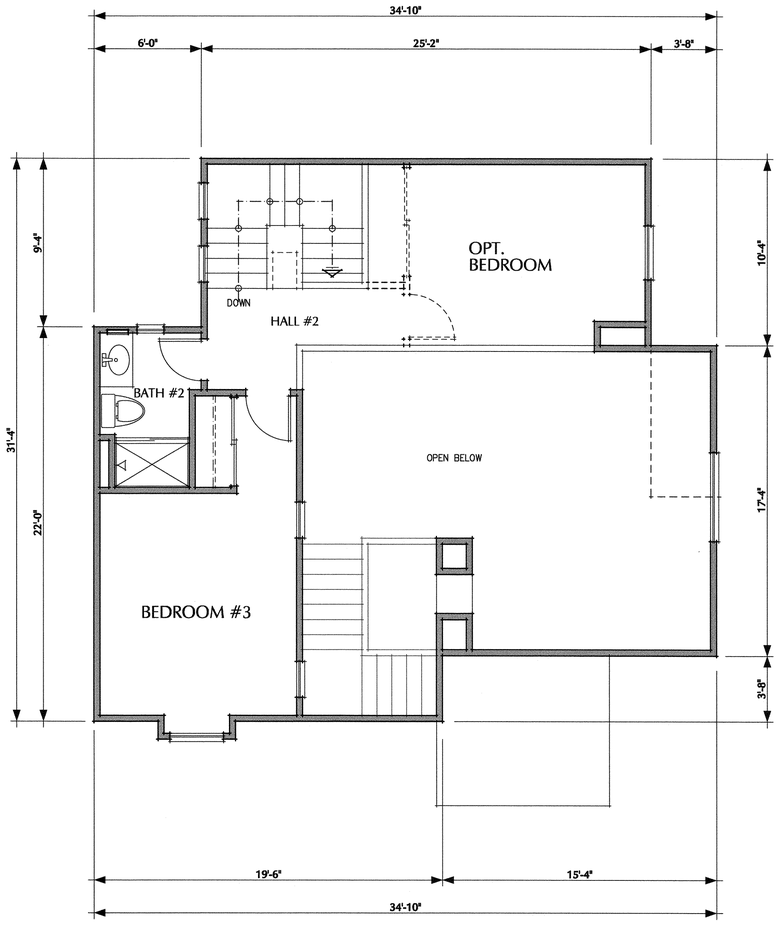
SHEET TITLE
BLDG'S. 2A, 2B & 2C
UNIT "A" & "B"
FLOOR PLANS

REVISIONS

SHEET NO
7

plot date: 12/30/2014

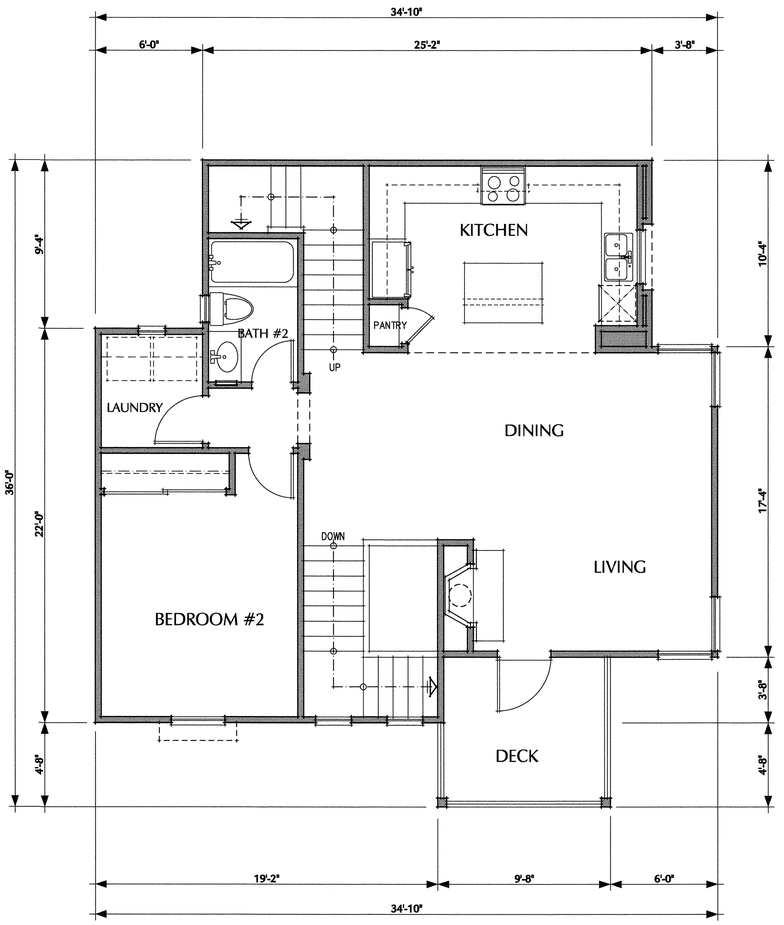
UNIT " C "



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

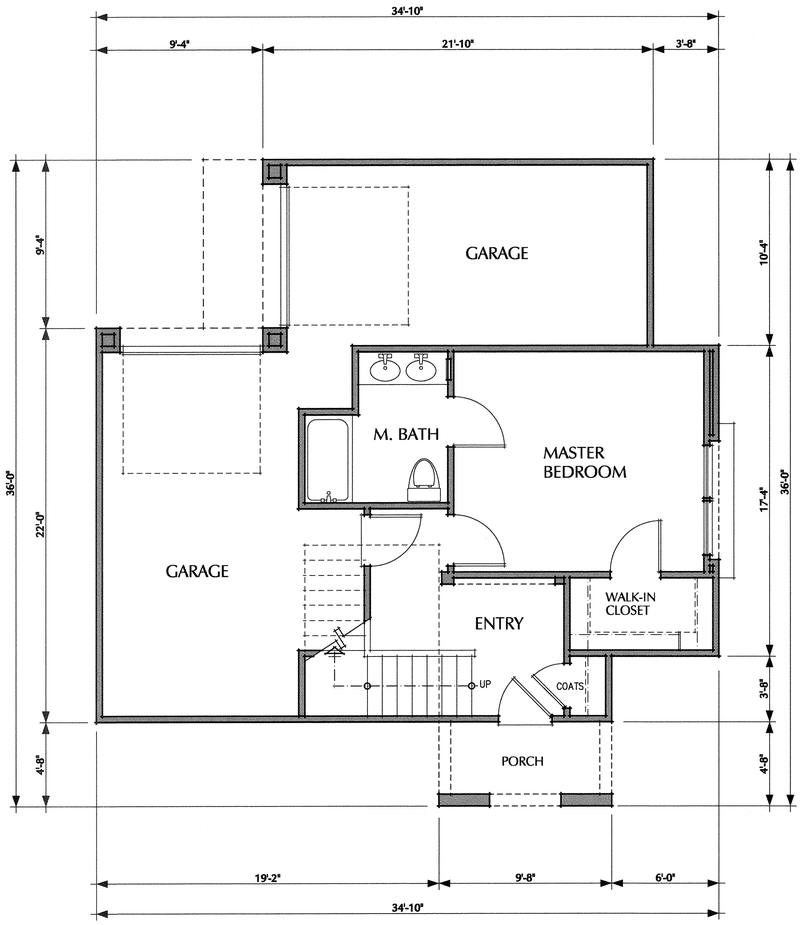
FLOOR : 451 SQ. FT.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 912 SQ. FT.
DECK : 79 SQ. FT.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 409 SQ. FT.
GARAGE : 507 SQ. FT.

NOTE: THIS UNIT TYPE OCCURS IN ALL THREE BUILDING TYPES.

POD TWO
SQUARE FOOTAGE

UNIT: SQ. FT.

FLOOR \ UNITS	A	B	C
FIRST FLOOR	47	58	409
SECOND FLOOR	550	626	912
THIRD FLOOR	554	688	451
TOTAL	1151	1372	1772
DECK	74	85	79
ATTACHED GARAGE	476	543	507

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA 92673 ■ (949) 240 6591

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WESTPARK PROMENADE POD # 2
PORTOFINO AT WESTPARK PROMENADE
124 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
8201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL.: (949) 270 7761

JOB NUMBER
2014 WP

DATE
12/22/2014

SHEET TITLE
BLDG'S.2A, 2B & 2C
UNIT "C"
FLOOR PLANS

REVISIONS

SHEET NO
8

plot date: 12/30/2014

C:\...\PROJECTS\ADKVAS\...2014...\ADKVAS\A4-11C-WESTPARK_POD(2)-2-UNITS-C.dwg



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD THREE

A 67 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2 & 3 BR, AT TWO & THREE STORIES. THE OVERALL DESIGN IS OF CARRIAGE OR TOWNHOME UNITS. UNITS CONTAIN AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK AND 2 TO 2.5 BATHROOMS. THE ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD THREE COLORS

Sorrento 67 Unit Single Family Attached Homes

A	Stucco: Main Body Color :	MERLEX P-844 Apricotta
B	Accent Furrouts :	MERLEX P-739 Leather
C	Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails :	OLYMPIC STAIN 700
D	French Doors, Entry Doors, Garage doors and Shutters :	PITTSBURGH PPG PAINTS Bourbon 318-7 LRV 15
E	Roofing :	EAGLE CO. SMC8403 Santa Barbara Blend
	Roof Overhang :	Fascia : 24" Barge : Tight
F	Windows/Sliding doors	: MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD THREE

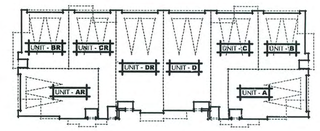
67 Unit Single Family Attached Homes

16	Unit "A"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
16	Unit "B"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
16	Unit "C"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
19	Unit "D"	3BR Units X 2.75 Spaces per unit =	52.25	Spaces
			160.25	Spaces
TOTAL Required (rounded up)			161	Spaces

Spaces provided:		
Enclosed (2 Car garages)	134	Spaces
Compact	4	Spaces
Standard	25	Spaces
ADA (disabled)	2	Spaces
TOTAL Provided	165	Spaces
Extra parking provided	4	Spaces *

* 2 of these are reciprocal for Pod 2, leaving 2 extra spaces overall for both Pods.

NOTE :
SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.



KEY PLAN **BUILDING " 3A"**

0 20' 40' 80' 80'

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 208 ■ SAN CLEMENTE, CA 92673 ■ (949) 240 6591

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WESTPARK PROMENADE POD # 3
SORRENTO WEST AT WESTPARK PROMENADE
127 UNIT SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY
CONTACT: MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON, SUITE 250 IRVINE, CA. 92618
TEL. : (949) 270-7781

JOB NUMBER
2013 WP

DATE
9/1/2014

SHEET TITLE
BUILDING " 3A "
EXTERIOR ELEVATIONS & NOTES

REVISIONS

SHEET NO
9

plot date: 7/22/2013



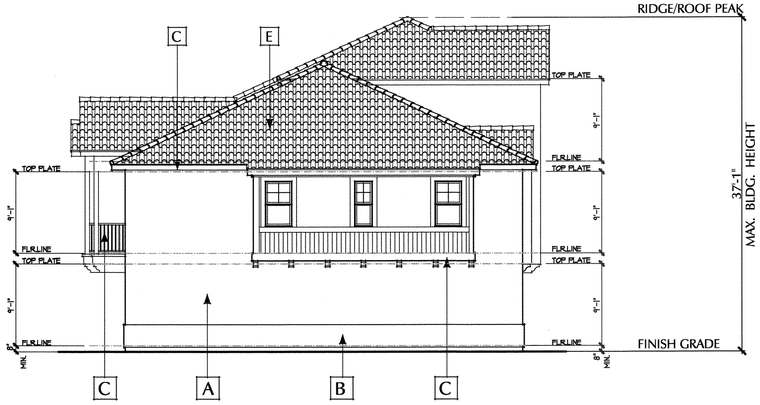
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD THREE

A 67 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2 & 3 BR, AT TWO & THREE STORIES. THE OVERALL DESIGN IS OF CARRIAGE OR TOWNHOME UNITS. UNITS CONTAIN AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK AND 2 TO 2.5 BATHROOMS. THE ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD THREE COLORS

Sorrento 67 Unit Single Family Attached Homes

A	Stucco: Main Body Color :	MERLEX P-844 Apricotta
B	Accent Furrouts :	MERLEX P-739 Leather
C	Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails :	OLYMPIC STAIN 700
D	French Doors, Entry Doors, Garage doors and Shutters :	PITTSBURGH PPG PAINTS Bourbon 318-7 LRV 15
E	Roofing :	EAGLE CO. SMC8403 Santa Barbara Blend
	Roof Overhang :	Fascia : 24" Barge : Tight
F	Windows/Sliding doors	: MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD THREE

67	Unit Single Family Attached Homes			
16	Unit "A"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
16	Unit "B"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
16	Unit "C"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
19	Unit "D"	3BR Units X 2.75 Spaces per unit =	52.25	Spaces
			160.25	Spaces
	TOTAL Required (rounded up)		161	Spaces

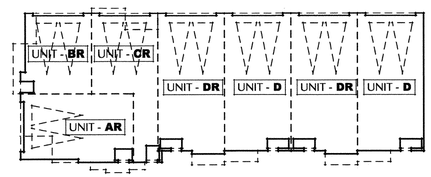
Spaces provided:		
Enclosed (2 Car garages)	134	Spaces
Compact	4	Spaces
Standard	25	Spaces
ADA (disabled)	2	Spaces
TOTAL Provided	165	Spaces
Extra parking provided	4	Spaces *

* 2 of these are reciprocal for Pod 2, leaving 2 extra spaces overall for both Pods.

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

NOTE: EXTERIOR COLORS THIS BUILDING TYPE ARE THE SAME AS BUILDING TYPE 3A. REFER TO SHEET NO. 16 TO SEE COLORED ELEVATIONS.



KEY PLAN **BUILDING " 3B "**

0 20' 40' 60' 80'

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WESTPARK PROMENADE POD # 3

SORRENTO AT WESTPARK PROMENADE
67 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY:
CENTEX HOMES MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA. 92618
TEL. : (949) 270-7781

JOB NUMBER
2014 WP

DATE
12/22/2014

SHEET TITLE
BUILDING " 3B "
EXTERIOR ELEVATIONS & NOTES

REVISIONS

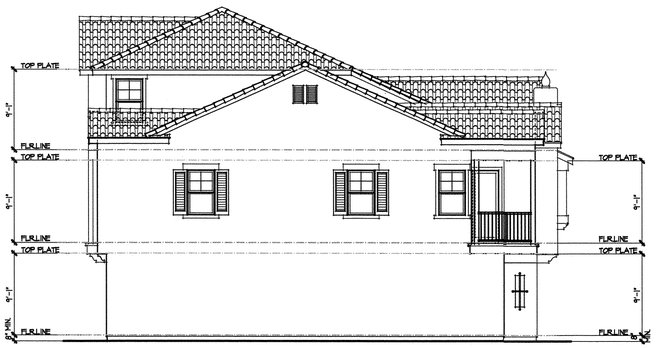
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10

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plot date: 12/30/2014



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

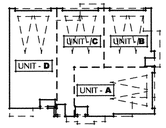
SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: EXTERIOR COLORS THIS BUILDING TYPE ARE THE SAME AS BUILDING TYPE 3A. REFER TO SHEET NO. 16 TO SEE COLORED ELEVATIONS.



KEY PLAN **BUILDING " 3C "**

0 20' 40' 60' 80'

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD THREE

A 67 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2 & 3 BR, AT TWO & THREE STORIES. THE OVERALL DESIGN IS OF CARRIAGE OR TOWNHOME UNITS. UNITS CONTAIN AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK AND 2 TO 2.5 BATHROOMS. THE ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD THREE COLORS

Sorrento 67 Unit Single Family Attached Homes

A	Stucco: Main Body Color :	MERLEX P-844 Apricotta
B	Accent Furrouts :	MERLEX P-739 Leather
C	Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails :	OLYMPIC STAIN 700
D	French Doors, Entry Doors, Garage doors and Shutters :	PITTSBURGH PPG PAINTS Bourbon 318-7 LRV 15
E	Roofing :	EAGLE CO. SMC8403 Santa Barbara Blend
	Roof Overhang :	Fascia : 24" Barge : Tight
F	Windows/Sliding doors	: MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD THREE

67 Unit Single Family Attached Homes

16	Unit "A"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
16	Unit "B"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
16	Unit "C"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
19	Unit "D"	3BR Units X 2.75 Spaces per unit =	52.25	Spaces
			160.25	Spaces
TOTAL Required (rounded up)			161	Spaces

Spaces provided:		
Enclosed (2 Car garages)	134	Spaces
Compact	4	Spaces
Standard	25	Spaces
ADA (disabled)	2	Spaces
TOTAL Provided	165	Spaces
Extra parking provided	4	Spaces *

* 2 of these are reciprocal for Pod 2, leaving 2 extra spaces overall for both Pods.

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

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WESTPARK PROMENADE POD # 3

SORRENTO AT WESTPARK PROMENADE
67 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92818
TEL : (949) 270-7781

JOB NUMBER
2014 WP

DATE
12/22/2014

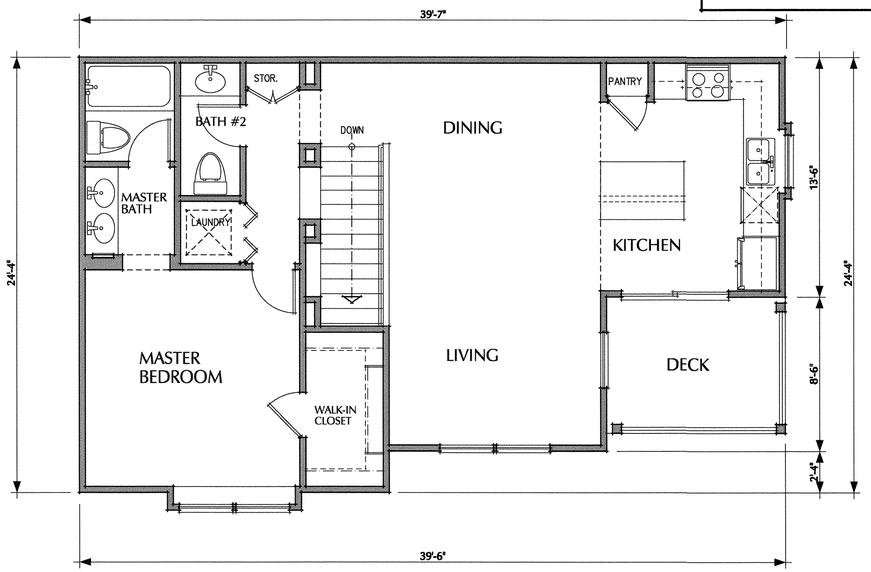
SHEET TITLE
BUILDING " 3C "
EXTERIOR ELEVATIONS & NOTES

REVISIONS

SHEET NO
11

plot date: 12/30/2014

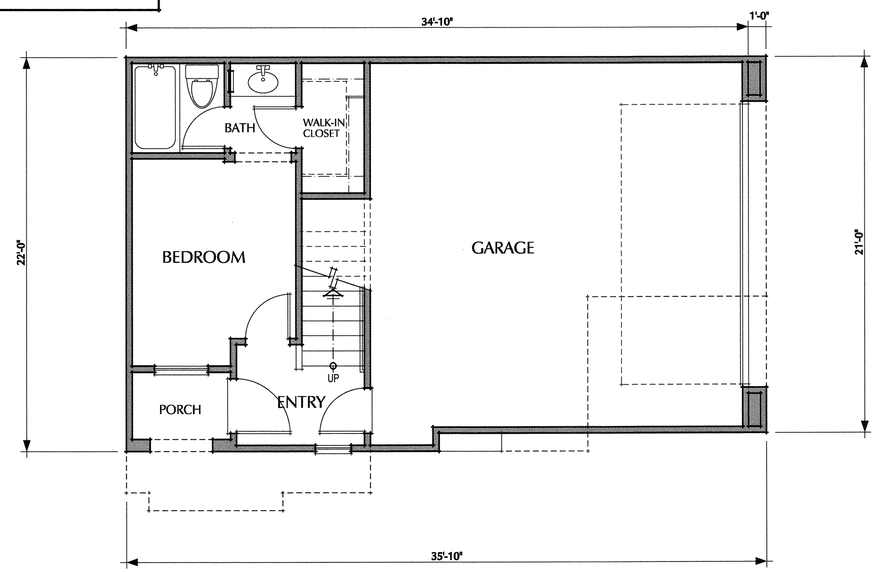
UNIT " A "



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 803 SQ. FT.
DECK : 75 SQ. FT.

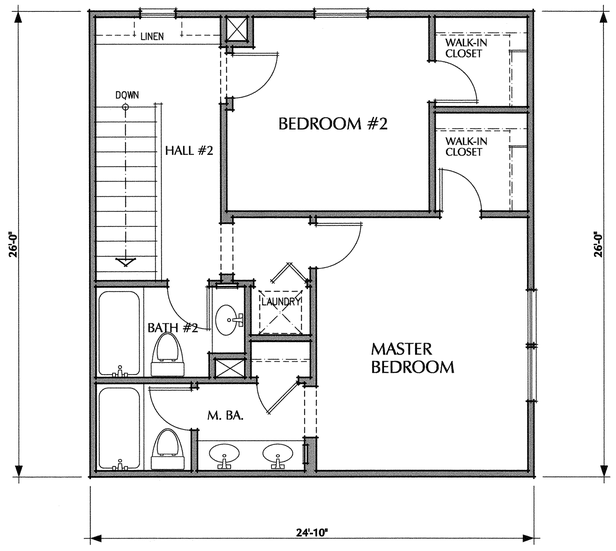


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 275 SQ. FT.
GARAGE : 448 SQ. FT.

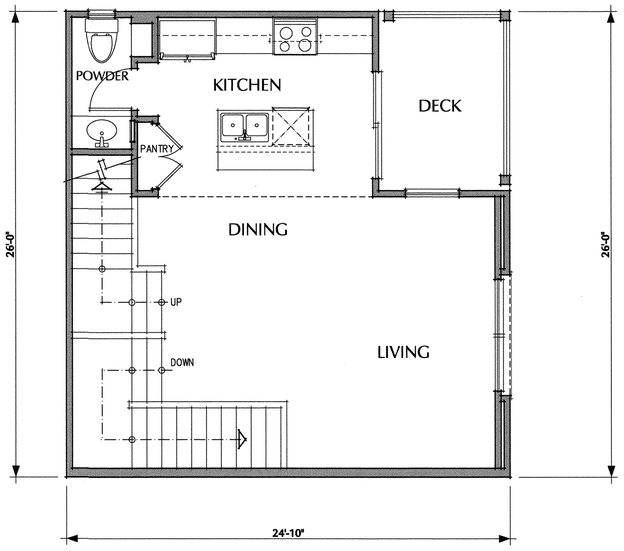
UNIT " B "



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

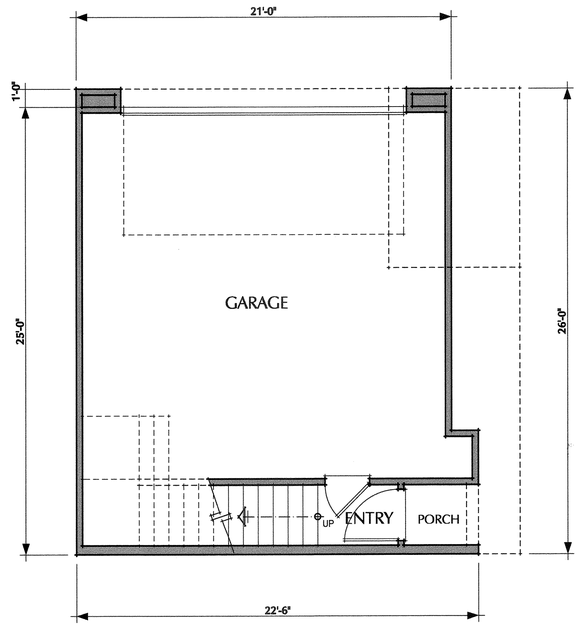
FLOOR : 611 SQ. FT.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 572 SQ. FT.
DECK : 73 SQ. FT.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 29 SQ. FT.
GARAGE : 473 SQ. FT.

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD THREE

A 67 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2 & 3 BR, AT TWO & THREE STORIES. THE OVERALL DESIGN IS OF CARRIAGE OR TOWNHOME UNITS. UNITS CONTAIN AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK AND 2 TO 2.5 BATHROOMS. THE ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD THREE COLORS

Sorrento 67 Unit Single Family Attached Homes

A	Stucco: Main Body Color :	MERLEX P-844 Apricotta
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E	Roofing :	EAGLE CO. SMC8403 Santa Barbara Blend
	Roof Overhang :	Fascia : 24" Barge : Tight
F	Windows/Sliding doors	: MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD THREE

67 Unit Single Family Attached Homes

16	Unit "A"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
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16	Unit "C"	2BR Units X 2.25 Spaces per unit =	36.00	Spaces
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			160.25	Spaces
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Spaces provided:		
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Compact	4	Spaces
Standard	25	Spaces
ADA (disabled)	2	Spaces
TOTAL Provided	165	Spaces
Extra parking provided	4	Spaces *

* 2 of these are reciprocal for Pod 2, leaving 2 extra spaces overall for both Pods.

NOTE :
SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

SQUARE FOOTAGE

UNIT: SQ. FT.

FLOOR \ UNITS	A	B	C	D
FIRST FLOOR	275	59	169	446
SECOND FLOOR	803	572	512	854
THIRD FLOOR	--	611	561	--
TOTAL	1078	1212	1242	1300
DECK	75	73	76	75
ATTACHED GARAGE	448	473	505	446

NOTE: THESE TWO UNIT TYPES OCCUR IN ALL THREE BUILDING TYPES.

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ADKVAS GROUP
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DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6001 OAK CANYON, SUITE 250 IRVINE, CA. 92618
TEL : (949) 270-7781

WESTPARK PROMENADE POD # 3
SORRENTO AT WESTPARK PROMENADE
67 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

JOB NUMBER: 2014 WP

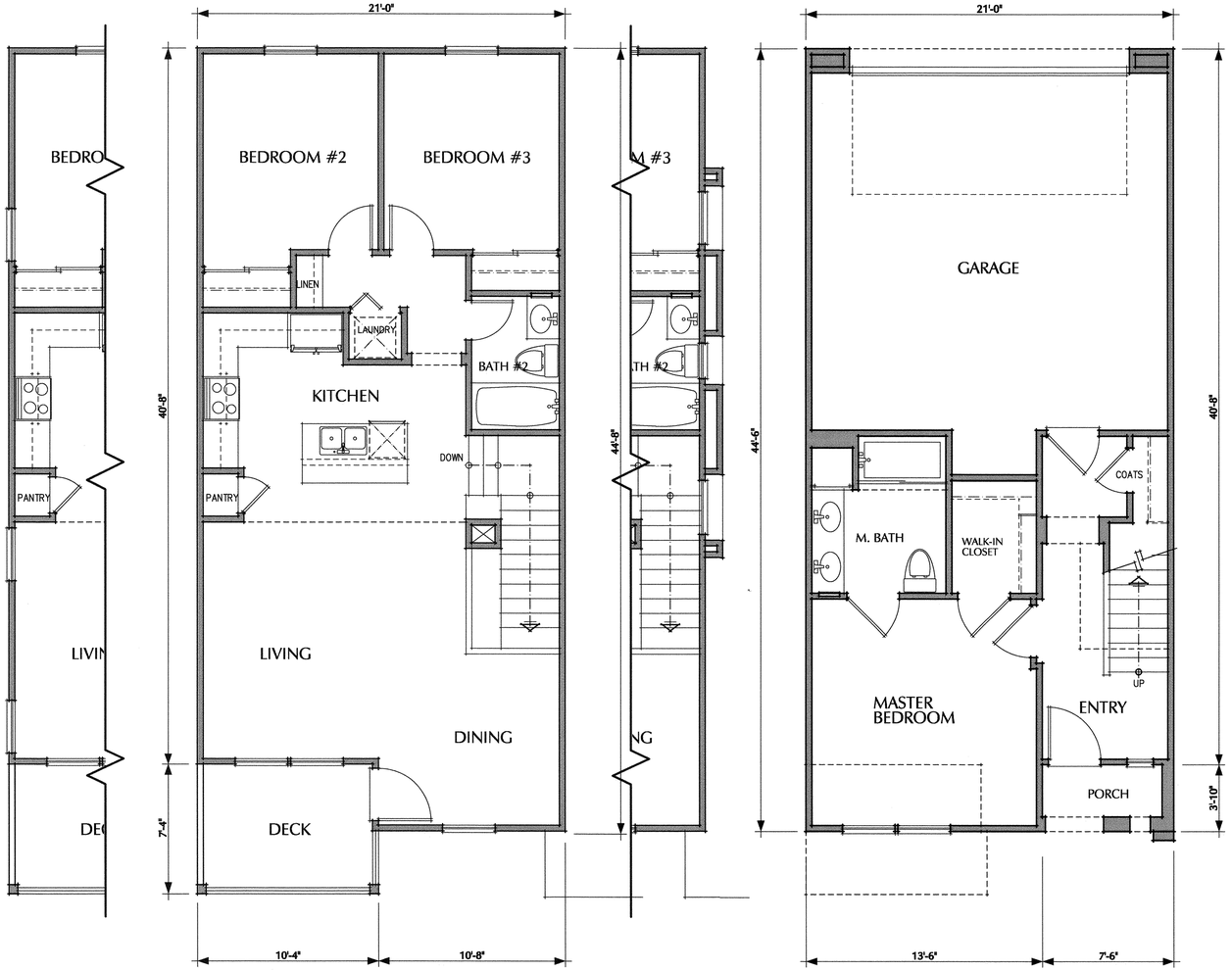
DATE: 12/22/2014

SHEET TITLE: BLDG'S.3A, 3B & 3C UNIT "A" & "B" FLOOR PLANS

REVISIONS

SHEET NO: 12

C:_PROJECTS\ADKVAS_2014_ADKVAS\14-11C-WESTPARK_POD3\3-1-UNIT-AB.dwg
plot date: 12/30/2014



SECOND FLOOR PLAN

CALE: 1/4" = 1'-0"

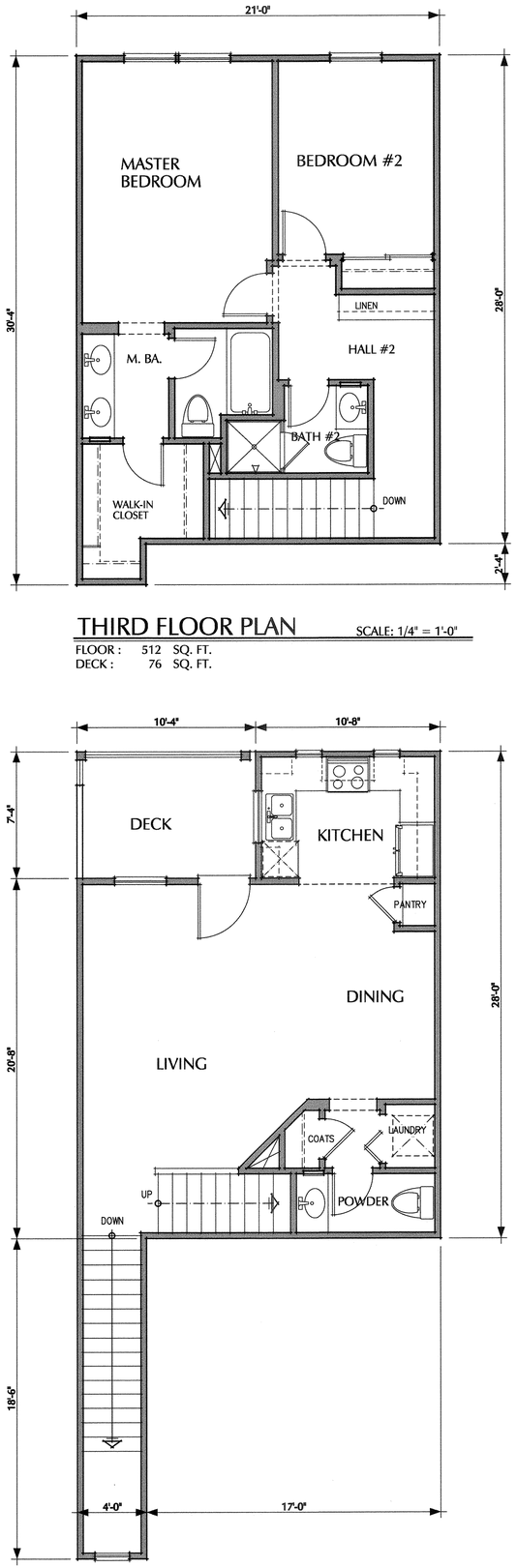
FLOOR : 854 SQ. FT.
DECK : 75 SQ. FT.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 446 SQ. FT.
GARAGE : 446 SQ. FT.

UNIT " D "



THIRD FLOOR PLAN

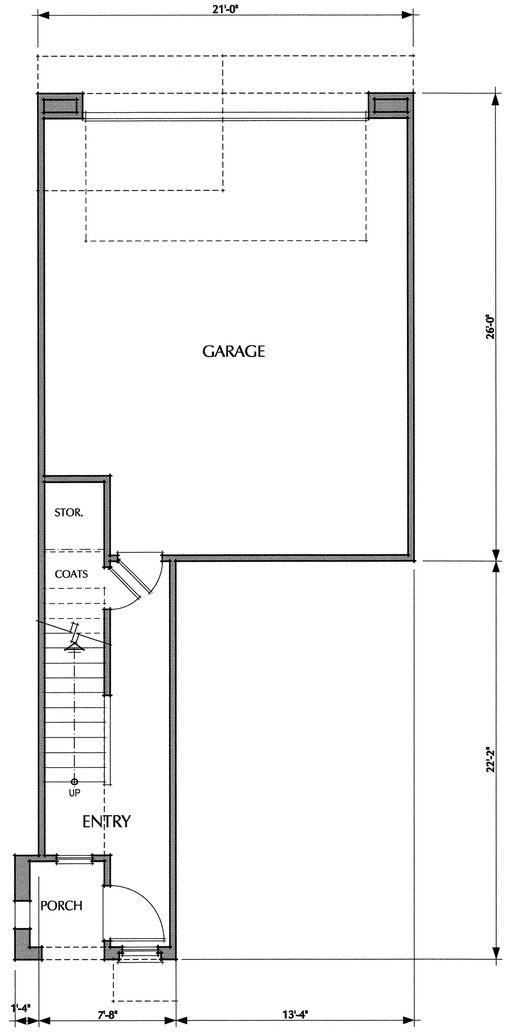
SCALE: 1/4" = 1'-0"

FLOOR : 512 SQ. FT.
DECK : 76 SQ. FT.

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 561 SQ. FT.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 169 SQ. FT.
GARAGE : 505 SQ. FT.

UNIT " C "

NOTE: THESE TWO UNIT TYPES OCCUR IN ALL THREE BUILDING TYPES.

SQUARE FOOTAGE

UNIT: SQ. FT.

FLOOR \ UNITS	A	B	C	D
FIRST FLOOR	275	59	169	446
SECOND FLOOR	803	572	512	854
THIRD FLOOR	--	611	561	--
TOTAL	1078	1212	1242	1300
DECK	75	73	76	75
ATTACHED GARAGE	448	473	505	446

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WESTPARK PROMENADE POD # 3
SORRENTO AT WESTPARK PROMENADE
67 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
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TEL.: (949) 270-7761

JOB NUMBER: 2014 WP

DATE: 12/22/2014

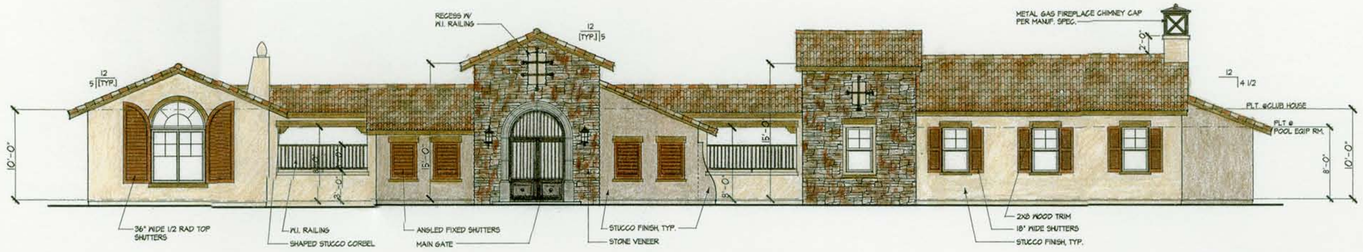
SHEET TITLE: BLDG'S. 3A, 3B & 3C UNIT "C" & "D" FLOOR PLANS

REVISIONS

SHEET NO: 13

C:_PROJECTS\ADKVAS_2014_ADKVAS\14-111-WESTPARK_POD3\13-UNIT-D.dwg
plot date: 12/30/2014

1078



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

WESTPARK PROMENADE NOTES

A	Stucco: Main Body Color :	MERLEX P-844 Apricotta
B	Accent Furrouts :	MERLEX P-739 Leather
C	Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails :	OLYMPIC STAIN 700
D	French Doors, Entry Doors, Garage doors and Shutters :	PITTSBURGH PPG PAINTS Bourbon 318-7 LRV 15
E	Roofing :	EAGLE CO. SMC8403 Santa Barbara Blend
	ROOF SLOPE :	5:12 (U.N.O.)
	Roof Overhang :	Fascia : 24" Barge : 12"
F	Windows/Sliding doors	: MILGARD WHITE VINYL



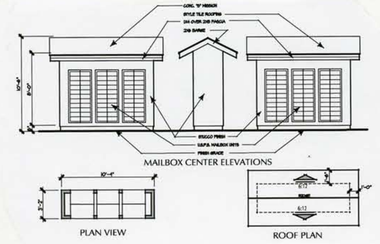
LEFT ELEVATION [COURTYARD]

SCALE: 1/8" = 1'-0"

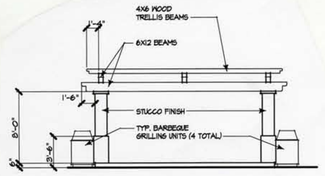


LEFT ELEVATION

SCALE: 1/8" = 1'-0"



MAILBOX



FRONT ELEVATION



RIGHT ELEVATION

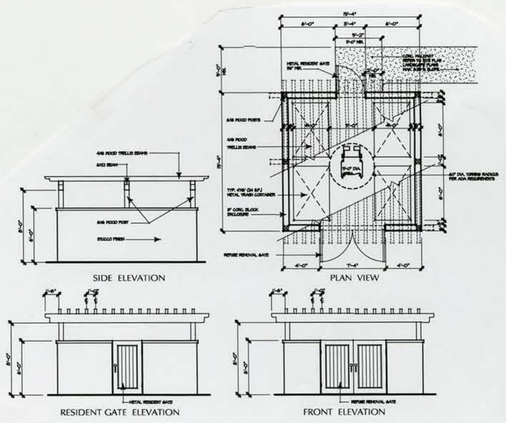
SCALE: 1/8" = 1'-0"

PLAN VIEW

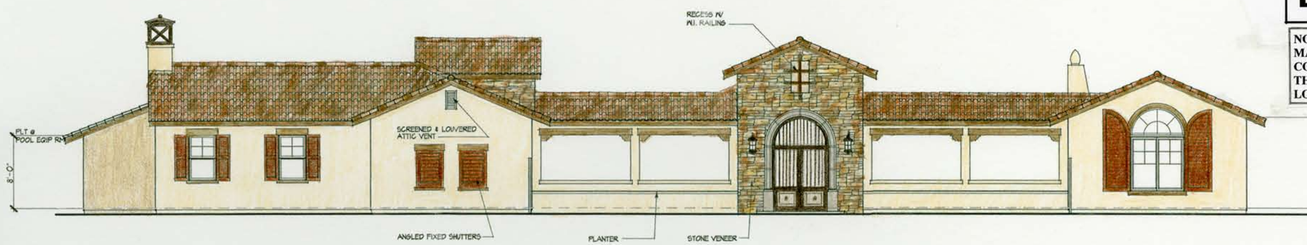
SCALE: 1/8" = 1'-0"

BBQ TRELLIS

NOTE: TRELLIS BBQ STRUCTURE, MAILBOX, & REFUSE ENCLOSURE COLORS SHALL MATCH EACH OF THE PODS IN WHICH THEY ARE LOCATED.

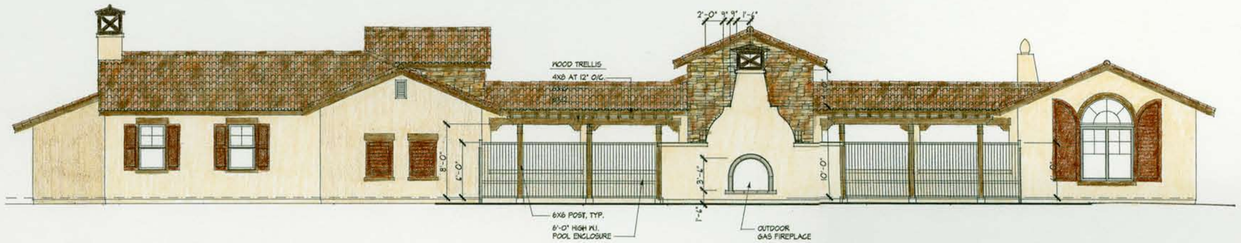


REFUSE / RECYCLE ENCLOSURE



REAR ELEVATION [COURTYARD]

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

ADKVAS GROUP
DESIGNERS & PLANNERS ▪ 647 CAMINO DE LOS MARES ▪ SUITE 206 ▪ SAN CLEMENTE, CA 92673 ▪ (949) 240 8591

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WESTPARK PROMENADE POD # 2 & 3

DEVELOPER:
CALATLANTIC HOMES
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL (949) 270-7781

WESTPARK STREET WILDOMAR, CA

JOB NUMBER 2013 WP

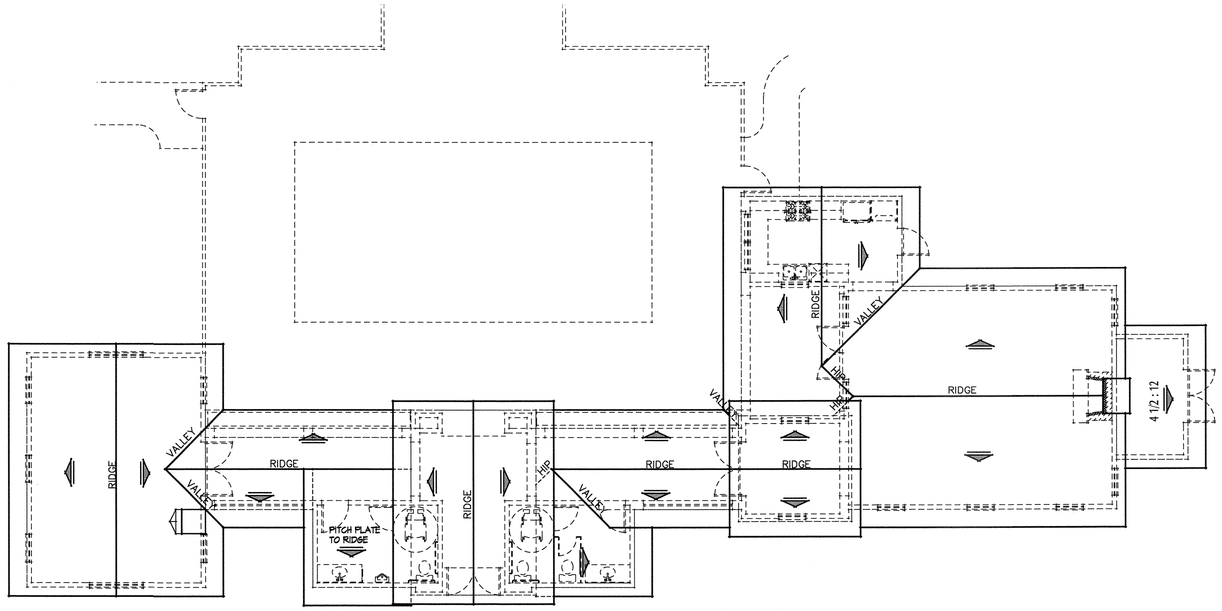
DATE 9/1/2014

SHEET TITLE
CLUBHOUSE
EXTERIOR ELEVATIONS

REVISIONS

SHEET NO 14

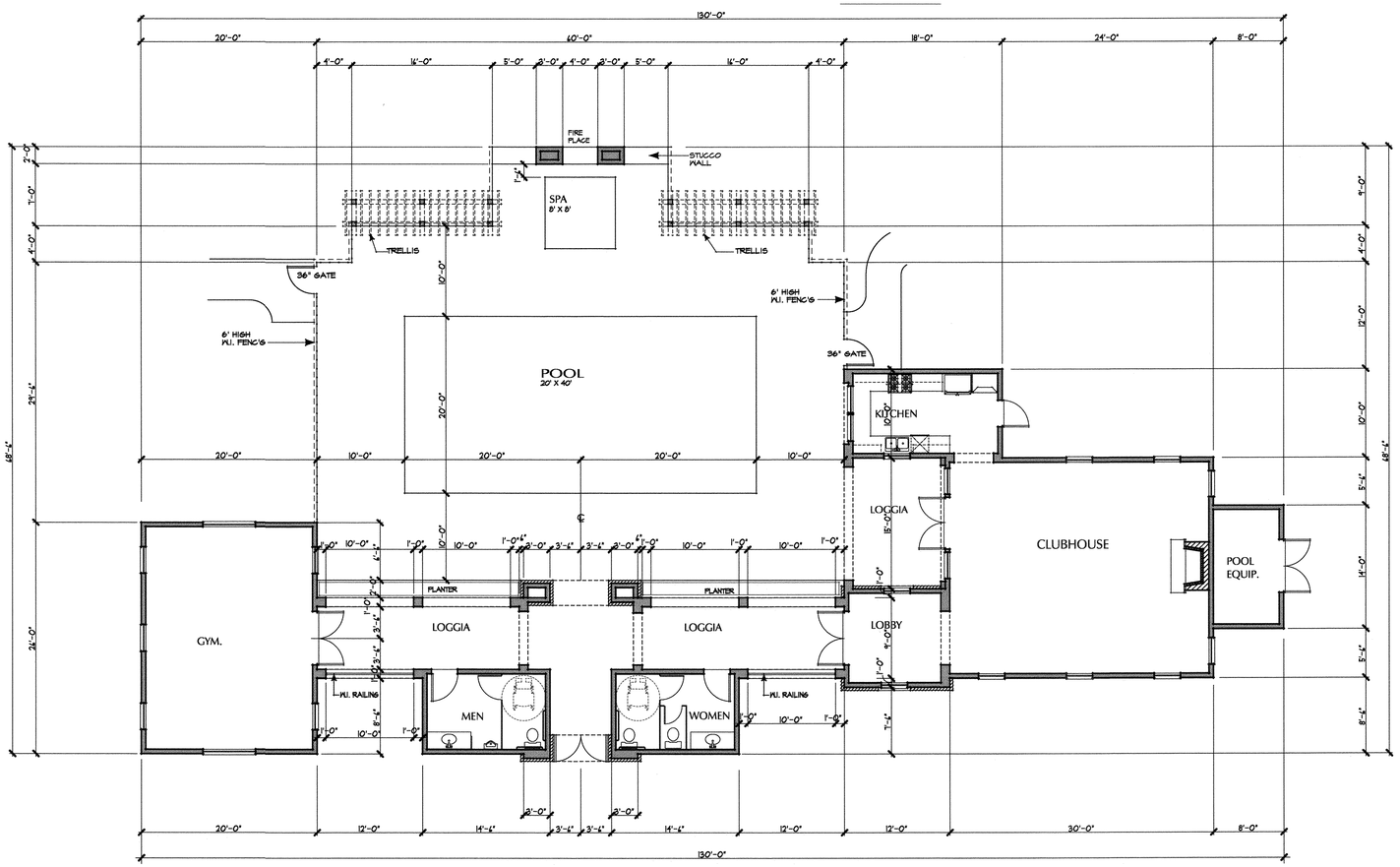
plot date: 12/16/2014



ROOF SLOPE : 5:12 (U.N.O.)

ROOF PLAN

SCALE: 1/8" = 1'-0"



FLOOR PLAN

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE

BUILDING	1,972	SQ. FT.
LOGGIAS	596	SQ. FT.
TOTAL [ROOF COVERED AREA]	2,568	SQ. FT.

WESTPARK PROMENADE CLUB HOUSE
AND ACCESSORY STRUCTURES

A	Stucco: Main Body Color :	MERLEX P-844 Apricotta
B	Accent Furrouts :	MERLEX P-739 Leather
C	Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails :	OLYMPIC STAIN 700
D	French Doors, Entry Doors, Garage doors and Shutters :	PITTSBURGH PPG PAINTS Bourbon 318-7 LRV 15
E	Roofing :	EAGLE CO. SMC8403 Santa Barbara Blend
	Roof Overhang :	Fascia : 24" Barge : Tight
F	Windows/Sliding doors	: MILGARD WHITE VINYL

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CA.92673 ■ (949) 240 6591

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WESTPARK PROMENADE POD # 2 & 3
CLUB HOUSE & ACCESSORY STRUCTURES, SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY:
LENNAR HOMES OF CALIFORNIA, LLC
MULTI-FAMILY PROPERTIES
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7781

JOB NUMBER
2014 WP

DATE
12/22/2014

SHEET TITLE
CLUB HOUSE
FLOOR PLAN
ROOF PLAN

REVISIONS

SHEET NO
15

O:_PROJECTS\ADKVAS_2014_LA\WIP\ [2014_LA]WIP.DWT - 11" - WESTPARK\DWG\01---CLUBHOUSE.dwg

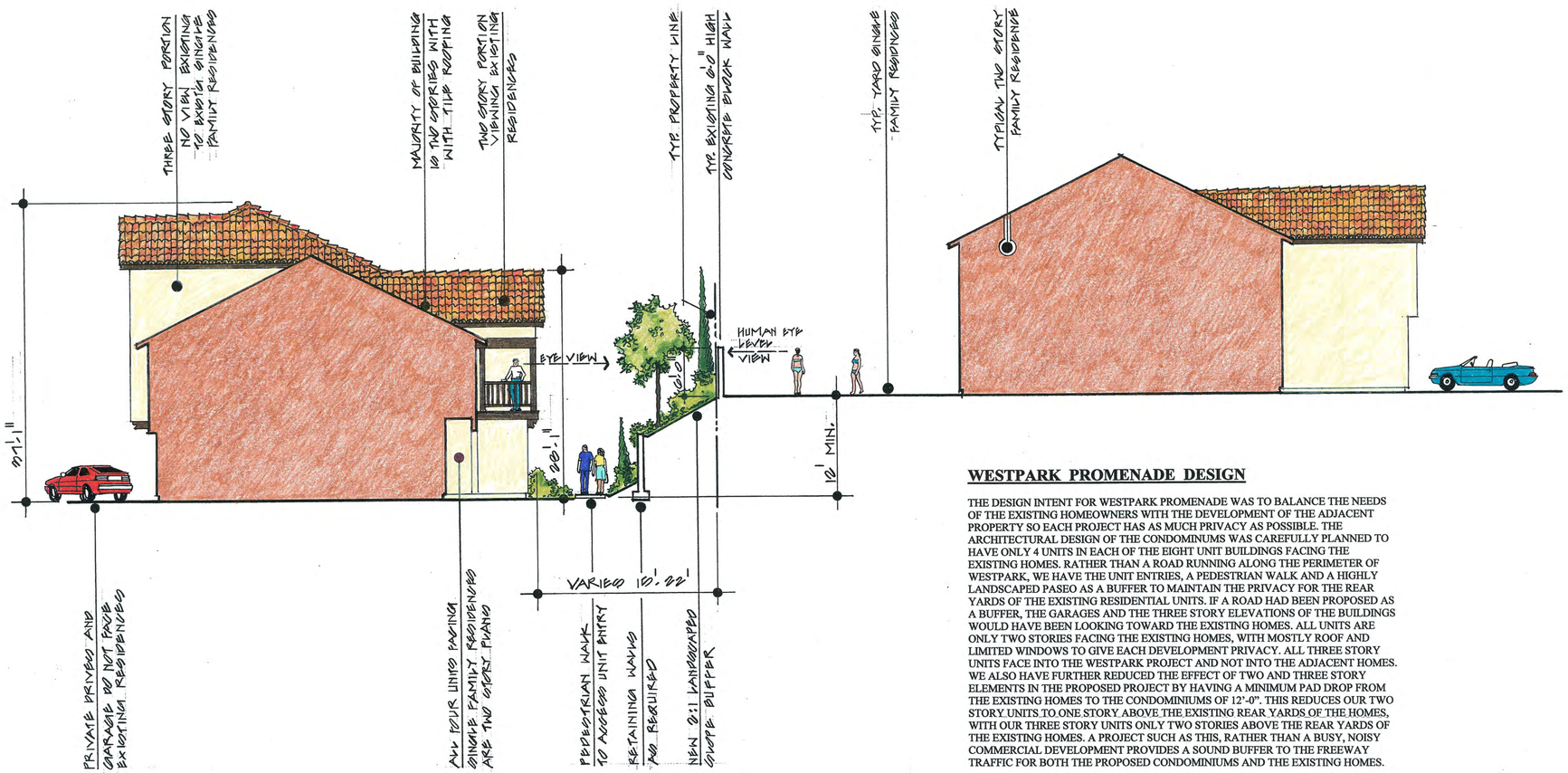
plot date: 12/30/2014 1080

WESTPARK PROMENADE
SECTION A

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC

DESIGNED BY :
ADKVAS GROUP





WESTPARK PROMENADE DESIGN

THE DESIGN INTENT FOR WESTPARK PROMENADE WAS TO BALANCE THE NEEDS OF THE EXISTING HOMEOWNERS WITH THE DEVELOPMENT OF THE ADJACENT PROPERTY SO EACH PROJECT HAS AS MUCH PRIVACY AS POSSIBLE. THE ARCHITECTURAL DESIGN OF THE CONDOMINUMS WAS CAREFULLY PLANNED TO HAVE ONLY 4 UNITS IN EACH OF THE EIGHT UNIT BUILDINGS FACING THE EXISTING HOMES. RATHER THAN A ROAD RUNNING ALONG THE PERIMETER OF WESTPARK, WE HAVE THE UNIT ENTRIES, A PEDESTRIAN WALK AND A HIGHLY LANDSCAPED PASEO AS A BUFFER TO MAINTAIN THE PRIVACY FOR THE REAR YARDS OF THE EXISTING RESIDENTIAL UNITS. IF A ROAD HAD BEEN PROPOSED AS A BUFFER, THE GARAGES AND THE THREE STORY ELEVATIONS OF THE BUILDINGS WOULD HAVE BEEN LOOKING TOWARD THE EXISTING HOMES. ALL UNITS ARE ONLY TWO STORIES FACING THE EXISTING HOMES, WITH MOSTLY ROOF AND LIMITED WINDOWS TO GIVE EACH DEVELOPMENT PRIVACY. ALL THREE STORY UNITS FACE INTO THE WESTPARK PROJECT AND NOT INTO THE ADJACENT HOMES. WE ALSO HAVE FURTHER REDUCED THE EFFECT OF TWO AND THREE STORY ELEMENTS IN THE PROPOSED PROJECT BY HAVING A MINIMUM PAD DROP FROM THE EXISTING HOMES TO THE CONDOMINIUMS OF 12'-0". THIS REDUCES OUR TWO STORY UNITS TO ONE STORY ABOVE THE EXISTING REAR YARDS OF THE HOMES, WITH OUR THREE STORY UNITS ONLY TWO STORIES ABOVE THE REAR YARDS OF THE EXISTING HOMES. A PROJECT SUCH AS THIS, RATHER THAN A BUSY, NOISY COMMERCIAL DEVELOPMENT PROVIDES A SOUND BUFFER TO THE FREEWAY TRAFFIC FOR BOTH THE PROPOSED CONDOMINIUMS AND THE EXISTING HOMES.

ADKVAS GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 208 ■ SAN CLEMENTE, CA 92673 ■ (949) 240 6591

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WESTPARK PROMENADE POD # 3
SORRENTO WESTPARK PROMENADE
127 UNIT SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
8201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL. : (949) 270-7761

JOB NUMBER
2013 WP

DATE
9/1/2014

SHEET TITLE
CROSS SECTION EXHIBIT "A"

REVISIONS

SHEET NO
16

plot date: 9/1/2014

ATTACHMENT M

Westpark Landscape Plans

FENCE LEGEND

- TUBULAR STEEL FENCE
- MASONRY WALL
- RETAINING WALL

PROPOSED HALF COURT BASKETBALL

NEIGHBORHOOD COMMUNITY ACCESS

PROPOSED TOT LOT

EXISTING 6' MASONRY WALL WITH PILASTERS @ ALL PROPERTY LINE INTERSECTIONS AT ADJACENT RESIDENTIAL

PROPOSED RETAINING WALL PER CIVIL DRAWINGS

PROPOSED RETAINING WALL PER CIVIL DRAWINGS

POD 2 COMMUNITY AREA
COMMUNITY AREA AMENITIES TO INCLUDE :
SHADE STRUCTURE
BENCHES
BARBEQUES
PICNIC TABLES

ENHANCED STAMPED CONCRETE AT PROJECT ENTRIES (TYP.)

PROJECT MONUMENTATION

EXISTING 6' MASONRY WALL WITH PILASTERS @ ALL PROPERTY LINE INTERSECTIONS AT ADJACENT RESIDENTIAL

PROJECT MONUMENTATION

RETAIL
MAJOR A

PROPOSED RETAINING WALL PER CIVIL DRAWINGS

POD 1 RETAIL

PROJECT MONUMENTATION

RESTAURANT POD 1

RESTAURANT POD 1

COMMUNITY RECREATION AREA
W/ POOL & SPA
COMMUNITY AREA AMENITIES TO INCLUDE :
SHADE STRUCTURE
POOL FURNITURE
BARBEQUES
TABLES

REMOVABLE BOLLARDS PER FIRE DEPARTMENT STANDARDS & REQUIREMENTS.

FULL WIDTH TURF BLOCK FIRE LANE EMERGENCY ACCESS

EXISTING 6' MASONRY WALL WITH PILASTERS @ ALL PROPERTY LINE INTERSECTIONS AT ADJACENT RESIDENTIAL

POD 3 COMMUNITY AREA
COMMUNITY AREA AMENITIES TO INCLUDE :
SHADE STRUCTURE
BENCHES
BARBEQUES
PICNIC TABLES

PROPOSED RETAINING WALL PER CIVIL DRAWINGS

PROJECT MONUMENTATION

PASEO PLAZA w/ SEATING and DINING

WESTPARK STREET

COPPER STREET

ARIA ROAD

215 FWY

215 FWY

ENHANCED STAMPED CONCRETE AT PROJECT ENTRIES (TYP.)

PROPOSED RETAINING WALL PER CIVIL DRAWINGS

6' TUBULAR STEEL FENCE WITH PILASTERS ALONG FREEWAY FRONTAGE @ 40' O.C.

0 60 120 180 240 feet

1" = 60'

CONCEPT PLANT SCHEDULE

EVERGREEN PERIMETER TREE	ACACIA MELANOXYLON / BLACKWOOD FRAXINUS UHDEI 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY SHAMEL ASH PINUS ELDARICA / AFGHAN PINE	229
EVERGREEN CANOPY TREE	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE PROSOPIS GLANDULOSA 'MAVERICK' TM / HONEY MESQUITE QUERCUS ILEX / HOLLY OAK SCHINUS MOLLE / CALIFORNIA PEPPER TREE MULTI-TRUNK	74
PROJECT ENTRY THEME TREE	PHOENIX DACTYLIFERA / DATE PALM WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	36
EVERGREEN WESTPARK PROMENADE STREET TREE	36' BOX AT 35' O.C. ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	48
VERTICAL EVERGREEN TREE	TRISTANIA CONFERTA / BRISBANE BOX	158
DECIDUOUS WESTPARK PROMENADE STREET TREE	24" BOX AT 30' O.C. CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	191
PARKING LOT SHADE TREE	PROSOPIS CHILENSIS / CHILEAN MESQUITE RHUS LANCEA / AFRICAN SUMAC	178
SMALL FLOWERING ACCENT TREE	LAGERSTROEMIA X 'PECOS' / CRAPE MYRTLE LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE LAGERSTROEMIA X 'ZUNI' / TREE CRAPE MYRTLE	144
VERITCAL BULDING ACCENT TREE	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	25

SHRUBS & GROUNDCOVERS
ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW
ALOE VERA / MEDICINAL ALOE
ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAW
ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW
ANIGOZANTHOS X 'BUSH SUNSET' / RED KANGAROO PAW
ANIGOZANTHOS X 'BUSH TANGO' / ORANGE KANGAROO PAW
ANIGOZANTHOS X 'PINK JOEY' / PINK JOEY KANGAROO PAW
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH
BERBERIS THUNBERGII 'ATROPURPUREA NANA' / DWARF REDLEAF JAPANESE BARBERRY
CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE
CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH
DIANELLA TASMANICA 'YELLOW STRIPE' / GOLDEN FLAX LILY
FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE
HESPERALOE PARVIFLORA / RED YUCCA
HEUCHERA X 'SANTA ANA CARDINAL' / CORAL BELLS
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
LEPTOSPERMUM SCOPARIUM / NEW ZEALAND TEA TREE
LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF
LOROPETALUM CHINENSE 'SNOWMOUND' / SNOWMOUND LOROPETALUM
MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY
MUHLENBERGIA RIGENS / DEER GRASS
PRUNUS ILICIFOLIA ILICIFOLIA / HOLLYLEAF CHERRY
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY
SALVIA CLEVELANDII 'ALLEN CHICKERING' / CLEVELAND SAGE
SALVIA GREGGII 'RED' / AUTUMN SAGE
TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER
TEUCRIUM FRUTICANS 'COMPACTA' / BUSH GERMANDER

DROUGHT TOLERANT TURF
-

DETAILED AMENITIES SHALL BE INCLUDED AS PART OF THE FINAL PLANS (TYP.)

ADKVAS GROUP
DESIGNERS & PLANNERS 10 ave CLARENDO DE LOS ANGELES 10 SUITE 100 10 SAN CLEMENTE, California 10 (949) 369-0000

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GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL.: (949) 276-7781

WESTPARK PROMENADE
PA 13-0082

JOB NUMBER
13020

DATE
January 2016

SHEET TITLE
SCHEMATIC OVERALL LANDSCAPE

REVISIONS
10-27-15

SHEET NO
L-1

WILSON ASSOCIATES
Landscape Architecture
11262 Warmington St.
Riverside, CA 92503
(951) 353-2436 Ph.
(951) 353-1103 Fax

plot date: @PLTDATE

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1083

CONCEPT PLANT SCHEDULE

	EVERGREEN PERIMETER TREE ACACIA MELANOXYLON / BLACKWOOD FRAXINUS UHDEI 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY SHAMEL ASH PINUS ELDARICA / AFGHAN PINE	229
	EVERGREEN CANOPY TREE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE PROSOPIS GLANDULOSA 'MAVERICK' TM / HONEY MESQUITE QUERCUS ILEX / HOLLY OAK SCHINUS MOLLE / CALIFORNIA PEPPER TREE MULTI-TRUNK	74
	PROJECT ENTRY THEME TREE PHOENIX DACTYLIFERA / DATE PALM WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	36
	EVERGREEN WESTPARK PROMENADE STREET TREE 36" BOX AT 35' O.C. ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	93
	VERTICAL EVERGREEN TREE TRISTANIA CONFERTA / BRISBANE BOX	158
	DECIDUOUS WESTPARK PROMENADE STREET TREE 24" BOX AT 30' O.C. CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	191
	PARKING LOT SHADE TREE PROSOPIS CHILENSIS / CHILEAN MESQUITE RHUS LANCEA / AFRICAN SUMAC	173
	SMALL FLOWERING ACCENT TREE LAGERSTROEMIA X 'PECOS' / CRAPE MYRTLE LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE LAGERSTROEMIA X 'ZUNI' / TREE CRAPE MYRTLE	144
	VERITCAL BUILDING ACCENT TREE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	25
	SHRUBS & GROUNDCOVERS ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW ALOE VERA / MEDICINAL ALOE ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAW ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW ANIGOZANTHOS X 'BUSH SUNSET' / RED KANGAROO PAW ANIGOZANTHOS X 'BUSH TANGO' / ORANGE KANGAROO PAW ANIGOZANTHOS X 'PINK JOEY' / PINK JOEY KANGAROO PAW BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH BERBERIS THUNBERGII 'ATROPURPUREA NANA' / DWARF REDLEAF JAPANESE BARBERRY CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH DIANELLA TASMANICA 'YELLON STRIPE' / GOLDEN FLAX LILY FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE HESPERALOE PARVIFLORA / RED YUCCA HEUCHERA X 'SANTA ANA CARDINAL' / CORAL BELLS LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER LEPTOSPERMUM SCOPARIUM / NEW ZEALAND TEA TREE LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF LOROPETALUM CHINENSE 'SNOMOUND' / SNOMOUND LOROPETALUM MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY MUHLENBERGIA RIGENS / DEER GRASS PRUNUS ILICIFOLIA ILICIFOLIA / HOLLYLEAF CHERRY RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY SALVIA CLEVELANDII 'ALLEN CHICKERING' / CLEVELAND SAGE SALVIA GREGGII 'RED' / AUTUMN SAGE TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER TEUCRIUM FRUTICANS 'COMPACTA' / BUSH GERMANDER	63,035 SF
	DROUGHT TOLERANT TURF -	6,223 SF

CLIMBING FLOWERING VINES @ TRASH ENCLOSURES (TYP.)

PROPOSED TOT LOT

POD 3 COMMUNITY AREA
COMMUNITY AREA AMENITIES TO INCLUDE :
SHADE STRUCTURE
BENCHES
BARBEQUES
PICNIC TABLES

PROPOSED MAIL BOX & BIKE LOCKER LOCATION

PROPOSED HALF COURT BASKETBALL

EXISTING 6' MASONRY WALL WITH PILASTERS @ ALL PROPERTY LINE INTERSECTIONS AT ADJACENT RESIDENTIAL

SEE POD 2 TYPICAL LANDSCAPE BLOW UP

SCREENING TREES @ 20' O.C. MAX. (TYP.)

REMOVABLE BOLLARDS

WESTPARK STREET

COPPER STREET

POOL

FULL WIDTH TURF BLOCK FIRE LANE EMERGENCY ACCESS

POD 3 COMMUNITY AREA
COMMUNITY AREA AMENITIES TO INCLUDE :
SHADE STRUCTURE
BENCHES
BARBEQUES
PICNIC TABLES

DETAILED AMENITIES SHALL BE INCLUDED AS PART OF THE FINAL PLANS (TYP.)

FENCE LEGEND

- TUBULAR STEEL FENCE
- MASONRY WALL
- RETAINING WALL

ENHANCED STAMPED CONCRETE AT PROJECT ENTRIES (TYP.)

PROJECT MONUMENTATION

COMMUNITY RECREATION CENTER W/ POOL & SPA (TYP.)
COMMUNITY AREA AMENITIES TO INCLUDE :
SHADE STRUCTURE
POOL FURNITURE
BARBEQUES
TABLES

0 40 80 120 160 feet
1" = 40'

WILSON ASSOCIATES
Landscape Architecture
11262 Warmington St.
Riverside, CA 92503
(951) 353-2436 Ph.
(951) 353-1103 Fax

ADK VAS GROUP
DESIGNERS & PLANNERS
SAN CLEMENTE, CA

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TEL : (949) 270-7761

WESTPARK PROMENADE
PA 13-0082

JOB NUMBER
13020

DATE
January 2016

SHEET TITLE
SCHEMATIC LANDSCAPE POD 2

REVISIONS
10-27-15

SHEET NO
L-2

plot date: @PLTDATE

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CONCEPT PLANT SCHEDULE

	EVERGREEN PERIMETER TREE ACACIA MELANOXYLON / BLACKWOOD FRAXINUS UHDEI 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY SHAMEL ASH PINUS ELDARICA / AFGHAN PINE	229
	EVERGREEN CANOPY TREE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE PROSOPIS GLANDULOSA 'MAVERICK' TM / HONEY MESQUITE QUERCUS ILEX / HOLLY OAK SCHINUS MOLLE / CALIFORNIA PEPPER TREE MULTI-TRUNK	74
	PROJECT ENTRY THEME TREE PHOENIX DACTYLIFERA / DATE PALM WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	36
	EVERGREEN WESTPARK PROMENADE STREET TREE 36" BOX AT 35' O.C. ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	93
	VERTICAL EVERGREEN TREE TRISTANIA CONFERTA / BRISBANE BOX	158
	DECIDUOUS WESTPARK PROMENADE STREET TREE 24" BOX AT 30' O.C. CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	191
	PARKING LOT SHADE TREE PROSOPIS CHILENSIS / CHILEAN MESQUITE RHUS LANCEA / AFRICAN SUMAC	173
	SMALL FLOWERING ACCENT TREE LAGERSTROEMIA X 'PECOS' / CRAPE MYRTLE LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE LAGERSTROEMIA X 'ZUNI' / TREE CRAPE MYRTLE	144
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	SHRUBS & GROUNDCOVERS ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW ALOE VERA / MEDICINAL ALOE ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAW ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW ANIGOZANTHOS X 'BUSH SUNSET' / RED KANGAROO PAW ANIGOZANTHOS X 'BUSH TANGO' / ORANGE KANGAROO PAW ANIGOZANTHOS X 'PINK JOEY' / PINK JOEY KANGAROO PAW BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH BERBERIS THUNBERGII 'ATROPURPUREA NANA' / DWARF REDLEAF JAPANESE BARBERRY CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH DIANELLA TASMANICA 'YELLOW STRIPE' / GOLDEN FLAX LILY FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE HESPERALOE PARVIFLORA / RED YUCCA HEUCHERA X 'SANTA ANA CARDINAL' / CORAL BELLS LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER LEPTOSPERMUM SCOPARIUM / NEW ZEALAND TEA TREE LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF LOROPETALUM CHINENSE 'SNOWMOUND' / SNOWMOUND LOROPETALUM MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY MUHLENBERGIA RIGENS / DEER GRASS PRUNUS ILICIFOLIA ILICIFOLIA / HOLLYLEAF CHERRY RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY SALVIA CLEVELANDII 'ALLEN CHICKERING' / CLEVELAND SAGE SALVIA GREGGII 'RED' / AUTUMN SAGE TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER TEUCRIUM FRUTICANS 'COMPACTA' / BUSH GERMANDER	63,035 SF
	DROUGHT TOLERANT TURF -	6,223 SF

DETAILED AMENITIES SHALL BE INCLUDED AS PART OF THE FINAL PLANS (TYP.)

FENCE LEGEND

- TUBULAR STEEL FENCE
- MASONRY WALL
- RETAINING WALL

CLIMBING FLOWERING VINES @ TRASH ENCLOSURES (TYP.)

PROPOSED TOT LOT

POD 3 COMMUNITY AREA
COMMUNITY AREA AMENITIES TO INCLUDE :
SHADE STRUCTURE
BENCHES
BARBEQUES
PICNIC TABLES

PROPOSED MAIL BOX & BIKE LOCKER LOCATION

PROPOSED HALF COURT BASKETBALL

EXISTING 6' MASONRY WALL WITH PILASTERS @ ALL PROPERTY LINE INTERSECTIONS AT ADJACENT RESIDENTIAL

SEE POD 2 TYPICAL LANDSCAPE BLOW UP

SCREENING TREES @ 20' O.C. MAX. (TYP.)

REMOVABLE BOLLARDS

POD 3 COMMUNITY AREA
COMMUNITY AREA AMENITIES TO INCLUDE :
SHADE STRUCTURE
BENCHES
BARBEQUES
PICNIC TABLES

FULL WIDTH TURF BLOCK FIRE LANE EMERGENCY ACCESS

ENHANCED STAMPED CONCRETE AT PROJECT ENTRIES (TYP.)

PROJECT MONUMENTATION

COMMUNITY RECREATION CENTER W/ POOL & SPA (TYP.)
COMMUNITY AREA AMENITIES TO INCLUDE :
SHADE STRUCTURE
POOL FURNITURE
BARBEQUES
TABLES

0 40 80 120 160 feet
1" = 40'

WILSON ASSOCIATES
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(951) 353-1103 Fax

ADKVAS GROUP
DESIGNERS & PLANNERS :: LAS VEGAS :: SEATTLE :: SAN CLEMENTE, CA

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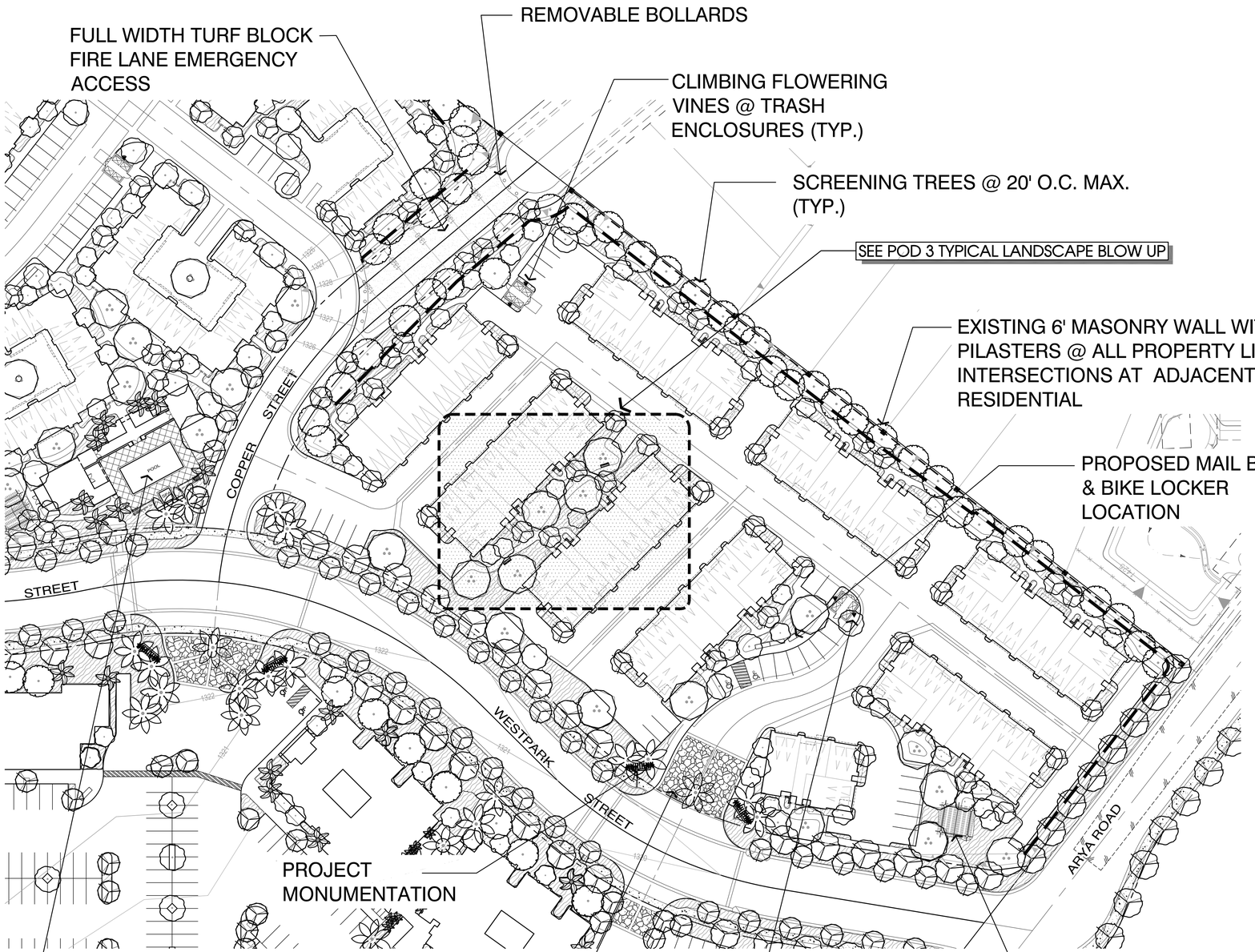
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- TUBULAR STEEL FENCE
- MASONRY WALL
- RETAINING WALL



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1" = 40'

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WESTPARK PROMENADE
PA 13-0082

JOB NUMBER
13020

DATE
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SHEET TITLE
SCHEMATIC LANDSCAPE POD 3

REVISIONS
0-27-15

SHEET NO
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plot date: @PLTDATE

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FENCE LEGEND

- TUBULAR STEEL FENCE
- MASONRY WALL
- RETAINING WALL



0 40 80 120 160 feet

1" = 40'

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WESTPARK PROMENADE
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JOB NUMBER
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SHEET TITLE
SCHEMATIC LANDSCAPE POD 3

REVISIONS
10-27-15

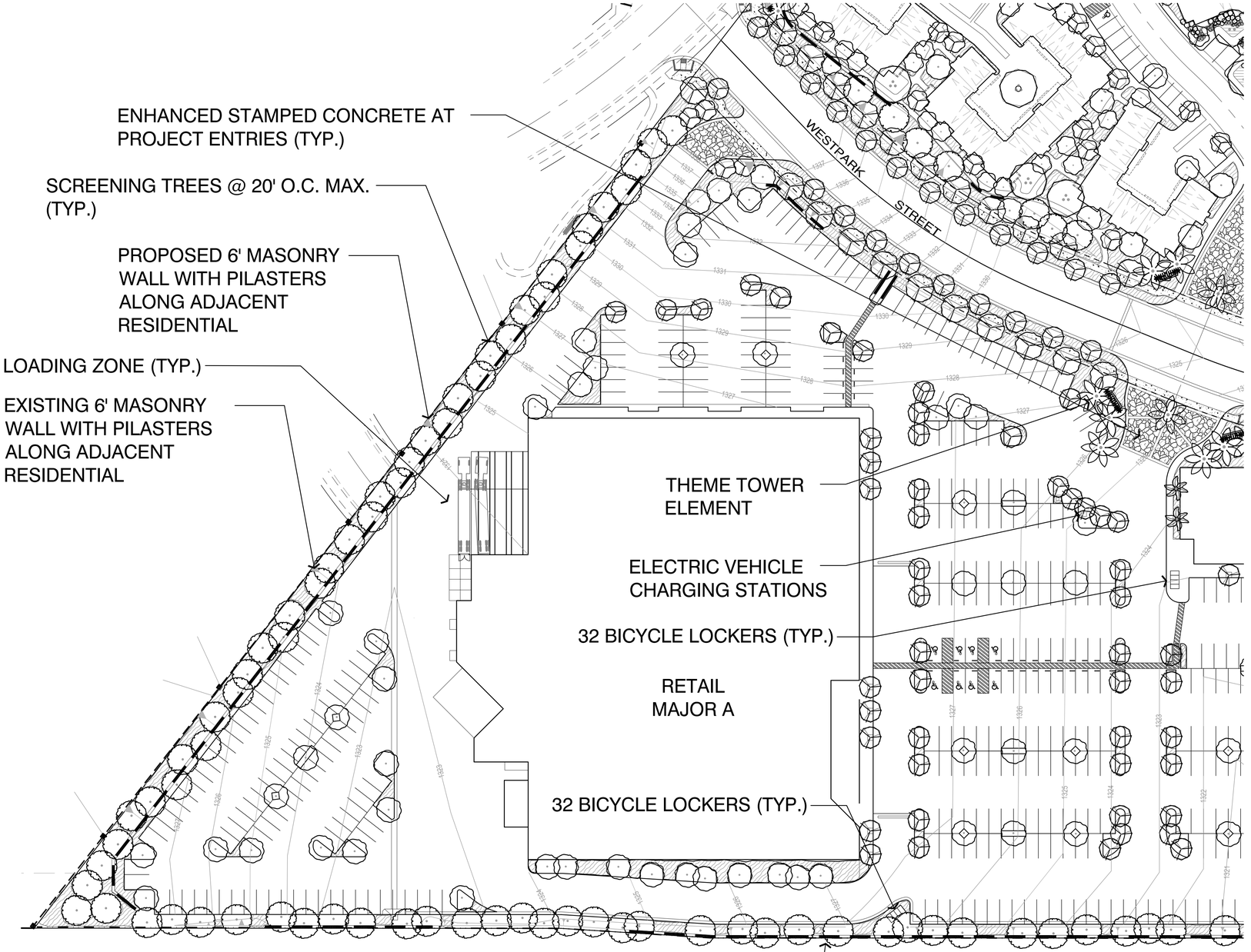
SHEET NO
L-3

plot date: @PLTDATE

1087

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PARKING LOT SHADE REQUIREMENTS TO COMPLY WITH RIVERSIDE COUNTY ORD. 859

0 40 80 120 160 feet

1" = 40'

WILSON ASSOCIATES
Landscape Architecture
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DESIGNERS & PLANNERS: SAN CLEMENTE, CALIFORNIA

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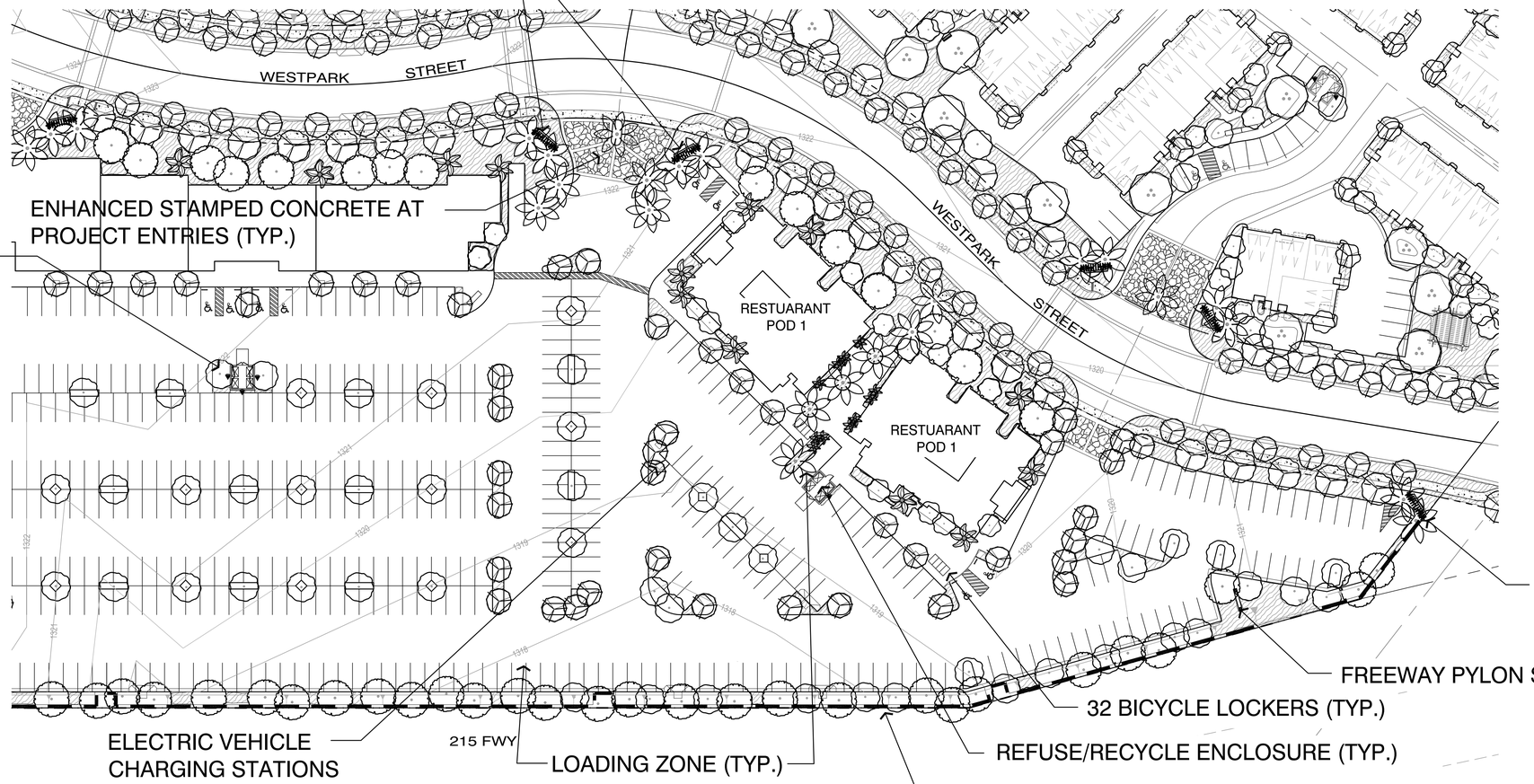
SHEET TITLE
SCHEMATIC LANDSCAPE POD 1

REVISIONS
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SHEET NO
L-4

plot date: @PLTDATE

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	VERITCAL BUILDING ACCENT TREE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	25

	SHRUBS & GROUNDCOVERS ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW ALOE VERA / MEDICINAL ALOE ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAW ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW ANIGOZANTHOS X 'BUSH SUNSET' / RED KANGAROO PAW ANIGOZANTHOS X 'BUSH TANGO' / ORANGE KANGAROO PAW ANIGOZANTHOS X 'PINK JOEY' / PINK JOEY KANGAROO PAW BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH BERBERIS THUNBERGII 'ATROPURPUREA NANA' / DWARF REDLEAF JAPANSES BARBERRY CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH DIANELLA TASMANICA 'YELLON STRIPE' / GOLDEN FLAX LILY FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE HESPERALOE PARVIFLORA / RED YUCCA HEUCHERA X 'SANTA ANA CARDINAL' / CORAL BELLS LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER LEPTOSPERMUM SCOPARIUM / NEW ZEALAND TEA TREE LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF LOROPETALUM CHINENSE 'SNOWMOUND' / SNOWMOUND LOROPETALUM MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY MUHLENBERGIA RIGENS / DEER GRASS PRUNUS ILICIFOLIA ILICIFOLIA / HOLLYLEAF CHERRY RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY SALVIA CLEVELANDII 'ALLEN CHICKERING' / CLEVELAND SAGE SALVIA GREGGII 'RED' / AUTUMN SAGE TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER TEUCRIUM FRUTICANS 'COMPACTA' / BUSH GERMANDER	63,035 SF
	DROUGHT TOLERANT TURF -	6,223 SF

DETAILED AMENITIES SHALL BE INCLUDED AS PART OF THE FINAL PLANS (TYP.)

PARKING LOT SHADE REQUIREMENTS TO COMPLY WITH RIVERSIDE COUNTY ORD. 859

FENCE LEGEND

- TUBULAR STEEL FENCE
- MASONRY WALL
- RETAINING WALL

0 40 80 120 160 feet

1" = 40'

WILSON ASSOCIATES
Landscape Architecture
11262 Warmington St.
Riverside, CA 92503
(951) 353-2436 Ph.
(951) 353-1103 Fax

ADKVAS GROUP
DESIGNERS & PLANNERS ▫ 101 CALDERA DEL LOS ALAMOS ▫ SUITE 100 ▫ SAN CLEMENTE, California ▫ (949) 361-0100

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TEL.: (949) 270-7751

WESTPARK PROMENADE
PA 13-0082

JOB NUMBER
13020

DATE
January 2016

SHEET TITLE
SCHEMATIC LANDSCAPE POD 1

REVISIONS

	0-27-15

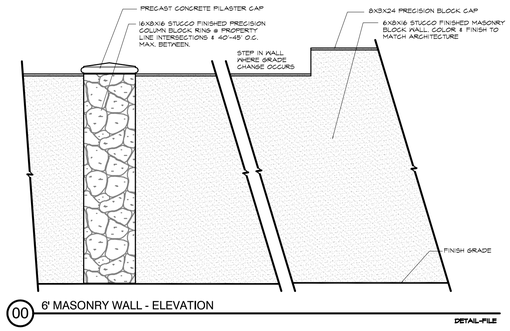
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L-5

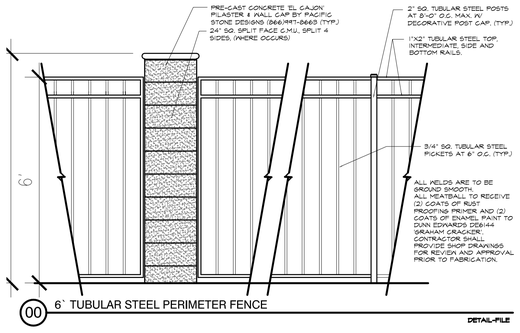
plot date: @PLTDATE

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PROPOSED PLAY STRUCTURE (2-12 YR OLD AGE GROUP)





DETAILED AMENITIES SHALL BE INCLUDED AS PART OF THE FINAL PLANS (TYP.)

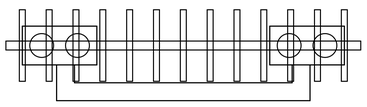
CONCEPT_PLANT_SCHEDULE

	EVERGREEN PERIMETER TREE ACACIA MELANOXYLON / BLACKWOOD FRAXINUS UHDEI 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY SHAMEL ASH PINUS ELDARICA / AFGHAN PINE	185
	EVERGREEN CANOPY TREE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE PROSOPIS GLANDULOSA 'MAVERICK' TM / HONEY MESQUITE QUERCUS ILEX / HOLLY OAK SCHINUS MOLLE / CALIFORNIA PEPPER TREE MULTI-TRUNK	47
	PROJECT ENTRY THEME TREE PHOENIX DACTYLIFERA / DATE PALM WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	35
	EVERGREEN WESTPARK PROMENADE STREET TREE 36" BOX AT 35' O.C. ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	77
	VERTICAL EVERGREEN TREE TRISTANIA CONFERTA / BRISBANE BOX	118
	DECIDUOUS WESTPARK PROMENADE STREET TREE 24" BOX AT 30' O.C. CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	88
	PARKING LOT SHADE TREE PROSOPIS CHILENSIS / CHILEAN MESQUITE RHUS LANCEA / AFRICAN SUMAC	181
	SMALL FLOWERING ACCENT TREE LAGERSTROEMIA X 'PECOS' / CRAPE MYRTLE LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE LAGERSTROEMIA X 'ZUNI' / TREE CRAPE MYRTLE	66
	VERTICAL BUILDING ACCENT TREE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	143

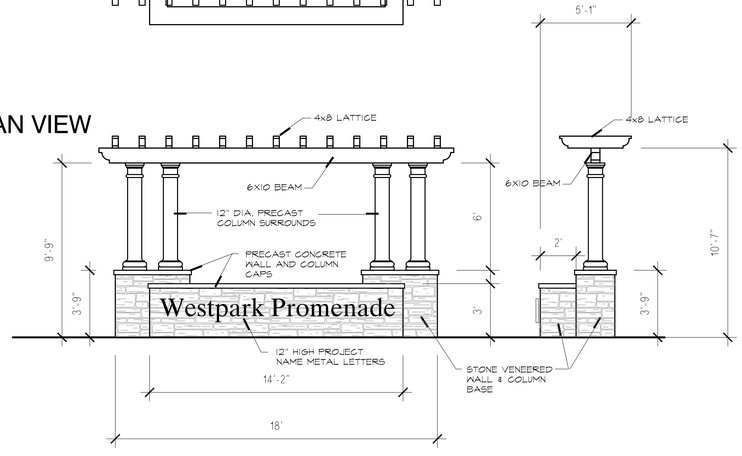
CONCEPTUAL PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF JAPANESE BARBERRY	5 GAL	NUCOLS-L
	HEMEROCALLIS X 'BRIGHT YELLOW'	DAY LILY	1 GAL	NUCOLS-M
	LAVANDULA DENTATA 'GOODWIN CREEK'	GOODWIN CREEK GRAY LAVENDER	1 GAL	NUCOLS-L
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	RED NEW ZEALAND TEA TREE	5 GAL	
	LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRI'	RAZZLEBERRI FRINGE FLOWER	5 GAL	NUCOLS-M
	PHOENIX ROEBELENII	PIGMY DATE PALM MULTI-TRUNK	15 GAL	NUCOLS-M
	SALVIA GREGGII	AUTUMN SAGE	1 GAL	
	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	WYNABBIE GEM COAST ROSEMARY	5 GAL	

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM	1 GAL	36" o.c.	NUCOLS-L



PLAN VIEW



FRONT ELEVATION SIDE ELEVATION

PROPOSED PROJECT MONUMENTATION TO MATCH EXISTING N.T.S.

PROPOSED BENCHES (TYP.)



POD 2 TYPICAL LANDSCAPE BLOW UP

PROPOSED BENCHES (TYP.)



POD 3 TYPICAL LANDSCAPE BLOW UP

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0 20 40 60 80 feet

1" = 20'

ADKVAS GROUP
DESIGNERS & PLANNERS ▫ 101 CALLEJO DE LOS RAMOS ▫ SUITE 101 ▫ SAN CLEMENTE, California ▫ (949) 361-1000

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WESTPARK PROMENADE
PA 13-0082

JOB NUMBER
13020

DATE
January 2016

SHEET TITLE
TYPICAL LANDSCAPE BLOW UPS

REVISIONS
6-27-15

SHEET NO
L-6

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plot date: @PLTDATE



PROPOSED PLAY STRUCTURE (2-12 YR OLD AGE GROUP)

NEIGHBORHOOD COMMUNITY ACCESS

PROPOSED HALF COURT BASKETBALL

PROPOSED TOT LOT

PROPOSED RETAINING WALL PER CIVIL DRAWINGS

PARK SITE LANDSCAPE BLOW UP

COMMUNITY PARK AMENITIES TO INCLUDE :
HALF COURT BASKETBALL
TOT LOT W/ ACCESSIBLE RESILIENT PAVING
BARBEQUES
PICNIC TABLES
BENCHES

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(951) 353-1103 Fax

0 10 20 30 40 feet
1" = 10'

ADKVAS GROUP
RESIDENTIAL & PLANNING 5 AVE CLARENDON DR LOS ANGELES 5 SUITE AVE 5 SAN CLEMENTE, California 5 (949) XXX XXX

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WESTPARK PROMENADE
PA 13-0082

JOB NUMBER
13020

DATE
January 2016

SHEET TITLE
PARK SITE BLOW UPS

REVISIONS
10-27-15

SHEET NO
L-7

plot date: @PLTDATE

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WESTPARK PROMENADE MIXED-USE PROJECT

TPM 36612, TTM 36781, TTM 36782 / Plot Plan No. 13-0082

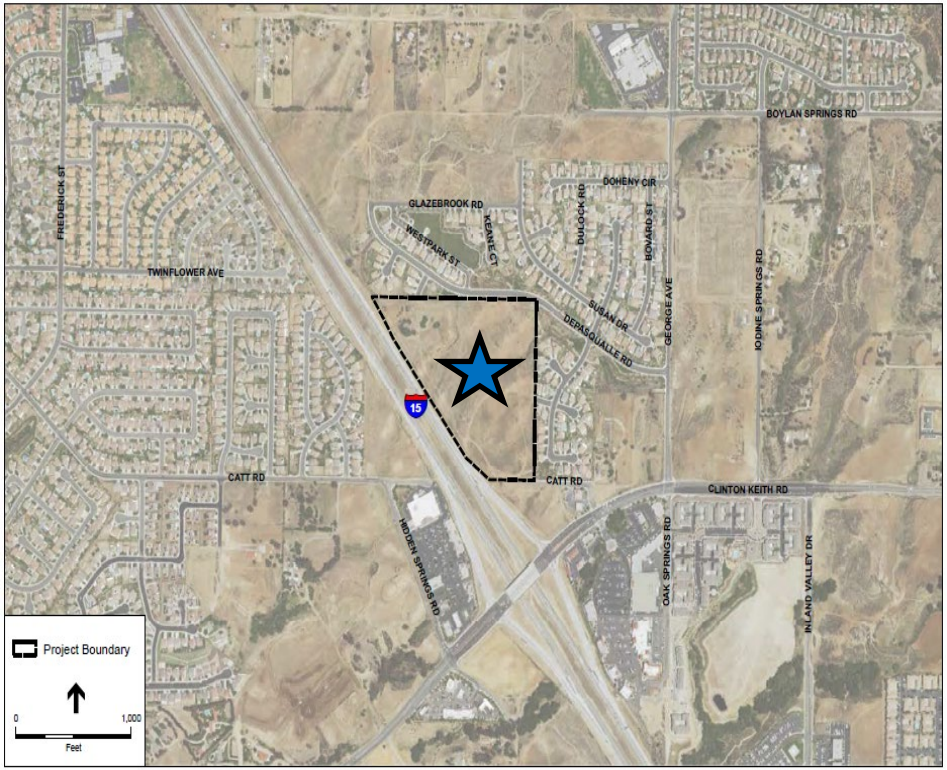
Extension of Time #3

Planning Commission Meeting

October 2, 2024

Agenda Item 3.1

PROJECT LOCATION



SOURCE: ESRI

City of Wildomar - Westpark Promenade . 130266

Figure 2-2
Project Location

- **Located at the NEC of i-15 Freeway and Catt Road**
- **The project site encompasses about 27± acres.**

PROJECT BACKGROUND

- The Westpark Promenade Mixed-Use project was originally reviewed by the Planning Commission on November 2, 2016 and made a recommendation of approval to the City Council.
- The City Council approved the project at their December 14, 2016 meeting which included the following:

1) Certified Environmental Impact Report (EIR);
2) Approved General Plan Amendment (from CO to CR and VHDR) ;
3) Approved Change of Zone (C-P-S (portion of site) to R-3);
4) Approved Tentative Parcel Map 36612 to subdivide 27.68 +/- acres; for financing purposes;

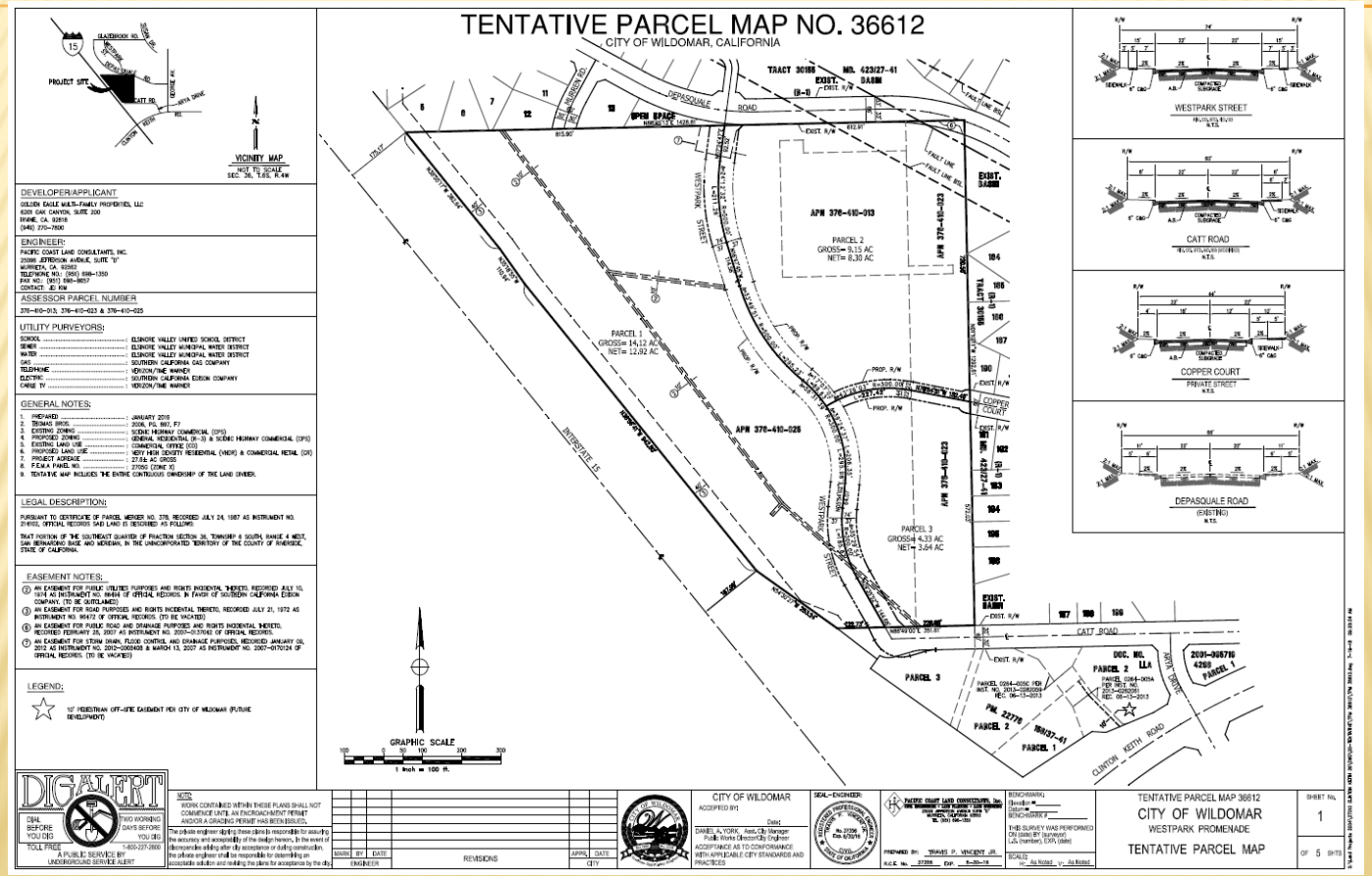
PROJECT BACKGROUND

5) Approve Tentative Tract Map 36781 to subdivide parcel 2 (9.15 acres) for 124 single-family attached dwelling (condominiums) units;

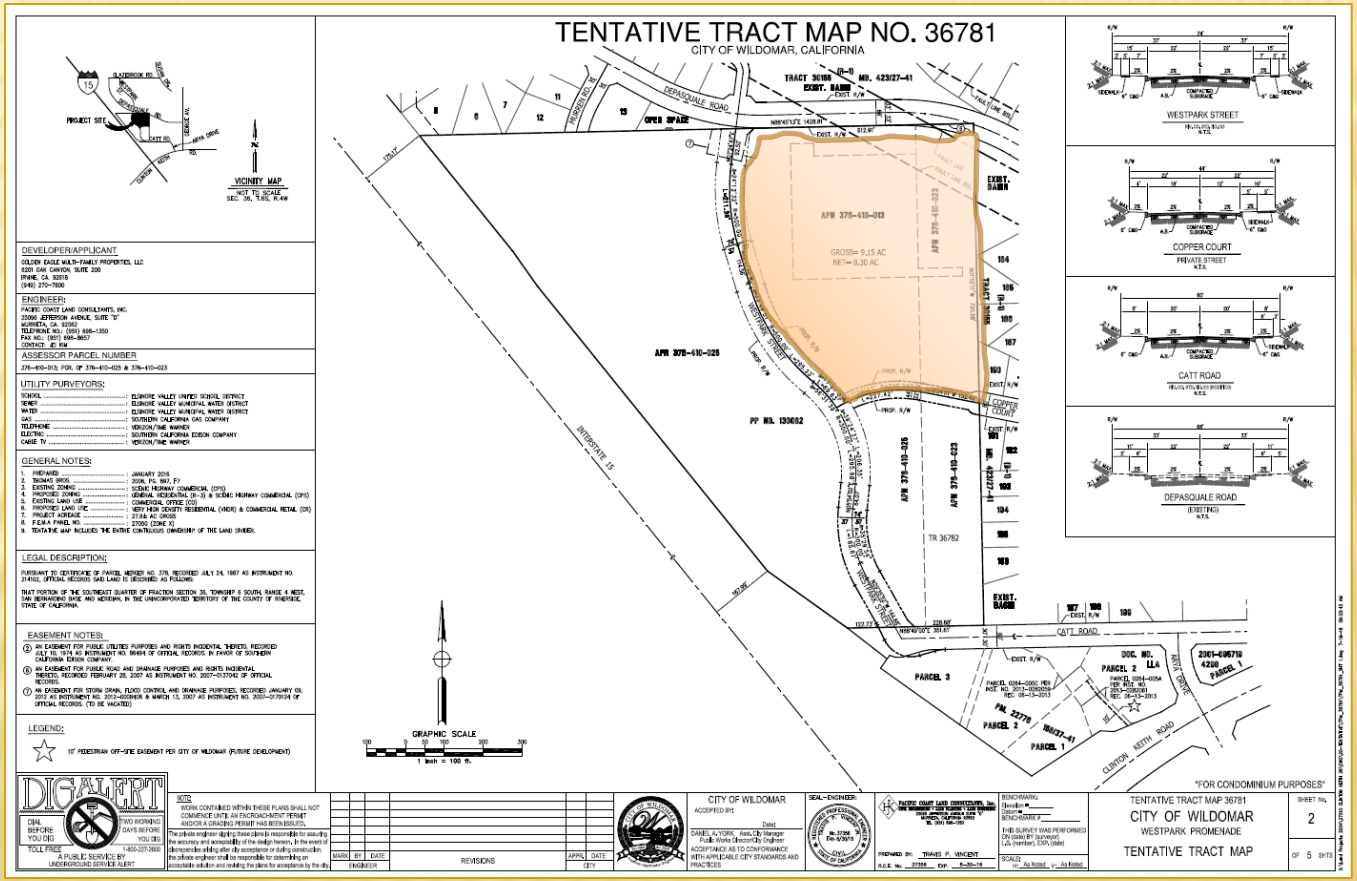
6) Approved Tentative Tract Map 36782 to subdivide parcel 3 (4.33 acres) for 67 attached single-family dwelling (condominiums) units;

7) Approved Plot Plan 13-0082 to develop the mixed-use project consisting of 118,354 s.f. commercial center and 191 single-family attached (townhouse) dwelling units with related on/offsite improvements.

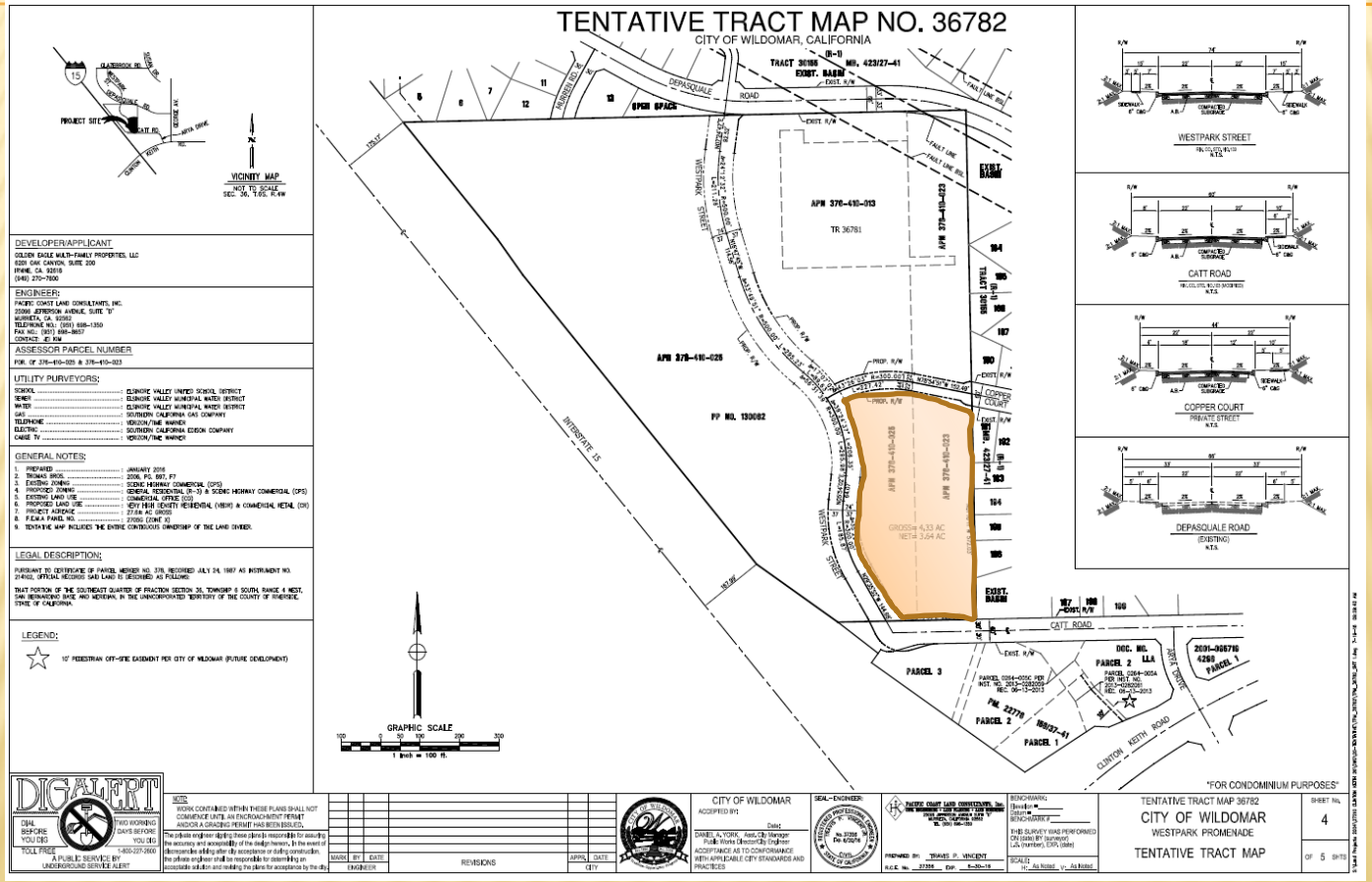
APPROVED PARCEL MAP NO. 36612 EXHIBIT

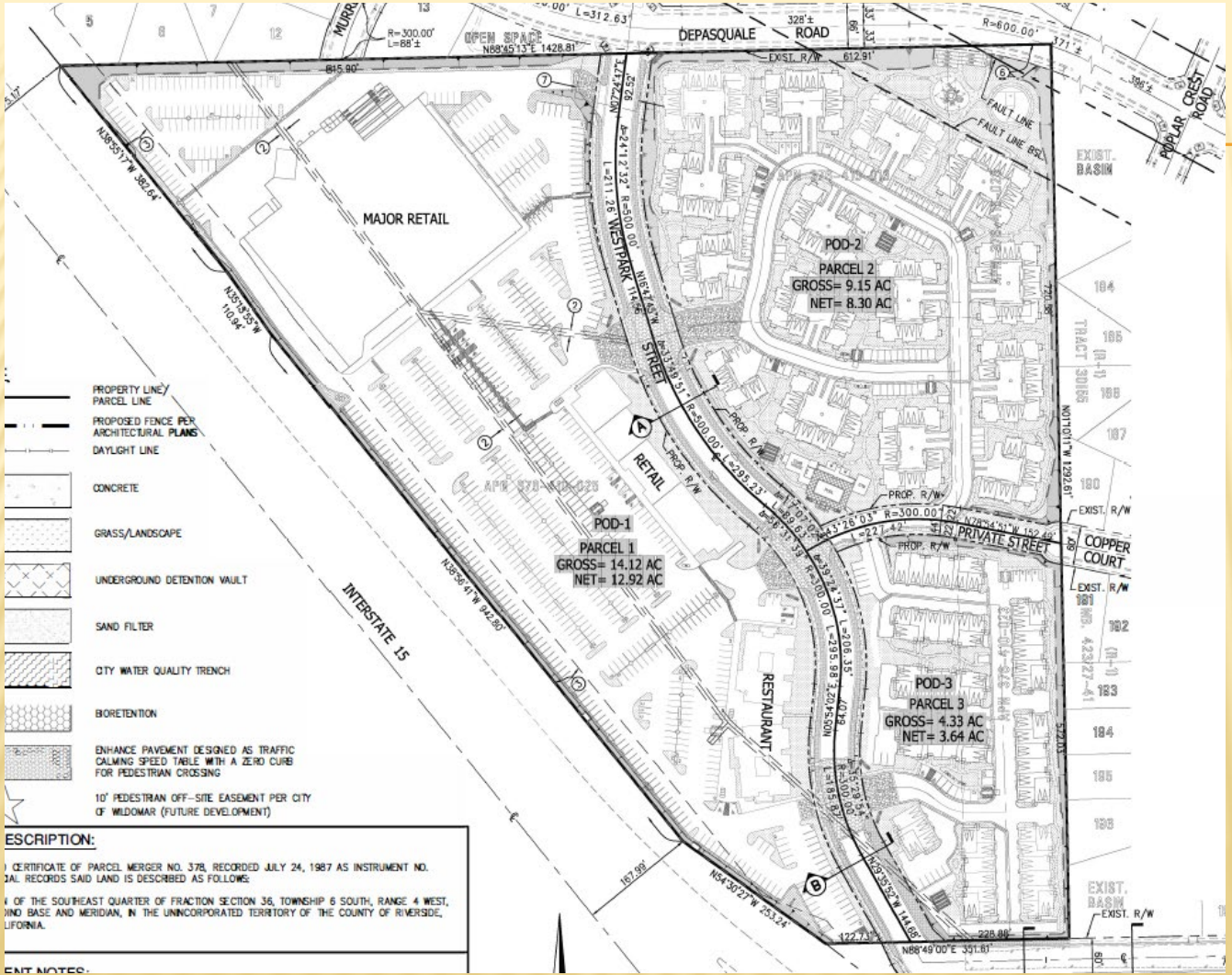


APPROVED TRACT MAP NO. 36781 EXHIBIT



APPROVED TRACT MAP NO. 36782 EXHIBIT





APPROVED SITE PLAN

EOT DISCUSSION

- TPM 36612, TTM 36781, TTM36782 and Plot Plan 13-0082 are due to expire on December 14, 2024;
- The EOT request was submitted on August 13, 2024.....in advance of the December 14, 2024 expiration date;
- The applicant is now requesting a final, 1-year extension of time in accordance with the City's Subdivision & Zoning Ordinances;
- If approved, the new (final) expiration date will be December 14, 2025.

TPM 36612, TTM 36781 & TTM 36782- EOT FINDINGS:

The proposed EOT meets the required findings in that:

1) **The proposed extension of time remains consistent with the VHDR / CR General Plan Land Use designations and applicable policies;**
2) **The proposed extension of time remains consistent with the Zoning Ordinance (i.e., C-P-S and R3 zone dev. standards);**
3) **The proposed extension of time will not adversely affect the general health, safety and welfare of the public; and**
4) **The EOT was submitted prior to the December 14, 2024 expiration date…..**

PLOT PLAN 13-0082 - EOT FINDINGS:

The proposed EOT meets the required findings in that:

1) **The proposed extension of time remains consistent with the VHDR / CR General Plan Land Use designations and applicable policies;**

2) **The proposed extension of time remains consistent with the Zoning Ordinance (i.e., C-P-S and R3 zone dev. standards);**

3) **The setting and local circumstances of the approved plot plan have not changed from the original approval and remains compatible with the surrounding area.**

4) **The EOT application and fee was filed prior to the December 14, 2024 expiration date…**

STAFF RECOMMENDATION

The Planning Department recommends the Planning Commission take the following actions:

1. **Find and determine that the Extension of Time #3 for TPM 36612, TTM 36781, TTM 36782, and Plot Plan 13-0082 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and**

2. **Adopt PC Resolution No. 2024-15 approving a final, 1-year extension of time for TPM 36612, TTM 36781, TTM 36782, and Plot Plan 13-0082.**

Note:

All original conditions of approval and EIR mitigation measures will remain in full force and effect for this project.

SUBJECT: Tentative Tract Map No. 38155 / Plot Plan No. 21-0045 (Monte Vista II Townhome Project) - Planning Commission review of a proposed 3-year extension of time (#1 of 3) to December 15, 2027.

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 Extension of Time #1 for TTM 38155 and Plot Plan 21-0045 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. 2024-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME TO DECEMBER 15, 2027 FOR TENTATIVE TRACT MAP NO. 38155 TO SUBDIVIDE A 7.93-ACRE SITE INTO SIX (6) LOTS FOR CONDOMINIUM PURPOSES AND PLOT PLAN NO. 21-0145 TO DEVELOP A 62-UNIT TOWNHOME COMMUNITY WITH RELATED ON-SITE/OFF-SITE IMPROVEMENTS LOCATED AT NORTHEAST CORNER OF MONTE VISTA DRIVE AND SUMMER SAGE WAY, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

PROJECT DESCRIPTION:
The Applicant (Erik Lunde, Monte Vista Ranch II, LLC) is requesting Planning Commission consideration of a 3-year extension of time to December 15, 2027 for the Monte Vista Ranch II Townhome project. The approved project allows for the development of a 62-unit townhome community on 7.93 acres as approved by the Planning Commission and City Council. The Commission recommended approval of the project on November 17, 2021 and Council subsequently approved the project on December 15, 2021. Council's approval consisted of the following:

1. Mitigated Negative Declaration (IS/MND) - The proposed project requires the preparation, review and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (SCH No. 2021080301) in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines.
2. General Plan Amendment (GPA) - The proposed project requires approval of a GPA to change the existing land use designation from Business Park (BP) to HDR (High Density

Residential) for the 7.93-acre site.

3. Change of Zone (CZ) - The proposed project requires approval of a Change of Zone to change the existing zoning designation of C-O (Commercial Office) to R-3 (General Residential) for the 7.93-acre site.
4. Tentative Tract Map (TTM No. 38155) - The project requires the subdivision of the 7.93 acre site into six (6) lots for condominium purposes to accommodate the 62-unit townhome community.
5. Plot Plan (FSPOD) - The project requires approval of a Plot Plan to build the 62-unit townhome community on the 7.93 acre site, including related on-site/ off-site improvements and recreation facilities.

A copy of the original MND Package, City Council report, approved tract map and plot plan/architectural/landscape plan exhibits are provided for Commission consideration (Attachment B - F). The Commission will find detailed background information, project analysis and exhibits within these attachments.

PROJECT ANALYSIS:

Section 16.12.240 of the Subdivision Ordinance and Chapter 17.216 of the Zoning Ordinance allows tentative tract maps and plot plans, respectively, up to six (6) years of time extensions provided the Applicant files an application and filing fee with the Community Development Director prior to the expiration date(s). This request is the first to date for the approved tract map and plot plan which is being requested for three (3) yeas as permitted by the Code.

In reviewing the Applicant's extension of time request, the Planning and Engineering departments have determined that the approved tract map and plot plan have not been modified from Council's original approval, nor has the Applicant requested any changes to the approved tentative map or plot plan with this time extension request. Thus, it is staff's opinion that the 3-year extension of time is a reasonable request and can be supported.

The approval or denial of the extension of time for Tentative Tract Map No. No. 38155 and Plot Plan No. 21-0045 is in the purview of the Planning Commission subject to specific findings. The findings are provided below for Commission consideration. Staff is recommending approval of this 1st 3-year extension of time to December 15, 2027.

EOT #1 Findings for TTM No. 38155:

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated September 4, 2024 and all evidence and testimony heard at the public hearing for said extension of time and revisions to the approved conditions of approval for Tentative Tract Map No. 38155, the Planning Department recommends the Planning Commission hereby make the following findings:

Finding 1: The proposed extension of time remains consistent with the City of Wildomar General Plan.

Evidence: The proposed Tentative Tract Map No. 38155 remains consistent with the City's General Plan in that the land use designation of High Density Residential (HDR) is intended to provide for specifically for attached residences, including townhouses and condominiums. As these units are proposed as "ownership" units, the project will provide important affordable home ownership opportunities to Wildomar residents. Further, the HDR land use designation

has a density range of 8 – 14 units per acre. The project as proposed has a density of 9.58 units per acre which falls within the allowable density range. Thus, the proposed tract map is 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 proposed commercial and residential development 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 commercial and residential development 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 commercial and residential development project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
LU 23.1 - The proposed land use amendment resulting in the commercial retail and condominium areas of the project is properly located and designated for commercial and residential development in accordance with the General Plan.
LU23.6 - The proposed commercial and residential development project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic , parking and operational hazards, etc., as outlined in the DEIR.
LU23.7 - The proposed commercial and residential development project will be served by water and sewer along provided by EVMWD to meet the project demands.
LU 23.8 - The proposed commercial and residential development project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.
H-1.1 - The proposed single family condominium areas 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 Housing Element.
H-6.1 - The proposed single family condominium areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.
Considering these facts, the proposed request for a 3-year extension of time to December 15, 2027 for Tentative Tract Map No. 38155 continues to be consistent with the general plan and meets this finding.

Finding 2: The proposed extension of time remains consistent with the City of Wildomar Zoning Ordinance.

Evidence: The proposed subdivision remains consistent with the City of Wildomar Zoning Ordinance in that the original zoning designation of R-3 (General Residential) has not changed since the project was first approved. The R-3 zone is intended for multi-family developments subject to specific development standards related to lot size/width, setbacks, parking landscaping, etc. Since the development standards remain the same, the project is still consistent with the R-3 standards. Further, the project design remains consistent with other city standards applicable to residential subdivisions which are designed to provide satisfactory 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. Considering these facts, the proposed request for a 3-year extension of time to December 15, 2027 for

Tentative Tract Map No. 38155 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed extension of time does not adversely affect the general health, safety and welfare of the public.

Evidence: The proposed extension of time for Tentative Tract Map No. 38155 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 the R-3 zoning designation as noted in Finding #2. Further, all adopted MND mitigation measures for the project remain in full force and effect as originally approved and have not been changed in any way. As there have been no amendments to the High Density Residential (HDR) land use designation or the current R-3 zoning designation since the project was approved, the original development standards of these zones remain the same for this project. Lastly, 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 3-year extension of time to December 15, 2027 for Tentative Parcel Tract Map No. 38155 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration date for Tentative Tract Map No. 38155.

Evidence: The Applicant submitted the EOT application and paid the required fees on September 5, 2024 well in advance of the December 15, 2024 expiration date. Considering this fact, the proposed request for a 3-year extension of time to December 15, 2027 meets this finding.

EOT #1 Findings for Plot Plan No. 21-0045:

Pursuant to Chapter 17.216.070.C of the Zoning Ordinance, and in light of the record before it, including the staff report dated October 2, 2024 and all evidence and testimony heard at the public meeting for said extension of time for Plot Plan No. 21-0045, the Planning Commission hereby make the following findings:

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

Evidence: The proposed Plot Plan to develop the 62-unit townhome community on 7.93 acres related on-site/ off-site improvements and recreational amenities remains consistent with the intent of the General Plan land use designation of HDR (High Density Residential) as this land use is intended to accommodate for attached residences, including townhouses and condominiums, at a density range of 8 - 14 units/acre. With a project density of 9.58 units/acre, the Plot Plan is remains highly consistent with the HDR density requirements.

The project also promotes the following land use 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 multi-family attached dwellings in an area that is appropriately designated by the General Plan.
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.
LU24.8 - 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.
H-1.1 - The proposed multi-family attached 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 Housing Element.
H-6.1 - The proposed single project will utilize energy conservation measures in that each enclosed garage space is conditioned to have an EV charging outlet for electric vehicles, and will be designed to meet Cal-Green Building code standards.

Given these facts, the proposed request for a 3-year extension of time to December 15, 2027 for Plot Plan No. 21-0045 meets this finding.

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

Evidence: The proposed Plot Plan to develop the 62-unit townhome community on 7.93 acres related on-site/ off-site improvements and recreational amenities remains consistent with the R-3 zone and all development standards. The R-3 zone is intended for multi-family developments subject to specific development standards related to lot size/width, setbacks, parking landscaping, etc. Also, the design and layout of the project, access and circulation remain configured to accommodate future development on adjacent parcels surrounding the project site. Since there are no changes proposed to the approved plot plan, the project remains consistent with these development standards, and the extension of time does not change this. Further, the project design remains consistent with other city standards applicable to residential subdivisions which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. The approved project also remains consistent with the development standards of Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. Given these facts, the proposed request for a 3-year extension of time to December 15, 2027 for Plot Plan No. 21-0045 meets this finding.

Finding 3: he 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. 21-0045 for 62-unit townhome community on 7.93 acres related on-site/ off-site improvements and recreational 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 as there are no changes with the proposed extension of time. 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 when the project begins construction. Further, the MND adopted for Plot Plan No. 21-0045 analyzed all potential impacts related to the proposed 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, the approved project remains consistent with the original approval. Given these facts, the proposed request for a 3-year extension of time to December 15, 2027 for Plot Plan No. 21-0045 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 September 5, 2024 well in advance of the December 15, 2024 expiration date. Considering this fact, the proposed request for a 3-year extension of time to December 15, 2027 meets this finding.

PUBLIC NOTICE:

In accordance with Chapter 17.04.050 of the Wildomar Municipal Code, the Planning Department on September 17, 2024, mailed a public meeting notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the October 2, 2024 Planning Commission meeting at which time the Commission would discuss the proposed 3-year extension of time. As this EOT request does not require a public hearing and is not a new development project, the provisions of Ordinance No. 135 requiring the posting of a "notice of public hearing sign board" on the project site does not apply.

ATTACHMENTS:

Attach A - PC Resolution No. 2024-16-final.pdf
Attach B -MVR II-Adopted MND-MMRP [12-15-21].pdf
Attach C - MVR II-Approved Dev Plans [12-15-21].pdf
Attach D - MVR II-Approved FSPOD Plans [12-15-21].pdf
Attach E - MVR II-Approved TTM 38155 [12-15-21].pdf
Attach F - MVRII-CC Report [12-15-21].pdf
Attach G - MV II EOT #1 power point [10-2-24].pdf

ATTACHMENT A

PC Resolution No. 2024-16

PC RESOLUTION NO. 2024-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME TO DECEMBER 15, 2027 FOR TENTATIVE TRACT MAP NO. 38155 TO SUBDIVIDE A 7.93-ACRE SITE INTO SIX (6) LOTS FOR CONDOMINIUM PURPOSES AND PLOT PLAN NO. 21-0145 TO DEVELOP A 62-UNIT TOWNHOME COMMUNITY WITH RELATED ON-SITE/OFF-SITE IMPROVEMENTS LOCATED AT NORTHEAST CORNER OF MONTE VISTA DRIVE AND SUMMER SAGE WAY, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

WHEREAS, an application for an Extension of Time (#1 of 3) for Tentative Tract Map No. 38155 and Plot Plan No. 21-0145 (PLN No. 24-0094) was filed by:

Project Applicant:	Monte Vista Ranch II, LLC (Erik Lunde, Manager)
Project Location:	Northeast Corner of Monte Vista Drive & Summer Sage Way
APN:	367-502-002, 367-502-003, 367-502-004
Project Area:	7.93+/- acres

WHEREAS, the Applicant has submitted a formal EOT application request and paid the required planning/processing fee on September 5, 2024 requesting a 3-year extension of time to December 15, 2027 for Tentative Tract Map No. 38155 and Plot Plan No. 21-0145 (PLN No. 24-0094), thereby, meeting the requirements of Chapter 17.216.070 of the Wildomar Municipal Code; and

WHEREAS, the City Council, upon recommendation of the Planning Commission, on December 15, 2021 at a duly noticed public hearing reviewed and approved Tentative Tract Map No. 38155 to subdivide a 7.93-acre site into six (6) lots for condominium purposes and Plot Plan No. 21-0145 to develop a 62-unit townhome community with related on-site/off-site improvements; and

WHEREAS, the City Council, upon recommendation of the Planning Commission, on December 15, 2021 at a duly noticed public hearing also adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for Tentative Tract Map No. 38155 and Plot Plan No. 21-0145; and

WHEREAS, in accordance with Chapter 16.12 and 17.216 of the Wildomar Municipal Code, the Planning Department on September 18, 2024 mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent residents of the October 2, 2024 Planning Commission meeting where the Commission would review the proposed extension of time for Tentative Tract Map No. 38155 and Plot Plan No. 21-0145; and

WHEREAS, in accordance with Chapter 16.12 and 17.216 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on October 2, 2024, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed extension of time for Tentative Tract Map No. 38155 and Plot Plan No. 21-0145, and at which time the Planning Commission received public testimony concerning the extension of time.

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

SECTION 1. CEQA FINDINGS.

In accordance with CEQA Guidelines Section 15162, the Planning Commission determines 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 Cal. Code Regs. Section 15162.

1) *Substantial changes are not proposed in the project:*
   The Applicant is not proposing any technical or physical changes to Tentative Tract Map No. 38155 or Plot Plan No. 21-0145 as part of the proposed 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 one-year extension of time request being considered for Tentative Tract Map No. 38155 or Plot Plan No. 21-0145 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 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 adopted the MND/MMRP 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.

SECTION 2. EOT FINDINGS FOR TTM NO. 38155

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated October 2, 2024 and all evidence and testimony heard at the public hearing for said extension of time for Tentative Tract Map No. 38155, the Planning Commission hereby make the following findings:

Finding 1: The proposed extension of time remains consistent with the City of Wildomar General Plan.

Evidence: The proposed Tentative Tract Map No. 38155 remains consistent with the City's General Plan in that the land use designation of High Density Residential (HDR) is intended to provide for specifically for attached residences, including townhouses and condominiums. As these units are proposed as "ownership" units, the project will provide important affordable home ownership opportunities to Wildomar residents. Further, the HDR land use designation has a density range of 8 – 14 units per acre. The project as proposed has a density of 9.58 units per acre which falls within the allowable density range. Thus, the proposed tract map is 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 proposed commercial and residential development 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 commercial and residential development 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 commercial and residential development project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

LU 23.1 The proposed land use amendment resulting in the commercial retail and condominium areas of the project is properly located and designated for commercial and residential development in accordance with the General Plan.

LU23.6 The proposed commercial and residential development project will have proper mitigation measures to protect the neighboring residential areas

from noise, light, fumes, odors, vehicular traffic , parking and operational hazards, etc., as outlined in the DEIR.

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

LU 23.8 The proposed commercial and residential development project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed single family condominium areas 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 Housing Element.

H-6.1 The proposed single family condominium areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

Considering these facts, the proposed request for a 3-year extension of time to December 15, 2027 for Tentative Tract Map No. 38155 continues to be consistent with the general plan and meets this finding.

Finding 2: The proposed extension of time remains consistent with the City of Wildomar Zoning Ordinance.

Evidence: The proposed subdivision remains consistent with the City of Wildomar Zoning Ordinance in that the original zoning designation of R-3 (General Residential) has not changed since the project was first approved. The R-3 zone is intended for multi-family developments subject to specific development standards related to lot size/width, setbacks, parking landscaping, etc. Since the development standards remain the same, the project is still consistent with the R-3 standards. Further, the project design remains consistent with other city standards applicable to residential subdivisions which are designed to provide satisfactory 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. Considering these facts, the proposed request for a 3-year extension of time to December 15, 2027 for Tentative Tract Map No. 38155 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed extension of time does not adversely affect the general health, safety and welfare of the public.

Evidence: The proposed extension of time for Tentative Tract Map No. 38155 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 the R-3 zoning designation as noted in Finding #2. Further, all adopted MND mitigation measures for the project remain in full force and effect as originally approved and have not been changed in any way. As there have been no amendments to the High Density Residential (HDR) land use designation or the current R-3 zoning designation since the project was approved, the original development standards of these zones remain the same for this project. Lastly, 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 3-year extension of time to December 15, 2027 for Tentative Parcel Tract Map No. 38155 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration date for Tentative Tract Map No. 38155.

Evidence: The Applicant submitted the EOT application and paid the required fees on September 5, 2024 well in advance of the December 15, 2024 expiration date. Considering this fact, the proposed request for a 3-year extension of time to December 15, 2027 meets this finding.

SECTION 3. EOT #3 FINDINGS FOR PLOT PLAN NO. 21-0145

Pursuant to Section 17.216.070.C of the Zoning Ordinance, and in light of the record before it, including the staff report dated October 2, 2024 and all evidence and testimony heard at the public meeting for said extension of time for Plot Plan No. 21-0045, the Planning Commission hereby make the following findings:

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

Evidence: The proposed Plot Plan to develop the 62-unit townhome community on 7.93 acres related on-site/ off-site improvements and recreational amenities remains consistent with the intent of the General Plan land use designation of HDR (High Density Residential) as this land use is intended to accommodate for attached residences, including townhouses and condominiums, at a density range of 8 - 14 units/acre. With a project density of 9.58 units/acre, the Plot Plan is remains highly consistent with the HDR density requirements. The project also promotes the following land use 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 multi-family attached dwellings in an area that is appropriately designated by the General Plan.

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.

LU24.8 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.

H-1.1 The proposed multi-family attached 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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space is conditioned to have an EV charging outlet for electric vehicles, and will be designed to meet Cal-Green Building code standards.

Given these facts, the proposed request for a 3-year extension of time to December 15, 2027 for Plot Plan No. 21-0045 meets this finding.

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

Evidence: The proposed Plot Plan to develop the 62-unit townhome community on 7.93 acres related on-site/ off-site improvements and recreational amenities remains consistent with the R-3 zone and all development standards. The R-3 zone is intended for multi-family developments subject to specific development standards related to lot

size/width, setbacks, parking landscaping, etc. Also, the design and layout of the project, access and circulation remain configured to accommodate future development on adjacent parcels surrounding the project site. Since there are no changes proposed to the approved plot plan, the project remains consistent with these development standards, and the extension of time does not change this. Further, the project design remains consistent with other city standards applicable to residential subdivisions which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. The approved project also remains consistent with the development standards of Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. Given these facts, the proposed request for a 3-year extension of time to December 15, 2027 for Plot Plan No. 21-0045 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. 21-0045 for 62-unit townhome community on 7.93 acres related on-site/ off-site improvements and recreational 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 as there are no changes with the proposed extension of time. 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 when the project begins construction. Further, the MND adopted for Plot Plan No. 21-0045 analyzed all potential impacts related to the proposed 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, the approved project remains consistent with the original approval. Given these facts, the proposed request for a 3-year extension of time to December 15, 2027 for Plot Plan No. 21-0045 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 September 5, 2024 well in advance of the December 15, 2024 expiration date. Considering this fact, the proposed request for a 3-year extension of time to December 15, 2027 meets this finding.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, hereby adopts PC Resolution No. 2024-16 approving a 3-year extension of time to December 15, 2027 for Tentative Tract Map No. 38155 and Plot Plan No. 21-0045, subject to the conditions of approval attached hereto this resolution as Exhibit 1 and Exhibit 2.

PASSED, APPROVED AND ADOPTED this 2nd day of October, 2024.

_____
Eric Filar
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierrez
Assistant City Attorney

EXHIBIT 1

Adopted/Updated Conditions of Approval for TTM No. 38155

ATTACHMENT A – EXHIBIT 1 TENTATIVE TRACT MAP NO. 38155 - CONDITIONS OF APPROVAL			
Project No.: Tentative Tract Map No. 38155 (PA No. 21-0045)			
Applicant: Monte Vista Ranch II, LLC (Erik Lunde, Manager) - APN: 367-502-002, 367-502-003, 367-502-004			
~~City Council Original TTM Approval Date: December 15, 2021~~ **Planning Commission EOT #1 Approval Date: October 2, 2024**	~~Original TTM Expiration Date - December 15, 2024~~ **New TTM 38155 Expiration Date: December 15, 2027**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & 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 $2,530.25. 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 = $2,480.25~~ ~~b. Riverside County Clerk Administrative Fee = $ 50.00~~	~~December 22, 2021~~	~~Planning Department~~	Matthew Bassi
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 City Council approval.~~ ~~Applicant Signature Date~~	~~December 29, 2021~~	~~Planning Department~~	Matthew Bassi
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	Ongoing	Planning Department	

	Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
	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 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.			

ATTACHMENT A – EXHIBIT 1 TENTATIVE TRACT MAP NO. 38155 - CONDITIONS OF APPROVAL			
Project No.: Tentative Tract Map No. 38155 (PA No. 21-0045)			
Applicant: Monte Vista Ranch II, LLC (Erik Lunde, Manager) - APN: 367-502-002, 367-502-003, 367-502-004			
~~City Council Original TTM Approval Date: December 15, 2021~~ **Planning Commission EOT #1 Approval Date: October 2, 2024**	~~Original TTM Expiration Date - December 15, 2024~~ **New TTM 38155 Expiration Date: December 15, 2027**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
4. *Approval of EOT #1 for Tentative Tract Map No. 38155 shall now expire on December 15, 2027 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 a 2nd Extension of Time (EOT) for review and approval by the Planning Commission in accordance with Section 16.12.240 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department 60 days prior to the new expiration date.*	*December 15, 2027*	*Planning Department*	
5. ~~*TTM No. 38155* shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 21-0045 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.~~	~~February 12, 2022~~	~~Planning Department~~	
6. ~~Within 60 days after approval of the second reading of the Ordinance approving Change of Zone No. 21-0045 by the City Council, the Applicant shall pay all applicable outstanding/negative deposit account balances (#18-0034). Failure to pay the outstanding balance by the due date may result in delays in the processing of the final tract map.~~	~~April 15, 2022~~	~~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 City Council on February 13, 2019.~~	~~March 15, 2022~~	~~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	

			Timing / Implementation	Enforcement / Monitoring	Verification Date & Signature
9.		The project shall be subdivided in accordance with the Tentative Tract Map No. 38155 approved by the City Council on December 15, 2021. 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	
CEQA / Mitigated Negative Declaration (MND) Mitigation Measures *(Remain in Full Force & Effect):*					
Cultural Resources					
10.	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	City of Wildomar Engineering Department and Planning Department	
Geology and Soils					
11.	GEO-1	The project applicant shall incorporate the recommendations of the Geotechnical Report prepared GeoTek, Inc. (**Appendix 6**) into project plans related to the	During building plan check, prior to any ground-disturbing		

		Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
		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.	construction activities	City of Wildomar Planning Department and Building and Safety Department	
12.	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.	During ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	
Hazards and Hazardous Materials					
13.	HAZ-1	Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2019 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2019 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 2019 California Building Code and California Residential Code (or most	Prior to issuance of a building permit	City of Wildomar Building Department and Riverside County Fire Department	

		Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
		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.			
14.	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 a Certificate of Occupancy	City of Wildomar and Riverside County Fire Department	
Tribal and Cultural Resources					
15.	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	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

		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.			
16.	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	During grading activities	City of Wildomar Engineering Department and Planning Department	

		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.			
17.	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	Prior to issuance of grading permit	City of Wildomar Engineering Department and Planning Department	

		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.			

		Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
18.	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.	During ground-disturbing activities	City of Wildomar Engineering Department and Planning Department	
19.	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.	During ground-disturbing activities	City of Wildomar Engineering Department and Planning Department	

		Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
20.	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).	Prior to final inspection	City of Wildomar Engineering Department and Planning Department	
21.	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).	During any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	

ATTACHMENT A – EXHIBIT 1 TENTATIVE TRACT MAP NO. 38155 - CONDITIONS OF APPROVAL			
Project No.: Tentative Tract Map No. 38155 (PA No. 21-0045)			
Applicant: Monte Vista Ranch II, LLC (Erik Lunde, Manager) - APN: 367-502-002, 367-502-003, 367-502-004			
~~City Council Original TTM Approval Date: December 15, 2021~~ **Planning Commission EOT #1 Approval Date: October 2, 2024**	~~Original TTM Expiration Date - December 15, 2024~~ **New TTM 38155 Expiration Date: December 15, 2027**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
Wildfire			
22. **See Mitigation Measures HAZ-1 and HAZ-2.**			
Prior to Final Map Review, Approval and Recordation			
23. 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 provisions 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 include specific language prohibiting resident and visitor parking along Monte Vista Drive and Summerhill Lane, and prohibiting resident garages from being used for personal storage with the exception of storage beyond the required 2-car spaces. 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.	Prior to Final Map Review by City Council	Planning Department & City Attorney	

	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. 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.			
24.	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.	Prior to Final Map Review by City Council	Planning & Public Works Departments	
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS				
General Requirements / Standard Conditions				
1.	The project shall comply with all mitigation measures identified in the approved Traffic Impact Analysis (TIA) as applicable to public improvements associated with this subdivision, including payment of off-site fair share obligations, to the satisfaction of the City Engineer.	On-Going	Planning & Engineering Departments	
2.	The 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	On-Going	Planning & Engineering Departments	

	for the project to be redesigned. Consequently, amended entitlement approvals may be necessary.			
3.	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.	On-Going	Engineering Dept.	
4.	The 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.	
5.	The Developer shall be responsible for all costs associated with off-site right-of-way acquisition and offsite easements for required improvements, including any costs associated with the eminent domain process, if necessary.	On-Going	Engineering Dept.	
6.	All flood control plans to be reviewed by the City or Riverside County Flood Control District shall be submitted though the City of Wildomar, unless otherwise directed by the City Engineer. Appropriate fees shall be paid to the reviewing agencies and flood control plans and reports shall be approved prior to recordation of the final map.	On-Going	Engineering Dept.	
7.	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.	On-Going	Engineering Dept.	
8.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application	On-Going	Engineering Dept.	

	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).			
9.	The Developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
10.	The Developer shall provide the City with copies of approved Caltrans Permits as applicable.	On-Going	Engineering Dept.	
Prior to Recordation of the Final Map				
11.	The final map shall be submitted to and approved by the Planning Director and the City Engineer prior to scheduling the Final Map for approval by the City Council.	Prior to Map Recordation	Engineering Dept.	
12.	Prior to recordation of the final map, the Planning Department shall determine if the deposit-based fees for the project are in a negative balance, and receive the appropriate payment for any negative balance as well as any anticipated additional project-related expenses.	Prior to Map Recordation	Planning Dept.	
13.	Approval for the filing of this land division is contingent upon approval of plans and specifications based on the conditions of approval presented herein and the final version of Tentative Tract Map. If the improvements are not installed prior to the filing of this land division, the Developer must submit a Surety Agreement and Faithful Performance and Labor and Materials Bonds (or other surety type acceptable to the City) in the amount approved by the City Engineer guaranteeing the installation of said improvements.	Prior to Map Recordation	Engineering Dept.	
14.	Prior to recordation of the final map, Developer shall submit a streetlight plan for approval by the City Engineer and install (or secure) light emitting diode (LED) streetlights. Street lighting shall be designed and	Prior to Map Recordation	Engineering Dept.	

	installed 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.			
15.	Prior to recordation of the final map, the Developer shall prepare traffic control plans or post securities for costs to prepare traffic control plans and sureties shall include costs to provide for traffic control during construction.	Prior to Map Recordation	Engineering Dept.	
16.	Prior to recordation of the final map, the Developer shall provide to the City Engineer, evidence of the water and sewer system plans approved and signed by the local water company. Water plan shall also be approved and signed by the Fire Department and shall conform to hydrant type, location, spacing and minimum fire flow. All plans shall be prepared by a registered civil engineer. All public sewer, water and fire facilities shall be constructed or secured prior to recordation of the final map.	Prior to Map Recordation	Engineering Dept.	
17.	All required public utility easements associated with this subdivision of land shall be recorded on or concurrently with the final map and easement widths shall be approved by the governing easement holder. This includes easements for overhead and underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Map Recordation	Engineering Dept.	
18.	Prior to recordation of the final map, the improvement plans for the required public street 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.	Prior to Map Recordation	Engineering Dept.	
19.	Above-ground utilities shall be undergrounded by the developer in accordance with City of Wildomar Municipal Code 16.40.010. The	Prior to Map Recordation	Engineering Dept	

	undergrounding of utilities shall be reflected on the project improvement plans.			
20.	The Developer shall show all existing easements per the Title Report to the satisfaction of Public Works. Conflicting easements shall be relocated or eliminated as applicable and any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.	Prior to Map Recordation	Engineering Dept.	
21.	Prior to recordation of the final map or issuance of a grading permit, Developer shall prepare a comprehensive drainage study for approval by the City Engineer. 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.	Prior to Map Recordation or Grading Permit	Engineering Dept.	
22.	The City Engineer shall determine if certain flood control facilities will be maintained by Riverside County Flood Control District (RCFCD) or the City of Wildomar through a CFD. Developer to provide the following list of items for all RCFCD facilities associated with this project: 1) proof of executed maintenance agreement establishing terms and conditions for inspection, operation and maintenance of flood control facilities, 2) proof of approval of drainage plans and reports by RCFCD, 3) proof of flood control facility bonds and 4) proof of required easements. In addition, all drainage plans (whether City or RCFCD) to be submitted to City for plan check and approval with the appropriate plan check fees.	Prior to Map Recordation	Engineering Dept.	
23.	Prior to recordation of the final map, the Developer shall submit landscaping and irrigation plans and install (or secure) landscaping for work within the public right-of-way to the City for approval. These plans shall include water usage calculations, estimate of irrigation and the	Prior to Map Recordation	Engineering Dept. and Planning Dept	

	location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.			
Project Specific Conditions - Prior to Recordation of the Final Map				
24.	Developer shall dedicate right-of-way for Monte Vista Road to meet the requirements of the ultimate design for a modified County Standard No. 109 “Major Frontage Road (82-ft ROW)” in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Map Recordation	Engineering Dept.	
25.	The proposed onsite modular wetland system BMPs for water quality purposes, shall maintained by the Developer and/or proposed Homeowner’s Association. Maintenance obligations shall be outlined in the final WQMP for the project. Onsite BMPs will not be annexed into the Citywide Community Facilities District (CFD) for maintenance.	Prior to Map Recordation	Engineering Dept.	
26.	Any modifications to existing improved streets along the project frontage, shall be designed, constructed (or secured) to the satisfaction of the City Engineer.	Prior to Map Recordation	Engineering Dept.	
27.	The developer shall adhere to any conditions imposed by the County of Riverside, applicable to Lot 71 of TTM32024, to the satisfaction of the City Engineer.	Prior to Map Recordation	Engineering Dept.	
28.	Utility and access easements shall be dedicated on the final map (or by separate instrument) for public storm drains, sewer, water, emergency and general access; outside the street right of way and/or project boundary as shown on the tentative map. All easement widths shall be	Prior to Map Recordation	Prior to Map Recordation	

	approved by the governing agency. In addition, onsite public access and utility easements shall be dedicated to provide appropriate access to the satisfaction of the City Engineer.			
29.	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. • Lots A though D, as identified on TTM 38155, shall be dedicated to the governing authority for private street purposes. An easement over said lots shall be dedicated for emergency ingress/egress, and utility easement purposes. Utility easements for sewer and water facilities shall be dedicated to Eastern Valley Municipal Water District (EVMWD), per EVMWD conditions of approval for this project, and general procedures for conveyance. Developer shall dedicate all necessary rights-of-way and easements to support master planned drainage facilities constructed in coordination with Riverside County Flood Control (RCFC).	Prior to Map Recordation	Engineering Dept.	
30.	Offsite dedications required to support the proposed development shall be reviewed and approved by Public Works/Engineering prior to issuance of any grading permit. • Lot E, as identified on TTM 38155, shall be dedicated to the governing authority for private street purposes, and an easement over said Lot to the City of Wildomar for emergency ingress/egress and utility purposes, per separate instrument. Utility easements for sewer and water facilities shall be dedicated to Eastern Valley Municipal Water District (EVMWD),	Prior to Map Recordation	Engineering Dept.	

	per EVMWD conditions of approval for this project, and general procedures for conveyance. Map boundary shall extend to the centerlines of any existing frontage roads. The area created from the property boundary to the street centerline shall be dedicated as a lettered lot for public use.			
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

EXHIBIT 2

Adopted/Updated Conditions of Approval for Plot Plan No. 21-0045

ATTACHMENT A – EXHIBIT 2 MONTE VISTA RANCH II - PLOT PLAN/FSPOD No. 21-0045 CONDITIONS OF APPROVAL			
Project No.: Plot Plan/FSPOD No. 21-0045 (PA No. 21-0045)			
Applicant: Monte Vista Ranch II, LLC (Erik Lunde, Manager) - APN: 367-502-002, 367-502-003, 367-502-004			
~~City Council Original TTM Approval Date: December 15, 2021~~ **Planning Commission EOT #1 Approval Date: October 2, 2024**	~~Original PP 21-0045 Expiration Date - December 15, 2024~~ **New PP 21-0045 Expiration Date: December 15, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**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 **$2,530.25**. 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 = $2,480.25**~~ ~~**b. Riverside County Clerk Administrative Fee = $ 50.00**~~	~~December 22, 2021~~	~~Planning Department~~	Matthew Bassi
2. ~~The Applicant shall sign below verifying the "Acceptance of the Conditions of Approval" for *Plot Plan No. 21-0045* and return the signed page to the Wildomar Planning Department within two weeks of the City Council approval.~~ ~~Applicant Signature Date~~	~~December 29, 2021~~	~~Planning Department~~	Matthew Bassi
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	Ongoing	Planning Department	

	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 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.			

ATTACHMENT A – EXHIBIT 2 MONTE VISTA RANCH II - PLOT PLAN/FSPOD No. 21-0045 CONDITIONS OF APPROVAL			
Project No.: Plot Plan/FSPOD No. 21-0045 (PA No. 21-0045)			
Applicant: Monte Vista Ranch II, LLC (Erik Lunde, Manager) - APN: 367-502-002, 367-502-003, 367-502-004			
~~City Council Original TTM Approval Date: December 15, 2021~~ **Planning Commission EOT #1 Approval Date: October 2, 2024**	~~Original PP 21-0045 Expiration Date - December 15, 2024~~ **New PP 21-0045 Expiration Date: December 15, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	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 EOT #1 for Plot Plan No. 21-0045 shall now expire on December 15, 2027 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 a 2nd extension of time (EOT) for review and approval of the Planning Director in accordance with Section 17.216.070 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department prior to the expiration date.*	*December 15, 2027*	*Planning Department*	
5.	~~*Plot Plan No. 21-0045* shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 21-0045 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.~~	~~February 12, 2022~~	~~Planning Department~~	
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 to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~March 15, 2022~~	~~Planning Department~~	
7.	~~Within 60 days after approval of the second reading of the Ordinance approving Change of Zone No. 21-0045 by the City Council, the Applicant shall pay all applicable outstanding/negative deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the processing of the final tract map.~~	~~April 15, 2022~~	~~Planning Department~~	
8.	The project site shall be developed in accordance with the approved development plans for *Plot Plan No. 21-0045* as approved by the City Council on December 15, 2021. The applicant may request a	Ongoing	Planning Department	

	modification/revision to the approved project, if needed, in accordance with Chapter 17.228 of the Wildomar Municipal Code.			
9.	Applicant herby 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 Department	
10.	The project shall be developed in accordance with the approved plot plan approved by the City Council on February 10, 2016. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Section 17.228 of the Wildomar Municipal Code.	Ongoing	Planning Department	
11.	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 Dept.	
12.	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 Dept.	
13.	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	On-Going	Planning Dept.	

	Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	be planted with additional shrubs or trees or as approved by the City Engineer.				
14.	The Applicant is prohibited from using any sort of blasting device or 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 Section 8.64 of the WMC.		On-Going	Planning Department	
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 one (1) 220 v. electric vehicle plug in fixture in each enclosed garage of the multi-family townhouse project. Said fixtures shall be reflected on the construction drawings submitted for building plan check approval.		On-Going	Planning & Building Departments	
CEQA / Mitigated Negative Declaration (MND) Mitigation Measures *(Remain in Full Force & Effect):*					
Cultural Resources					
18.	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	During any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	

		Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
		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.			
Geology and Soils					
19.	GEO-1	The project applicant shall incorporate the recommendations of the Geotechnical Report prepared GeoTek, Inc. (Appendix 6) 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	City of Wildomar Planning Department and Building and Safety Department	
20.	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	During ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

		repository willing and able to accept and house the resource to preserve for future scientific study.			
Hazards and Hazardous Materials					
21.	HAZ-1	Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2019 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2019 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 2019 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 a building permit	City of Wildomar Building Department and Riverside County Fire Department	
22.	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 a Certificate of Occupancy	City of Wildomar and Riverside County Fire Department	

~~City Council Original TTM Approval Date: December 15, 2021~~ **Planning Commission EOT #1 Approval Date: October 2, 2024**	~~Original PP 21-0045 Expiration Date - December 15, 2024~~ **New PP 21-0045 Expiration Date: December 15, 2027**

		Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Tribal and Cultural Resources					
23.	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	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

		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.			
24.	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	During grading activities	City of Wildomar Engineering Department and Planning Department	

			Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
			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			

		Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
		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.			
25.	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	Prior to issuance of grading permit	City of Wildomar Engineering Department and Planning Department	

		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			

		Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
		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.			
26.	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.	During ground-disturbing activities	City of Wildomar Engineering Department and Planning Department	

		Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
27.	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.	During ground-disturbing activities	City of Wildomar Engineering Department and Planning Department	
28.	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	Prior to final inspection	City of Wildomar Engineering Department and Planning Department	

		Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
		Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).			
29.	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).	During any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	
Wildfire					
30.		**See Mitigation Measures HAZ-1 and HAZ-2**.			
Prior to Issuance of Grading Permits or Ground Disturbance					
31.		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	Prior to Issuance of a Grading Permit	Planning and Public Works Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
32.	Prior to the issuance of a grading permit, the applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings to the Planning & Landscape Departments including on-site and public right-of-way, including all fence/wall plan proposals 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) and Section 17.188.070 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 construction, including but not limited to, drought-tolerant landscaping and drip irrigation/micro spray irrigation. The formal landscape & irrigation plans shall further include the following items: • Revise Water Budget Calculations as project does not include any SLA areas, and move turf area and water features to RLA. • Applicant shall replace the proposed cool-season turf with a warm-season turf with a PF of 0.7. • Turf at water quality basins will only be allowed if slopes are 4:1 or less. If more than 4:1 slope, replace turf with an appropriate ground cover. • Revise triangular tree planters to diamond tree planters (diamond in profile) to allow for adequate room for tree growth, minimum 20 square feet.	Prior to Issuance of Grading Permits	Planning and Landscape Depts.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	• Add three (3) diamond tree planters at curved parking row between buildings 11 and 12 to achieve three (3) small accent trees at edge of basin. These additional diamond tree planters shall be reflected on the grading plans. • Slope planting shall achieve full coverage and consist of permanent ground cover adequately planted with shrubs and/or trees to the satisfaction of the City's Landscape Architect and 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.			
33.	Prior to the issuance of a grading permit, the developer 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 reports as approved by the City of Wildomar.	Prior to Issuance of a Grading Permit	Building & Engineering Depts.	
34.	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 Issuance of a Grading Permit	Planning & Engineering Depts.	

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	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 Department 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."			
35.	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 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	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

	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.			
Prior to Issuance of Building Permits				
36.	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.	Prior to Issuance of a Building Permit	Planning Department	
37.	Prior to issuance of building permits for *Plot Plan No. 21-0045*, 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	
38.	Prior to the issuance of the 1st building permit, the applicant shall prepare a comprehensive sign program 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.	Prior to Issuance of Building Permits	Planning Department	
39.	Prior to the issuance of the 1st 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.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
40.	Prior to the issuance of a building permit, the Applicant shall comply with Building Dept. requirements in obtaining all necessary permits as part of the plan check review process.	Prior to Issuance of Building Permits	Planning Department	
41.	Prior to issuance of building permits, the Applicant shall pay all appropriate local and regional development impact fees in accordance with Chapter 3.40 (TUMF Fees), 3.42 (MSHCP fees), 3.43 (SKR Fee), and 3.44 (DIF fees) of the Wildomar Municipal Code.	Prior to Issuance of Building Permits	Building, Public Works & Planning Departments	
42.	Prior to the issuance of building permits, the application shall have received approval from the City and recorded with the County Clerk the CC&R's required under Condition No. 23 of TTM NO. 38115.	Prior to Issuance of Building Permits	Building, Public Works & Planning Departments	
Prior to Issuance of a Certificate of Occupancy				
43.	Prior to the issuance of a certificate of occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the City's Landscape Architect. 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 Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	
44.	Prior to the issuance of occupancy permits, the owner's Landscape Architect shall provide inspection of the landscaping. The owner's Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. An irrigation audit may be required. The City will review the Certificate of Compliance and conduct inspections to ensure that the	Prior to the Issuance of Occupancy Permits	Planning Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	landscape installation is in compliance with the approved landscape plans.			
45.	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 Planning Department prior to re-inspection for maintenance bond release. • All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. • The owner's Landscape Architect shall provide inspection of the landscaping. The Landscape Architect shall provide the City with the Certificate of Landscape Design. • 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.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	landscape installation is in compliance with the approved landscape plans.			
46.	Prior to issuance of occupancy permits, all Riverside County Fire Department conditions shall be complied with. The Applicant shall provide written verification that all applicable conditions have been met.	Prior to the Issuance of Occupancy Permits	Riverside County Fire Dept.	
47.	Prior to the Issuance of an Occupancy Permit, all Planning Department conditions listed herein for FSPOD No. 21-0045 shall be completed to the satisfaction of the Planning Department.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
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. 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.	The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.	On-Going	Engineering Dept.	
3.	No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	
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 Dept.	
5.	All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing	On-Going	Engineering Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.		Building Dept.	
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 Dept.	
7.	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.	
8.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
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 Dept. Building Dept.	
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.	On-Going	Public Works	
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	Public Works	

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
12.	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 including, but not limited to, storm drains, streets, channels, etc...	On-Going	Engineering Dept.	
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 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.	On-Going	Engineering Dept.	
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 Dept.	
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 Dept.	
16.	The 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.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	In the absence of a subdivision map, rights-of-way and easements shall be dedicated by separate instrument.			
17.	The 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.	
18.	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 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.	On-Going	Engineering Dept. Planning Dept.	
19.	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 Dept.	
20.	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.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
21.	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 Map Recordation	Engineering Dept.	
22.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
23.	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.	
24.	Above-ground utilities shall be undergrounded by the developer in accordance with City of Wildomar Municipal Code 16.04.010. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
25.	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 Dept.	
26.	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	On-Going	Engineering Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.			
27.	The developer shall maintain Lot 77, for water quality and storm water detention, until such time as the City has accepted the basin for maintenance obligations through the Citywide CFD 2013-1.			
Prior to the Issuance of Grading Permits				
28.	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 Dept.	
29.	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. • Lot's No. A though D, as identified on TTM 38155, shall be dedicated to the City of Wildomar for public street, utility, and drainage purposes. Developer shall dedicate all necessary rights-of-way and easements to support master planned drainage facilities constructed in coordination with Riverside County Flood Control (RCFC).	Prior to Issuance of a Grading Permit	Engineering Dept.	
30.	Offsite dedications required to support the proposed development shall be reviewed and approved by Public Works/Engineering prior to issuance of any grading permit.	Prior to Issuance of a Grading Permit	Engineering Dept.	

	Lot E, as identified on TTM 38155, shall be dedicated to the City of Wildomar per separate instrument, for public street, utility, and drainage, purposes.			
31.	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.	
32.	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 plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
33.	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 Dept.	
34.	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	Prior to Issuance of a Grading Permit	Engineering Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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 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.			
35.	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.	
36.	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	Prior to Issuance of a Grading Permit	Engineering Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
37.	Prior to issuance of any grading permit, any environmental Phase I and Phase II 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 Dept.	
38.	The Construction Runoff Management Plan (or Erosion/Sediment Control Plan) shall include enhanced BMPs, beyond the City minimum requirements, 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 Dept.	
39.	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 Dept.	
40.	In conformance with the City's Water Quality Improvement Plan (WQIP) Strategies, all jurisdictional areas (e.g. Army Corps of Engineers and Fish and Wildlife Jurisdictions, etc.) on-site and within 50' of the project boundaries must be clearly delineated on all applicable plan sheets with indication as to jurisdiction and limits. Construction Notes shall require field	Prior to Issuance of a Grading Permit	Engineering Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	delineation of these areas and limits on-site, to reduce potential unintended impact to these areas, prior to ground disturbance. BMPs to protect these areas shall be shown on the plans. Sediment Control BMPs in these areas shall be enhanced beyond the City minimum requirements, to the satisfaction of the City Engineer, to minimize potential sediment runoff into these areas.			
41.	In conformance with the City's Water Quality Improvement Plan (WQIP) Strategies, sites with historical uses associated with higher levels of nutrients (e.g. project sites with an historical agricultural land use, project sites with known septic systems currently or previously installed onsite, etc.), shall implement enhanced BMPs, beyond the City minimum requirements, to reduce the potential for nutrient rich soils to discharge from the project site during construction, to the satisfaction of the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
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 the 1st Improvement Plan submittal	Engineering Dept.	
Prior to Improvement Plan Approval				
43.	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 Public Works Director. 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 Dept.	

ATTACHMENT A – EXHIBIT 2 MONTE VISTA RANCH II - PLOT PLAN/FSPOD No. 21-0045 CONDITIONS OF APPROVAL			
Project No.: Plot Plan/FSPOD No. 21-0045 (PA No. 21-0045)			
Applicant: Monte Vista Ranch II, LLC (Erik Lunde, Manager) - APN: 367-502-002, 367-502-003, 367-502-004			
~~City Council Original TTM Approval Date: December 15, 2021~~ **Planning Commission EOT #1 Approval Date: October 2, 2024**	~~Original PP 21-0045 Expiration Date - December 15, 2024~~ **New PP 21-0045 Expiration Date: December 15, 2027**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Prior to Issuance of Building Permits			
44.	The CC&R's required by the Planning Department in Planning Condition No. 23 of TTM NO. 38115 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. Educational Materials can be found online here: 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. 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.	Prior to Recordation of Final Map or First Building Permit	Public Works Dept.	
45.	Prior to issuance of a building permit, the developer shall ensure that a homeowner's association or property owner's association is established for the purpose of maintaining all private streets, common areas and private utilities. The association documents, including any necessary	Prior to Issuance of a Building Permit	Public Works Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Covenants, Conditions and Restrictions (CC&R's), shall be subject to the review and approval of the Public Works Department.			
46.	The developer/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.	
47.	Improvement plans 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	Building Dept. Engineering Dept.	
48.	The developer shall provide will serve letters from the appropriate utility agencies.	Prior to Issuance of a Building Permit	Building Dept.	
49.	The developer shall provide approval letter from Fire Department for fire water service.	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
50.	The developer shall install streetlights along project frontage, 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.	
51.	The developer 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.	
52.	The developer shall annex into CFD Service District 2013-1 to offset development related costs for maintenance and services.	Prior to Issuance of a Building Permit	Engineering Dept.	
53.	The developer/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.	
54.	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	Building Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
55.	The developer 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.	
56.	The developer 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 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	Public Works Dept.	
57.	Prior to issuance of a building permit, the developer shall post security guaranteeing the construction of all required public improvements. Said improvements shall include, but are not limited to, the following: a) All street facilities: 1. Summer Sage Way shall be improved to ultimate width to match existing adjacent improvements, along project frontage to half width plus 12', with transitions to 300' beyond project boundaries. Construction for Summer Sage Way improvements shall be completed prior to issuance of first building. 2. Monte Vista Drive shall be improved to ultimate width to match existing adjacent improvements, along project frontage to half width plus 12', with transitions to 300' beyond project boundaries. Construction for Monte Vista Drive improvements shall be completed prior to issuance of first building. b) All drainage facilities to serve the proposed development, and as outlined in the approved Hydrology Study.	Prior to Issuance of a Building Permit	Engineering Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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 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.			
58.	Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to, 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 Dept.	
59.	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 a Building Permit	Engineering Dept.	
Prior to Issuance of a Certificate of Occupancy				
60.	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.	Prior to Issuance of first Certificate of Occupancy	Engineering Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
61.	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 Dept.	
62.	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 Issuance of first Certificate of Occupancy	Engineering Dept.	
63.	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.		Engineering Dept.	
64.	The developer shall comply with the approved traffic study recommendations and all mitigation measures identified. Areas with potential site distance issues shall be remedied to the satisfaction of the City Engineer in the final engineering design process.		Engineering Dept.	
65.	Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.	Improvement Acceptance	Engineering Dept.	
66.	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 Issuance of first Certificate of Occupancy	Engineering Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	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 must comply with the special construction provisions contained in City of Wildomar Municipal Code and the California Building Code.	On-Going	Riverside County	
2.	Fire flow and hydrants: the applicant or 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.	On-Going	Riverside County	
3.	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. A fuel	On-Going	Fire Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	modification plan is required for this project. Landscape plans note that the project is not in a High Fire Area and a Fuel Modification Plan is not required; revise this note.			
4.	Fire hydrant system: provide a fire hydrant system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants must be spaced in accordance with the California Fire Code. Based on the plans submitted, hydrants may not meet California Fire Code requirements. Provide a plan showing approximate proposed locations of fire hydrants to ensure adequate spacing.	On-Going	Fire Department	
5.	Fire apparatus access: the California Fire Code requires fire apparatus access to within 150 feet of all portions of all buildings. Where apparatus access roads exceed 150 feet in length, an approved turnaround is required. Access to buildings is not shown to conform to CFC standards. Revise plans in accordance with CFC standards. Multi-family residential projects require two points of access/egress. Confirm that residents of Phase 2 will have unimpeded access and authorization to Phase 1 through the gate connecting the two phases, i.e. this is not for emergency access only.	On-Going	Fire Department	
BUILDING DEPARTMENT				
General Conditions				
1.	The design must be reviewed and stamped by an architect or engineer licensed in the State of California – (Business and Professions code Sections 5537, 5538 and 6737.1)	On-Going	Building Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
2.	A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2019 California Building Codes.	On-Going	Building Department	
3.	All grading shall conform to the 2019 California Building Code, and all other relevant laws, ordinances and resolutions governing grading as adopted by the City of Wildomar. The applicant shall obtain a grading permit from the Building & Safety Division prior to commencing any grading or site excavation.	On-Going	Building Department	
4.	Geotechnical and/or soils reports required in order to obtain a grading permit shall be submitted to the Building Official for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	On-Going	Building Department	
5.	All proposed work shall comply with the 2019 California Energy Code and all other relevant laws, ordinances and resolutions governing Energy conservation as adopted by the City of Wildomar.	On-Going	Building Department	
6.	Proposed project shall comply with the 2019 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Wildomar.	On-Going	Building Department	
7.	Proposed project shall be sprinklered and comply with all other relevant laws, ordinances and resolutions governing residential sprinklers as adopted by the City of Wildomar.	On-Going	Building Department	
8.	Building Department comments and conditions are subject to plan check. Comments are based on information provided.	On-Going	Building Department	

END

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☒ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 12/15/2021

APPLICATION NOS. PA 21-0045

PLANNER Matthew Bassi

SIGNATURE Matthew Bassi

INITIAL STUDY &

MITIGATED NEGATIVE DECLARATION

Monte Vista Ranch II Townhome Project

(Planning Application No. 21-0045)
(State Clearinghouse No. 2021080301)

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

August 2021

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APPENDICES

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2. **Appendix 2 –** Monte Vista Ranch Air Quality Impact Analysis, Urban Crossroads (May 27, 2021)
3. **Appendix 3 –** Monte Vista Ranch Air Toxic and Criteria Pollutant Health Risk Assessment, Urban Crossroads (May 27, 2021)
4. **Appendix 4 –** Department of the Army Nationwide Permit Verification Letter, Department of the Army (August 2, 2016)
5. **Appendix 5 –** Updated Cultural Resources Records Search, John Minch and Associates, Inc (April 19, 2013)
6. **Appendix 6 –** Updated Geotechnical Report, GeoTek, Inc. (June 23, 2021)
7. **Appendix 7** – Paleontological Survey, John Minch and Associates, Inc. (May 2003)
8. **Appendix 8 –** Monte Vista Ranch Greenhouse Gas Analysis, Urban Crossroads (May 27, 2021)
9. **Appendix 9 –** Phase I Environmental Site Assessment, GeoTek, Inc. (June 10, 2021)
10. **Appendix 10 –** Preliminary Project Specific Water Quality Management Plan (WQMP), K & A Engineering, Inc. (June 2021)
11. **Appendix 11** – Preliminary Drainage Report for Monte Vista Ranch Phase 2, K & A Engineering, Inc. (June 2021)
12. **Appendix 12** – Monte Vista Ranch Noise Impact Analysis, Urban Crossroads (May 28, 2021)
13. **Appendix 13** – Monte Vista Ranch Traffic Analysis, Urban Crossroads (May 17, 2021)
14. **Appendix 14** – Monte Vista Village Vehicle Miles Traveled (VMT) Analysis, Urban Crossroads (February 9, 2021)

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 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

The proposed project includes the construction of 64 townhomes and an 18,800-square-foot recreation center at Monte Vista Drive and Summer Sage Way.

Purpose and Project Overview

This Initial Study evaluates the proposed project which is being processed through the following development applications:

- **General Plan Amendment (GPA):** The project requires a General Plan Amendment from Business Park (BP) to High Density Residential (HDR, 8 – 14 units/acre).
- **Change of Zone (CZ):** The project requires a Change of Zone from C-O to R-3 to develop the townhomes.
- **Tentative Tract Map (TTM) No. 38155:** The project requires a Tentative Tract Map to subdivide the 6.47-acre site for condominium purposes.
- **Final Site Plan of Development (FSPOD):** The project requires a Final Site Plan of Development to construct a 64-unit townhome project and related amenities on a 6.47-acre site.

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.

II. EXISTING CONDITIONS

Project Site

Project Location

The vacant project site is at Monte Vista Drive and Summer Sage Way, Wildomar in Riverside County and encompasses Assessor's Parcel Number (APN): 367-502-002. The project site is generally located northeast of Interstate 15 (I-15). Regional and local vicinity maps of the project 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 vacant lots to the north, west, and south; residential uses are currently being constructed to the east of the site, and to the northeast of the site are single-family residences. Surrounding roadways that provide access to the site include Monte Vista Drive, Summer Sage Way, and Sunnybrook Drive.

Access

Regional access is provided by I-15, approximately 400 feet to the southwest of the site. Site access is provided from Monte Vista Drive and Summer Sage Way.

Physical Setting

The project site is approximately 6.47 acres. The project site is vacant with ruderal vegetation. The topography of the site is generally flat.

Conservation

The project site is not within a Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell (Riverside 2021).

Natural Hazards

No active faults are known to project through the project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault is the Wildomar Fault located about 1.1 miles to the southwest of the site (GeoTek 2021a). The project site is within a Very High Fire Hazard Severity Zone (VHFHSZ) (CALFIRE 2009), and therefore, mitigation measures have been included to mitigate potential impacts (see Executive Summary, below).

Regulatory Setting

The City of Wildomar General Plan designates this as Business Park (BP) with a zoning designation of C-O (Commercial Office). The proposed project would require the approval of a General Plan Amendment, Change of Zone, Tentative Tract Map No. 38155, and Final Site Plan of Development.

III. PROJECT DESCRIPTION

The proposed project would construct 64 two-story townhomes around the perimeter of the site, and an 18,800-square-foot recreation center in the center of the site as shown in **Figure 4,** Site Plan. A full-access driveway into the site would be provided at the southeast corner of the site, from Summer Sage Way; an internal roadway loop would provide internal circulation. As shown in **Figure 5**, Conceptual Elevations, the exterior of the proposed townhomes would be beige stucco with white wood siding, teal wood window shutters, and brown shingle roofing. The proposed townhomes would be 31.2 feet tall.

The proposed project would be constructed in a single phase with an opening year of 2023. The duration of construction activities associated with the project is estimated to be approximately 12 months. Construction activities would include site preparation, grading, construction of buildings, paving, and architectural coating. Earthwork activities are expected to balance onsite meaning that no import or export soils would be required.

The surrounding area, including along Monte Vista Drive, is already served by electricity provided by Southern California Edison (SCE) and natural gas infrastructure provided by the Southern California Gas Company. The proposed project would connect to the existing lines in the surrounding area. The proposed project would connect to the gravity line on Summer Sage Road adjacent to the project site.

Once occupied, the proposed project is expected to generate a total of 476 two-way trips per day with 30 AM peak hour trips and 36 PM peak hour trips.

The proposed development plans, including architectural renderings and elevations, are provided in **Appendix 1.**

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 Cultural Resources, Geology and Soils, Hazards and

Hazardous Materials, Tribal Cultural Resources, 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			
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 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 shall incorporate the recommendations of the Geotechnical Report prepared GeoTek, Inc. (**Appendix 6**) 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*			

Table ES-1 Project Impact and Mitigation Summary			
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?			
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 shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2019 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2019 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 2019 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*

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

Table ES-1 Project Impact and Mitigation Summary		
		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.

Table ES-1 Project Impact and Mitigation Summary	
	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.

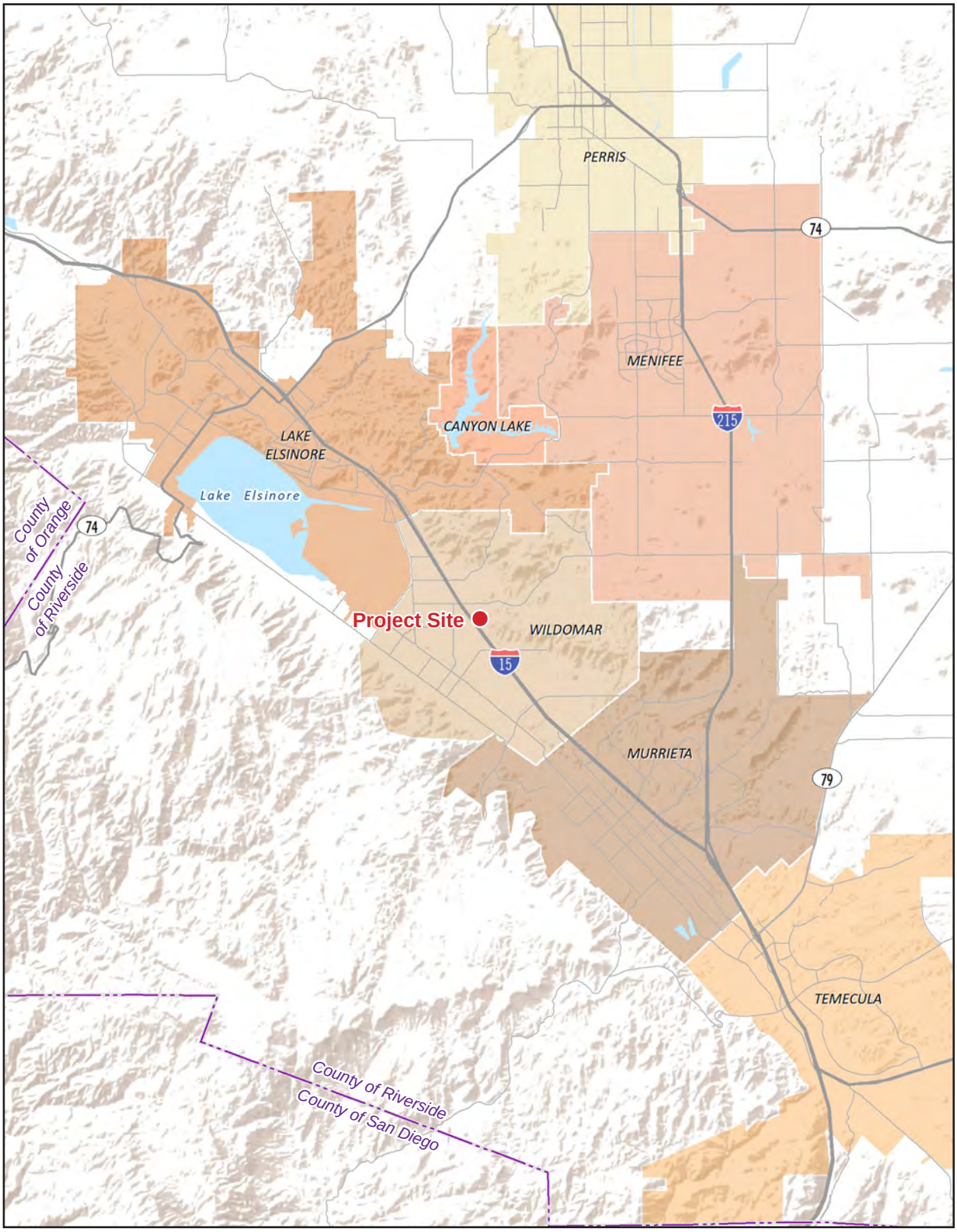
Timing/Implementation: During ground-disturbing activities

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

Table ES-1 Project Impact and Mitigation Summary			
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* Implementation of Mitigation Measure **CUL-1**.			
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.			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **TRI-1** through **TRI-7**, and **CUL-1.**			
20. Wildfire			
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **HAZ-1** and **HAZ-2**			
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?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant
Implement Mitigation Measures **HAZ-1** and **HAZ-2**			

Figure 1 - Regional Location

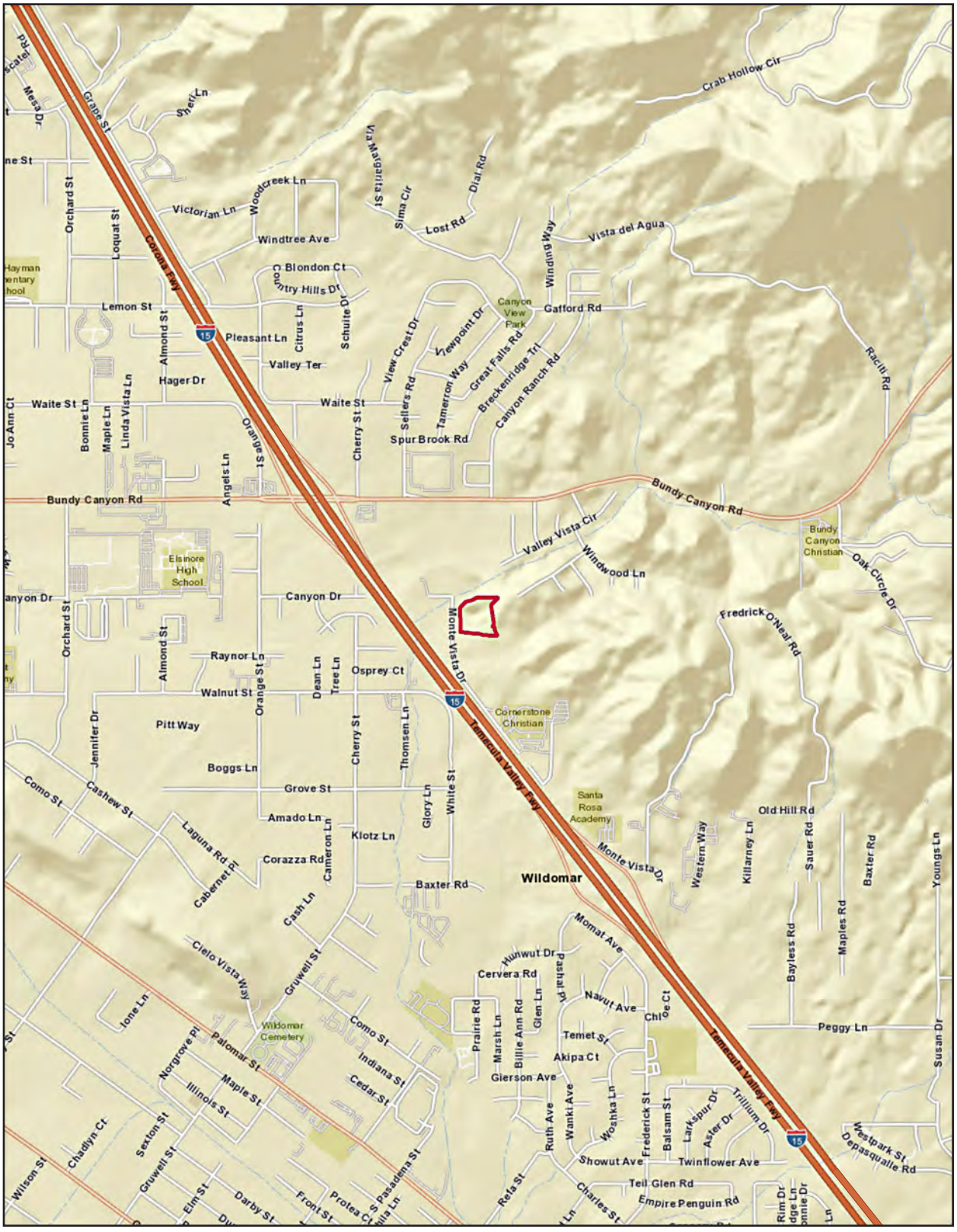


Note: Unincorporated county areas are shown in white.

Source: ESRI, 2021

0 3
Scale (Miles)

Figure 2 - Local Vicinity



Project Boundary

0 2,000
Scale (Feet)

Source: ESRI, 2021

PlaceWorks

Figure 3 - Aerial Photograph



Project Boundary

0 210
Scale (Feet)

Source: Nearmap, 2021

PlaceWorks

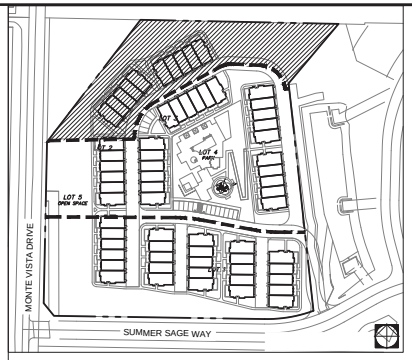
Figure 4 - Site Plan



0 125
Scale (Feet)

Source: bmla, 2021

Figure 5 - Conceptual Elevation



KEY MAP

HOA AND COMMON AREA PLANT PALETTE

SYMBOL	BOTANICAL / COMMON NAME	WATER USE
	TREES	
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	Medium
	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA CRAPE MYRTLE	Medium
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	Medium
	QUERCUS AGRIFOLIA COAST LIVE OAK	Low
	TRISTANIA CONFERTA BRISBANE BOX	Medium

UPRIGHT ACCENTS	
CUPRESSUS SEMPERVIRENS 'MONSHEL' TINY TOWER ITALIAN CYPRESS	Medium
DODONAEA VISCOSA 'PURPUREA' PURPLE LEAFED HOPSEED BUSH	Low
LAURUS NOBILIS SWEET BAY	Low
PODOCARPUS ELONGATUS 'MONMAL' TM ICEE BLUE YELLOW WOOD	Medium
PRUNUS CAROLINIANA 'MONUS' TM BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	Medium

SHRUBS- LARGE	
ALOE BAINESII TREE ALOE	Medium
ALYOGYNE HUEGELII BLUE HIBISCUS	Low
DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	Low
GREVILLEA X 'LONG JOHN' LONG JOHN GREVILLEA	Low
KNIPHOFIA UVARIA RED HOT POKER	Low
LAURUS NOBILIS SWEET BAY	Low
LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS JAPANESE PRIVET	Low - Medium
MELALEUCA NESOPHILA PINK MELALEUCA MULTI-TRUNK	Low

SHRUBS- MEDIUM	
ALOE STRIATA CORAL ALOE	Low
ANIGOZANTHOS FLAVIDUS KANGAROO PAW	Medium
BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	Very low - Low
BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	Low
BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' GREEN BEAUTY JAPANESE BOXWOOD	Medium
CISTUS X PURPUREUS ORCHID ROCKROSE	Low
DIANELLA TASMANICA 'SILVER STREAK' SILVER STREAK FLAX LILY	Medium
HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	Low
JUNCUS PATENS CALIFORNIA GRAY RUSH	Low
LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE GIANT WILD RYE	Low
MUHLENBERGIA RIGENS DEER GRASS	Low
ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE	Medium
ROSA X 'NOAMEL' TM FLOWER CARPET APPLEBLOSSOM GROUNDCOVER ROSE	Medium
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	Low - Medium
SALVIA CLEVELANDII CLEVELAND SAGE	Low
SALVIA LEUCANTHA MEXICAN BUSH SAGE	Low
SALVIA X 'BEE'S BLISS' BEE'S BLISS SAGE	Low
STRELITZIA REGINAE BIRD OF PARADISE	Low - Medium
WESTRINGIA FRUTICOSA 'WYNABBIE GEM' WYNABBIE GEM COAST ROSEMARY	Low

SHRUBS- SMALL	
CARISSA MACROCARPA 'NANA' DWARF NATAL PLUM	Medium
LANTANA MONTEVIDENSIS TRAILING LANTANA	Low - Medium
MYOPORUM PARVIFOLIUM 'PINK' TRAILING MYOPORUM	Low - Medium
PASPALUM VAGINATUM SEASHORE PASPALUM	Low
ROSMARINUS PROSTRATUS PROSTRATE ROSEMARY	Low
TRACHELOSPERMUM JASMINOIDES CHINESE STAR JASMINE	Medium



0 80
Scale (Feet)

Source: bmla, 2021

V. ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. Project Title:

Monte Vista Ranch II Townhome Project (Planning Application No. 21-0045)

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 at Monte Vista Drive and Summer Sage Way, and encompasses Assessor's Parcel Number (APN): 367-502-002.

5. Project Sponsor's Name and Address:

Erik Lunde, Monte Vista Ranch II, LLC., 1200 Quail Street, suite 220, Newport Beach, CA 92660

6. General Plan Designation:

Business Park (BP)

7. Zoning:

C-O (Commercial Office)

8. Description of Project:

The proposed project would construct 64 two-story townhomes around the perimeter of the site, and an 18,800-square-foot recreation center in the center of the site as shown in **Figure 4,** Site Plan. A full-access driveway into the site would be provided at the southeast corner of the site, from Summer Sage Way; an internal roadway loop would provide internal circulation. As shown in **Figure 5**, Conceptual Elevations, the exterior of the proposed townhomes would be beige stucco with white wood siding, teal wood window shutters, and brown shingle roofing. The proposed townhomes would be 31.2 feet tall.

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	Vacant Land	Medium High Density Residential (MHDR)	R-3(General Residential) and R-5 (Open Area Combining Zone, Residential Development)
South	Vacant Land	Business Park (BP)	R-R (Rural Residential)

ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
East	Vacant Land	Medium Density Residential (MDR)	R-1 (One-Family Dwellings)
West	Vacant Land	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial) and R-R (Rural Residential)

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 April 16, 2021, that have requested to be notified of projects pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 and Public Resources Code Section 21080.3.1. The City has completed consultations with Native American Tribes (please refer to section VI.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 C. Bassi, Planning Director — August 9, 2021 — 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.

Monte Vista Ranch II, LLC, Applicant — August 9, 2021 — 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. Construction of the proposed structures would alter the existing visual character of the area by removing naturally occurring vegetation from the site. Construction of the proposed project would not require the removal of any tree, rock outcropping, or historic building that has been recognized as a scenic resource; as shown in Figure 3, the project site is vacant and does not include any of these features. Scenic vistas and scenic backdrops in the project vicinity include views of the mountain ridgelines to the west. The height of the ridgelines ranges from approximately 4,000 feet above mean sea level (amsl) to 10,000 feet amsl. Views of the mountain ridgelines from the project site are visible above residences and trees.

The proposed project would construct 64 two-story townhomes around the perimeter of the site, and an 18,800-square-foot recreation center in the center of the site. The proposed townhomes would be 31.2 feet tall, and would consist of beige stucco, white wood siding, teal wood shutters, and brown shingle roofing. The elevation of the site ranges 1,440 feet above mean sea level (amsl) in the south to 1,550 feet amsl in the north. The site is vacant and surrounded by residential uses to the northeast and east of the site, and the proposed structures would not alter views of the surrounding mountain ridgelines and would not block any scenic view or resource. The project site would be graded to allow for the proposed buildings to be comparable in height to those surrounding the site, including the residential uses to the northeast and east of the site.

Views of the surrounding ridgelines extend across the length of the site from all viewpoints and the proposed project would obstruct a portion of views, however the obstruction would not occur from off site viewpoints. Therefore, implementation of the proposed project would not have a substantial adverse effect on a scenic vista, and this impact is less than significant.

b) No Impact. The nearest officially designated State Scenic Highway to the site is a portion of State Route (SR) 74, approximately 26 miles northeast (Wildomar 2003). The I-15, approximately 370 feet west of the project site, is listed as an eligible State Scenic Highway, but is not officially designated (Wildomar 2003). Additionally, construction of the proposed project would not require the removal of any tree, rock outcropping, or historic building that has been recognized as a scenic resources; as shown in Figure 3, the project site is vacant and does not include any of these features. Therefore, there are no impacts to scenic resources within a State Scenic Highway.

c) Less Than Significant Impact. The project site, which is vacant with ruderal/weedy vegetation, is in an urbanized area. The surrounding area consists of vacant lots to the north, south, and west; and single-family residences to the northeast and east.

The proposed project would be compatible with the existing development pattern and character in the surrounding area, with building materials and colors that complement the existing development on nearby properties, such as the single-family homes to the northeast that have white and beige exteriors; planned development within the project area, as with the proposed project, would be required to comply with the Multiple Family Design Standards. Furthermore, design of the proposed project will be reviewed by the Planning Commission who will determine whether the proposed project is consistent with design of other land uses in the vicinity. While the Planning Commission will make the final decision on compatibility, from the evidence in the record, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. This impact is less than significant.

d) Less Than Significant Impact. The proposed project would result in construction of townhomes, and would include parking spaces that could result in an increase in glare and nighttime lighting. Sources of new and increased nighttime lighting and illumination include, but are not limited to, lights associated with vehicular travel (e.g., car headlights), parking lot lights, exterior lighting for the recreation center and townhomes, and security-related lighting. Chapter 8.64, Light Pollution, of the City's Municipal Code establishes limits on the types of fixtures and size of bulbs for all aspects of development. Compliance with the ordinance, which is verified as part of building permit application review and then prior to occupancy to ensure correct installation and operation would result in a less than significant impact on nighttime light pollution. Moreover, consistent with the City's lighting standards (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.

Per the City of Wildomar Municipal Code Section 8.64.090, all light fixtures installed along the perimeter would include aluminum housing to eliminate the spillover of light pollution onto streets and neighboring properties. The light fixtures would be reviewed on the development plan and verified during building and site inspections to ensure compliance with the ordinance. The project would not adversely affect day or nighttime views in the area, and the project would not contribute to night sky and would comply with the Wildomar development standards. 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) Less Than Significant Impact. The southeastern portion of the site is designated as Farmland of Local Importance; however, the State Farmland Mapping and Monitoring Program (FMMP) does not designate the site as Prime, Unique, or Farmland of Statewide Importance (CDC 2016). The proposed project would construct non-agricultural uses on Farmland of Local Importance uses; however, as the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, impacts would be less than significant.

b) No Impact. There is no land zoned for agricultural use and there are no Williamson Act contracts on the project site. Therefore, no impact would occur.

c) No Impact. The project site is not designated as forestland or timberland, and there is no forestland or timberland adjacent to these sites. Therefore, no impact would occur.

d) No Impact. The project site does not contain forestland, nor is the project site zoned as forestland. 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. 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 Assessment was prepared by Urban Crossroads on May 27, 2021 (2021a) which identifies the proposed project's air quality impacts (see **Appendix 2**). A Health Risk Assessment was prepared by Urban Crossroads on May 27, 2021 (2021b) (see **Appendix 3**).

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 (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 South Coast AQMD has adopted the 2016 Air Quality Management Plan (AQMP). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2016 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 2016 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2016–2040 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. The proposed project's regional and localized construction-source and operational activity emissions would not exceed applicable regional significance threshold and LST thresholds. Therefore, the proposed project is determined to be consistent with the first criterion and impacts would be less than significant.

Consistency Criterion 2

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities.

Per the City's General Plan, the project site is designated for Business Park uses. The Business Park land use designation allows for the development of employee intensive uses including research and development, technology centers, corporate offices, "clean" industry and supporting retail uses.

The proposed project land use and development is not consistent with the land use designation in the General Plan, and the proposed project would require a General Plan Amendment. However, since the proposed project's construction and operational regional and localized emissions do not exceed the thresholds of significance, the proposed project would not cause an exceedance of an air quality violation. It should also be noted that the residential use proposed by the project would generate less traffic and consequently fewer emissions than if the project site were developed consistent with the Business Park land use which would generate more trips and consequently more emissions than the proposed project.

On the basis of the preceding discussion, the proposed project is determined to 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 proposed project would result in emissions of VOCs, NO_x, SO_x, CO, PM_{10}, and $PM_{2.5}$. The proposed earthwork activities are expected to balance onsite, and no import or export of soils would be required; construction is expected to last 12 months. Construction-related

emissions are expected from the following construction activities: site preparation, grading, building construction, paving, and architectural coating. As shown in **Table 3-1**, Project Construction Emissions Summary – Without Mitigation, emissions resulting from the proposed project's construction would not exceed criteria pollutant thresholds established by the 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 Emissions Summary – Without Mitigation

Year	Emissions (lbs/day)					
	VOC	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Summer						
2021	5.43	60.93	22.54	0.06	11.97	6.59
2022	24.55	18.73	20.82	0.04	2.01	1.12
Winter						
2021	5.43	60.93	22.41	0.06	11.97	6.59
2022	24.55	18.72	20.28	0.04	2.01	1.12
Maximum Daily Emissions	**24.55**	**60.93**	**22.54**	**0.06**	**11.97**	**6.59**
South Coast AQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Source: Urban Crossroads 2021a						

Operational Emissions

Operational activities associated with the proposed project would result in emissions of VOC_s, NO_x, SO_x, CO, PM_{10}, and $PM_{2.5}$. Operational emissions would be expected from the following primary sources: area source emissions, energy source emissions, and mobile source emissions.

As shown in **Table 3-2**, Summary of Peak Operational Emissions – Without Mitigation, the proposed project's daily regional emissions from on-going operations would not exceed any of the thresholds of significance. 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 Peak Operational Emissions – Without Mitigation

Year	Emissions (lbs/day)					
	VOC	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Summer						
Area Source	1.73	1.14	5.84	7.17E-03	0.12	0.12
Energy Source	0.02	0.17	0.07	1.10E-03	0.01	0.01
Mobile Source	1.21	3.31	12.04	0.04	3.89	1.07
Total Maximum Daily Emissions	**2.97**	**4.63**	**17.95**	**0.05**	**4.02**	**1.20**
South Coast AQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Winter						
Area Source	1.73	1.14	5.84	7.17E-03	0.12	0.12

Energy Source	0.02	0.17	0.07	1.10E-03	0.01	0.01
Mobile Source	1.16	3.48	10.81	0.04	3.89	1.07
Total Maximum Daily Emissions	**2.91**	**4.79**	**16.72**	**0.05**	**4.02**	**1.20**
South Coast AQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Source: Urban Crossroads 2021a						

c) Less Than Significant Impact. The proposed project would not expose sensitive receptors to 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 CAAQS at the nearest residence or sensitive receptor.

Localized Construction Impacts

Table 3-3, Project Localized Construction Emissions – Without Mitigation, identifies the localized impacts at the nearest receptor location in the vicinity of the project. The localized construction emissions would not exceed the applicable South Coast AQMD LSTs for emissions of any criteria pollutant. Impacts would be less than significant.

Table 3-3 Project Localized Construction Emissions – Without Mitigation				
On-site Emissions	**Emissions (lbs/day)**			
	NO_x	**CO**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation				
Maximum Daily Emissions	**60.79**	**21.85**	**11.76**	**6.53**
South Coast AQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Grading				
Maximum Daily Emissions	**39.95**	**16.38**	**6.03**	**3.00**
South Coast AQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Building Construction				
Maximum Daily Emissions	**18.75**	**17.67**	**1.03**	**0.96**
South Coast AQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Paving				
Maximum Daily Emissions	**11.12**	**14.58**	**0.57**	**0.52**
South Coast AQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Architectural Coating				
Maximum Daily Emissions	**1.88**	**2.42**	**0.11**	**0.11**
South Coast AQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Source: Urban Crossroads 2021a				

Localized Operational Impacts

The development of the proposed project would include residential uses. According to South Coast AQMD LST Methodology, LSTs would apply to the operational phase of a proposed project if the project includes stationary sources or attracted mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses and therefore, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Impacts would be less than significant.

Carbon Monoxide Hotspots

An adverse CO concentration, known as a "hot spot," would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO "hot spot" analysis was conducted in 2004 for four busy 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 ambient 1-hour and 8-hour CO concentration within the project study area is estimated to be 1.6 ppm and 0.7 ppm, respectively. Therefore, even if the traffic volumes for the proposed project were double or even triple of the traffic volumes generated at the Long Beach Boulevard and Imperial Highway intersection in Los Angeles (3.1 ppm at 1-hour and 9.3 ppm at 8-hour CO concentration), coupled with the ongoing improvements in ambient air quality, the proposed project would not be capable of resulting in a CO "hot spot" at any study area intersections.

As shown in **Table 3-4**, Opening Year Cumulative (2023) with Project Traffic Volumes, the highest trips on a segment of road for the proposed project is 679 vehicles per hour on Monte Vista Drive and Summer Sage Drive. As such, project-related traffic volumes are less than the traffic volumes identified in the 2003 AQMP. The proposed project considered herein would not produce the volume of traffic required to generate a CO "hot spot" either in the context of the 2003 Los Angeles hot spot study or based on representative Bay Area Air Quality Management District (BAAQMD) CO threshold considerations. Localized air quality impacts related to mobile-source emissions would be less than significant.

Table 3-4 Opening Year Cumulative (2023) with Project Traffic Volumes

Intersection Location	Peak Traffic Volumes (vph)				
	Eastbound (AM/PM)	Westbound (AM/PM)	Southbound (AM/PM)	Northbound (AM/PM)	Total (AM/PM)
Monte Vista Dr/Summer Sage Dr	214/197	406/232	0/0	60/32	679/460
Driveway 1/Summer Sage Dr	0/0	23/13	51/48	36/18	110/79

Source: Urban Crossroads 2021a
vph = vehicles per hour

Health Risk Assessment

CEQA evaluates a proposed project's impact on the environment, and not the environment on a proposed project. The health risk assessment presented below is for informational purposes only.

For carcinogenic exposures resulting from exposures to toxics from the I-15, the summation of risk for the maximum exposed residential receptor totaled 1.81 in one million and will not exceed the South Coast AQMD significance threshold of 10 in one million. For chronic noncarcinogenic effects, the hazard index for each toxicological endpoint totaled less than one. For acute exposures, the hazard indices for

the identified averaging times did not exceed unity. Therefore, noncarcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur (Urban Crossroads 2021b).

For the maximum exposed residential receptor, results of the analysis predicted freeway emissions would produce PM_{10} concentrations of 0.27 µg/m3 and 0.19 µg/m3 for the 24-hour and annual averaging times. These values would not exceed the South Coast AQMD significance thresholds of 2.5 µg/m3 and 1.0 µg/m3, respectively.

For $PM_{2.5}$, a maximum 24-hour average concentration of 0.18 µg/m3 was predicted. This value also would not exceed the identified significance threshold of 2.5 µg/m3.

The maximum modeled 1-hour average concentration for CO of 0.03 parts per million (ppm), when added to an existing background concentration of 1.6 ppm, would equal a total Project concentration of 1.63 ppm. This would not cause an exceedance of the CAAQS of 20 ppm. For the 8-hour averaging time, the maximum predicted concentration of 0.02 ppm, when added to an existing background level of 0.8 ppm, would equal a total Project concentration of 0.82 ppm. This would not cause an exceedance of the CAAQS of 9 ppm.

For NO_2, a maximum one-hour concentration of 0.003 ppm was predicted. This concentration, when added to a background concentration of 0.049 ppm, would equal a total Project concentration of 0.051 ppm. This would not cause an exceedance of the CAAQS of 0.18 ppm.

Short duration (i.e., 1- and 8-hour) exposures associated with both toxic and criteria pollutants are within acceptable limits. As such, less than significant impacts are anticipated to residents who would access and utilize outdoor amenities.

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 the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) 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?			✓	

The Department of the Army Nationwide Permit Verification letter was sent on August 2, 2016, and is included as **Appendix 4**.

DISCUSSION

a) Less Than Significant Impact. The project site is not within a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell, but is within a Stephens' Kangaroo Rat Plan Fee Area (Riverside 2021) and the MSHCP Fee Area. The project site is vacant and includes ruderal vegetation. The United State Fish and Wildlife Service (USFWS) determined that the project activities are not likely to result in adverse impacts to Coastal California gnatcatchers or Stephens' kangaroo rats (U.S.

Army Corps of Engineers 2016). Additionally, given the site's proximity to I-15, approximately 400 feet southwest, the project site is not suitable habitat for sensitive species. Impacts would be less than significant.

b) Less Than Significant Impact. Riparian habitats occur along the banks of rivers and streams. The project site does not have riparian habitats onsite (USFWS 2021). Impacts would be less than significant.

c) Less Than Significant Impact. There are no wetlands on the project site, however, there is a riverine habitat approximately 155 feet northwest of the site (USFWS 2021). Impacts would be less than significant.

d) Less Than Significant Impact. 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 project site is not within any MSHCP core areas, linkages, or wildlife corridors.

The proposed project would require ground disturbances across the entire site. The surrounding vacant areas would remain accessible to wildlife and would continue to serve as a movement or migratory corridor. Therefore, impacts would be less than significant.

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. 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 proposed project would be consistent with Sections 6.1.2, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, 6.3.2, Additional Survey Needs and Procedures, and 6.1.4, Guidelines Pertaining to the Urban/Wildlands Interface, of the MSHCP. There are no riverine/riparian areas or vernal pools on the site, the site is not within a Criteria Cell, and the site is vacant with ruderal vegetation. With Implementation of standard conditions and requirements, 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 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

None required.

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?		✓		

An Updated Cultural Resources Records Search for the 39.5-acre Monte Vista Project by John Minch and Associates (JMA), Inc. on April 19, 2013 (see **Appendix 5**).

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.

The project site is vacant. The Cultural Resources Records Search indicated that the site is not listed on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), or California Points of Historical Interest (CPHI). Additionally, the Cultural Resources Records Search stated that there are no resources that have been recorded with a one-mile radius of the site (JMA 2013). As the site is vacant, the proposed project would not damage historic resources. 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 Cultural Resources Records Search stated that there are no prehistoric or historic archaeological sites on the project site, however, six archaeological sites have been recorded within a one-mile radius of the site.

The proposed project would require connections to utility lines, ground clearing, excavation, grading, and other construction and ground disturbing activities. Therefore, there is some possibility that prehistoric and/or historic archaeological resources could be buried in site soils and could be damaged by project ground-disturbing activities. Mitigation measures **TRI-1** through **TRI-7** (see VI. 19, Tribal Cultural Resources) would ensure that any archaeological resources discovered on site during

construction 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, and would reduce impacts to a less than significant level.

c) Less Than Significant Impact with Mitigation Incorporated. The proposed project would involve grading and excavation below the surface. California Health and Safety Code Section 70520.5 requires that in the event that human remains are discovered within the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the 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?			✓	

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 surrounding area is already served by electricity provided by Southern California Edison (SCE) and natural gas infrastructure provided by the Southern California Gas Company. The proposed project would connect to the gas existing lines on Monte Vista Drive. The electric and gas lines in the area are sized for a commercial office project, and the proposed project is expected to use less electricity than would be required for a commercial office development. Therefore, there is adequate infrastructure capacity in the vicinity of the site that would be available to accommodate the electricity and natural gas demand for construction activities and would not require additional or expanded infrastructure.

The construction contractors would minimize idling of construction equipment during construction as required by state law (see section VI.3, Air Quality). 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.

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. 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 residential uses, and would not result in an excessive consumption of energy compared to other similar uses.

Electricity

In 2019, the latest year for which data is available, SCE provided over 105,162 GWh of electricity to its customers (CEC 2020). Prior to final building plan submittal, the project applicant 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 2019 Title 24 standards, the project's electricity demand would not result in significant impacts. Therefore, impacts are less than significant.

Natural Gas

The project would construct new facilities at the project site that would result in an increase in gas demands. The use of natural gas would be limited to building heating. Parking lots do not generate demand for natural gas. Therefore, impacts are less than significant.

Renewable Energy

Project development would not interfere with 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 will decrease from current emission estimates.

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 site would come from delivery vehicles, maintenance vehicles, and residents that would primarily use diesel fuel and/or gasoline. The use of energy resources by these vehicles would be temporary and would fluctuate throughout the lifespan of the project. The Traffic Impact Analysis prepared for the proposed project (see **Appendix 13**), shows that the proposed project is expected to generate a total of 476 two-way trips per day with 30 AM peak hour trips and 36 PM peak hour trips. Therefore, the impacts are considered 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). 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 City of Wildomar does not have its own renewable energy plan; however, the City does encourage the use of renewable energy via solar panels, recycling, etc. The proposed project would be subject to 2019 Title 24, Part 6, standards, which sets standards that improve energy efficiency of newly constructed 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 disposal. 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?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

GeoTek, Inc. prepared a Geotechnical report on June 23, 2021, for the proposed project which is included as **Appendix 6** (GeoTek 2021a). John Minch and Associates, Inc. (JMA) prepared a Paleontological Survey in May 2003 included as **Appendix 7**.

DISCUSSION

a)

i) **Less Than Significant Impact with Mitigation Incorporated**. According to the Geotechnical Report, the site is in a seismically active region. No active fault or potentially active fault is

known to exist at this site nor is the site situated within a State of California designated "Alquist-Priolo" Earthquake Fault Zone. The nearest known active fault to the site is the Wildomar Fault approximately 1.1 miles southwest. The potential for surface rupture is considered to be very low. Additionally, compliance with seismic design criteria contained in the California Building Code (CBC) would minimize impacts to the extent feasible. However, because the project site is located within a seismically active region, Mitigation Measure **GEO-1**, which states that the project applicant shall incorporate all recommendations made in the geotechnical report, or directed by the geotechnical engineer such as, temporary excavations, grading, utility trench backfill, foundation and concrete slab-on-grade, concrete flatwork, conventional retaining walls, lateral loading, preliminary pavement, will be implemented which would reduce impacts to less than significant.

ii) **Less Than Significant Impact with Mitigation Incorporated.** The site structures are subject to moderate to strong seismic shaking as the project site is in the seismically active area of southern California. Structures must also be designed and constructed to resist the effects of seismic ground motions as outlined in the 2019 California Building Code Section 1613. After implementation of Mitigation Measure **GEO-1,** which states that the project applicant shall incorporate all recommendations made in the geotechnical report, the impacts will be less than significant.

iii) **Less Than Significant Impact.** According to the Geotechnical Report, due to the presence of shallow bedrock, the recommended remedial grading, and the absence of shallow groundwater, the potential for soil liquefaction during a seismic event is negligible. Therefore, the potential for liquefaction is less than significant.

iv) **No Impact.** According to the General Plan, landslides are not mapped on the site. Therefore, no impact would occur.

b) Less Than Significant Impact with Mitigation Incorporated. Construction of the proposed project may result in soil erosion because grading and construction can loosen surface soils and make soils susceptible to the effects of wind and water movement across the surface. 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 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 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 will 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 VI.10, Hydrology and Water Quality.

As indicated by the geotechnical report, after all undocumented fill is removed and native materials are uncovered, all topsoil, alluvium, colluvium, and highly weathered bedrock with the project site or any areas to receive engineered fill should be removed to expose competent native materials. Additionally, proper vegetative cover is recommended for all completed slopes to reduce the potential for significant slope erosion. Compliance with the recommendations of the geotechnical report for cut and fill during construction (Mitigation Measure **GEO-1**) would reduce impacts to less than significant.

Compliance with the CBC and the NPDES would minimize effects from erosion. Additionally, compliance with Wildomar Municipal Code Chapter 13.12 and NPDES requirements would result in less than significant impacts related to soil erosion. Therefore, project impacts to erosion and topsoil would be mitigated to less than significant.

c) Less Than Significant Impact with Mitigation Incorporated. See Issues a.iii) and a.iv). The project site is not at risk for landslide, and risk of liquefaction is negligible. Groundwater was not encountered in any exploratory excavations to the maximum depth of 35.5 feet below existing grade during drilling; it is estimated that the depth to groundwater is greater than 50 feet below grade, if present at all. As groundwater is not expected to impact the planned development, and therefore, the probability of collapse or subsidence are low.

Implementation of CBC and other related construction standards apply seismic requirements and address certain grading activities. 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 are less than significant with mitigation incorporated**.**

d) Less Than Significant Impact with Mitigation Incorporated. It was determined that onsite materials have a "very low" expansion potential. However, implementation of Mitigation Measure **GEO-1** would ensure impacts are reduced to a less than significant level. Mitigation Measure **GEO-1** states that the project applicant shall follow all recommendations made in the Geotechnical Report.

e) No Impact. The proposed project will connect to the Elsinore Valley Municipal Water District (EVMWD) and 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 past life on earth such as bones, shells, leaves, tracks, burrows, and impressions. According to the Paleontological Survey, a reconnaissance walk over the site did not uncover any vertebrate fossil remains. The Pauba Formation is the rock unit which may underlie the site; literature indicates that the Pauba Formation contains fossil localities in areas south of the site. Numerous Pauba Formation localities containing a diverse vertebrate fauna occur within a few miles of the site. These localities contain mastodon, mammoth, horse, camel, sloth, and numerous other types of vertebrates. No published fossil localities are listed on the site. With the implementation of Mitigation Measure **GEO-2**, impacts would be 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 shall incorporate the recommendations of the Geotechnical Report prepared GeoTek, Inc. (**Appendix 6**) 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. Salvage operations shall be initiated by the Certified Paelontologist 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?			✓	

A Greenhouse Gas Emissions Analysis was prepared by Urban Crossroads on May 27, 2021 (2021c) (see **Appendix 8**). The analysis was prepared to evaluate the potential for the proposed project to contribute to greenhouse gas emissions.

DISCUSSION

a) Less Than Significant Impact. According to **Table 8-1**, Proposed Project GHG Emissions, the proposed project would result in a net total of approximately 813.05 $MTCO_2$/year, and would not exceed the South Coast AQMD and City's screening threshold of 3,000 $MTCO_s$/year. Therefore, the proposed project would not have the potential to result in a cumulatively impact with respect to GHG emissions. Therefore, impacts would be less than significant.

Table 8-1 Proposed Project GHG Emissions

Emission Source	Emissions (MT/yr)			
	CO_2	**CH_4**	**N_2O**	**Total CO_2e**
Annual construction-related emissions amortized over 30 years	16.18	0.00	0.00	16.25
Area Source	16.71	1.36E-03	2.90E-04	16.83
Energy Source	106.41	3.62E-03	1.30E-03	106.89
Mobile Source	630.41	0.02	0.00	631.01
Waste	6.07	0.36	0.00	15.04
Water Usage	22.53	0.14	3.45E-03	27.03
Total CO_2e (All sources)	**813.05**			
Source: Urban Crossroads 2021c				

b) Less Than Significant Impact.

SB 32/2017 Scoping Plan Consistency

The 2017 Scoping Plan Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. Table 8-2, 2017 Scoping Plan Consistency Summary, summarizes the proposed project's consistency with the 2017 Scoping Plan. As summarized, the proposed project would not conflict with any of the provisions of the Scoping Plan and in fact supports seven of the action categories.

Table 8-2 2017 Scoping Plan Consistency Summary		
Action	Responsible Parties	Consistency
Implement SB 350 by 2030		
Increase the Renewables Portfolio Standard to 50% of retail sales by 2030 and ensure grid reliability.	CPUC, CEC, CARB	**Consistent.** The proposed project would use energy from Southern California Edison (SCE). SCE has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources. The proposed project would not interfere with or obstruct SCE energy source diversification efforts.
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.		**Consistent.** The proposed project would be constructed in compliance with current California Building Code requirements. Specifically, new buildings must achieve compliance with 2019 Building and Energy Efficiency Standards and the 2019 California Green Building Standards requirements. The proposed project includes energy efficient lighting and fixtures that meet the current Title 24 Standards throughout the project site and would be a modern development with energy efficient boilers, heaters, and air conditioning systems.
Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in Integrated Resource Planning (IRP) to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions reductions planning targets through a combination of measures as described in IRPs.		**Consistent.** The proposed project would be constructed in compliance with current California Building Code requirements. Specifically, new buildings must achieve compliance with 2019 Building and Energy Efficiency Standards and the 2019 California Green Building Standards requirements. The proposed project includes energy efficient lighting and fixtures that meet the current Title 24 Standards throughout the project site and would be a modern development with energy efficient boilers, heaters, and air conditioning systems.
Implement Mobile Source Strategy (Cleaner Technology and Fuels)		
At least 1.5 million zero emissions and plug-in hybrid light-duty EV by 2025.	CARB, California State Transportation Agency (CalSTA), Strategic Growth Council (SGC), California Department of Transportation (Caltrans), CEC, OPR, Local Agencies	**Consistent.** This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2025 targets. As this is a CARB enforced standard, vehicles that access the project site are required to comply with the standards and will therefore comply with the strategy.

Table 8-2 2017 Scoping Plan Consistency Summary		
Action	Responsible Parties	Consistency
At least 4.2 million zero emission and plug-in hybrid light-duty EV by 2030.		**Consistent.** This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2030 targets. As this is a CARB enforced standard, vehicles that access the project site are required to comply with the standards and will therefore comply with the strategy.
Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.		**Consistent.** This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB efforts to further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations. As this is a CARB enforced standard, vehicles that access the site are required to comply with the standards and will therefore comply with the strategy.
Medium- and Heavy-Duty GHG Phase 2.		**Consistent.** This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB efforts to implement Medium- and Heavy-Duty GHG Phase 2. As this is a CARB enforced standard, vehicles that access the project site are required to comply with the standards and will therefore comply with the strategy.
Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20% of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100% of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, met the optional heavy-duty low-NO_x standard.		**Consistent.** This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB efforts to improve transit-source emissions.
Last Mile Delivery: New regulation that would result in the use of low NO_x 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% of new Class 3-7 truck sales in local fleets starting in 2020, increasing to 10% in 2025 and remaining flat through 2030.		**Consistent.** This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB efforts to improve last mile delivery emissions.

Table 8-2 2017 Scoping Plan Consistency Summary		
Action	Responsible Parties	Consistency
Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document "Potential VMT Reduction Strategies for Discussion."		**Consistent.** This proposed project would not obstruct or interfere with implementation of SB 375 and would therefore not conflict with this measure.
Increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).	CARB	**Consistent.** This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB efforts to increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).
Harmonize project performance with emissions reductions and increase competitiveness of transit active transportation modes (e.g., via guideline documents, funding programs, project selection, etc.).	CalSTA, SGC, OPR, CARB, Governor's Office of Business and Economic Development (GO-Biz), California Infrastructure and Economic Development Bank (IBank), Department of Finance (DOF), California Transportation Commission (CTC), Caltrans	**Consistent.** Although this is directed towards CARB and Caltrans, the proposed project would be designed to promote and support pedestrian activity onsite and in the project site area.
By 2019, develop pricing policies to support low-GHG transportation (e.g. low-emission vehicle zones for heavy duty, road user, parking pricing, transit discounts).	CalSTA, Caltrnas, CTC, OPR, SGC, CARB	**Consistent.** The proposed project would not obstruct or interfere with agency efforts to develop pricing policies to support low-GHG transportation.
Implement California Sustainable Freight Action Plan		
Improve freight system efficiency.	CalSTA, CalEPA, CNRA, CARB, Caltrans, CEC, GO-Biz.	**Consistent**. This measure would apply to all trucks accessing the project site, this may include existing trucks or new trucks that are part of the statewide goods movement sector.
Deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.		**Consistent.** The Project would not obstruct or interfere with agency efforts to deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.

Table 8-2 2017 Scoping Plan Consistency Summary		
Action	Responsible Parties	Consistency
Adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.	CARB	**Consistent.** When adopted, this measure would apply to all fuel purchased and used by the proposed project in the state. The proposed project would not obstruct or interfere with agency efforts to adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.
Implement the Short-Lived Climate Pollutant Strategy (SLPS) by 2030		
40% reduction in CH_4 and hydrofluorocarbon emissions below 2013 levels.	CARB, CalRecycle, CDFA, SWRCB, Local Air Districts	**Consistent.** The proposed project would be required to comply with this measure and reduce any project-source SLPS emissions accordingly. The proposed project would not obstruct or interfere agency efforts to reduce SLPS emissions.
50% reduction in black carbon emissions below 2013 levels.		
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	CARB, CalRecycle, CDFA, SWRCB, Local Air Districts	**Consistent.** The proposed project would implement waste reduction and recycling measures consistent with State and County requirements. The proposed project would not obstruct or interfere agency efforts to support organic waste landfill reduction goals in the SLCP and SB 1383.
Implement the post-2020 Cap-and-Trade Program with declining annual caps.	CARB	**Consistent.** The proposed project would be required to comply with any applicable Cap-and-Trade Program provisions.
By 2018, develop Integrated Natural and Working Lands Implementation Plan to secure California's land base as a net carbon sink.		
Protect land from conversion through conversion easements and other incentives.	CNRA, Departments within CDFA, CalEPA, CARB	**Consistent.** The proposed project would not obstruct or interfere agency efforts to protect land from conversion through conservation easements and other incentives.
Increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.		**Consistent**. The Project site is vacant disturbed property and does not comprise an area that would effectively provide for carbon sequestration. The Project would not obstruct or interfere agency efforts to increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.
Utilize wood and agricultural products to increase the amount of carbon stored in the natural and built environments.		**Consistent.** Where appropriate, project designs will incorporate wood or wood products. The proposed project would not obstruct or interfere agency efforts to encourage use of wood and agricultural products to increase the amount of carbon stored in the natural and built environments.

Table 8-2 2017 Scoping Plan Consistency Summary		
Action	Responsible Parties	Consistency
Establish scenario projections to serve as the foundation for the Implementation Plan.		**Consistent.** The proposed project would not obstruct or interfere agency efforts to establish scenario projections to serve as the foundation for the Implementation Plan.
Establish a carbon accounting framework for natural and working lands as described in SB 859 by 2018.	CARB	**Consistent.** The proposed project would not obstruct or interfere agency efforts to establish a carbon accounting framework for natural and working lands as described in SB 859 by 2018.
Implement Forest Carbon Plan	CNRA, California Department of Forestry and Fire Protection (CALFIRE), CalEPA	**Consistent.** The proposed project would not obstruct or interfere agency efforts to implement the Forest Carbon Plan.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.	State and Local Agencies	**Consistent.** The proposed project would not obstruct or interfere agency efforts to identify and expand funding and financing mechanisms to support GHG reductions across all sectors.
Source: Urban Crossroads 2021c		

As shown above, the proposed project would not conflict with any of the 2017 Scoping Plan elements as any regulations adopted would apply directly or indirectly to the proposed project. Further, recent studies show that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40 percent below 1990 levels by 2030.

Consistency with 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. The specific goals and actions that are applicable to the proposed project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. 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. The proposed project would be required to include all mandatory green building measures for new developments under the CALGreen Code, which would require that the new buildings reduce water consumption, employ building commissioning to increase building system materials. In addition, the City requires that all landscaping comply with water efficient landscaping requirements. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed project. The proposed project would be compliant with the goal and objectives set forth in the WRCOG's Subregional CAP with implementation of applicable requirements of California building Code Title 24 and the CALGreen Code. Therefore, the proposed project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs.

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 (ESA) was prepared by GeoTek, Inc. on June 10, 2021 (GeoTek 2021b), which can be found in **Appendix 9**.

DISCUSSION

a) Less Than Significant Impact. The proposed project would involve 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, storage, and disposal of these materials would 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. The proposed project would operate as residential uses where project maintenance may require the use of cleaners, solvents, paints, and other custodial products that are potentially hazardous. The amount of cleaning materials would be to use on site for local cleaning, clearly labeled, and stored in compliance with state

and federal requirements. With exercise of normal safety practices, the project would not create substantial hazards to the public or the environment.

The proposed project is 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 ensuring consistency with 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. The principal findings of the Phase I ESA report indicated that there are no environmental conditions in connection with the site.

As a requirement of the SWPPP and NPDES, construction projects maintain supplies onsite for containing and cleaning small spills of hazardous materials, and have a defined process for addressing spills. Construction would also use equipment that would bring hazardous materials to the project site, including diesel, gasoline, paints, solvents, cement, and asphalt. However, construction activities would be conducted in accordance with the SWPPP as part of the NPDES permit. 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 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. 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 and the potential for accident or upset is less than significant.

c) Less Than Significant Impact. The Cornerstone Christian School is 0.25-mile southeast of the project site. Operation of the proposed project would not generate hazardous emissions or require the handling of acutely hazardous materials, substances, or waste. Project operations would involve the use of potentially hazardous materials (e.g. solvents, cleaning agents, pesticides); when used correctly, these would not result in a significant hazard to residents or workers in the project vicinity. Therefore, the proposed project would result in a less than significant impact.

d) Less Than Significant Impact. The project site is not listed on the EnviroStor or GeoTracker databases (DTSC 2021; SWRCB 2021). Construction activities would occur within the boundaries of the project site. A LUST Clean-up site is identified at 33986 Orange Street, approximately 0.7-mile northwest of the site, on the other side of the I-15; the case has been completed and closed as of April 27, 2004 (SWRCB 2021). Therefore, impacts are considered less than significant impact.

e) Less Than Significant Impact. The project site is not located within an airport land use plan. The closest public airport is the French Valley Airport, which is located approximately 8.33 miles southeast of the project site. However, the nearest private airstrip is the Skylark Airport located approximately 1.80 miles northwest of the project site. Given the distances to these airports and the urbanized surroundings of the project site, impacts would be less than significant.

f) Less Than Significant Impact. Site access would be provided by a driveway entrance from Summer Sage Way. 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 project applicant submit appropriate plans for plan review, which includes any request for road closure, prior to the issuance of a building permit. Adherence to these requirements would ensure that the proposed project would not have a significant impact on emergency response and evacuation plans. Impacts are 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 2019 California Building Code (or the most current version) and the 2019 edition of the California Fire Code (or the most current version). The 2019 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 shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2019 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2019 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 2019 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 K & A Engineering, Inc. in June 2021, and is included as **Appendix 10** (K & A 2021a), and the Preliminary Drainage Report by K & A Engineering, Inc. dated June 2021 and included as **Appendix 11** (K & A 2021b) 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. 2012-0006-DWQ, issued in 2012. 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, and tracking control. Implementation and monitoring required under the SWPPP would control and reduce 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 off-site. Structural BMPs as stated in the Water Quality Management Plan (WQMP), included as **Appendix 10** to this Initial Study, would include, but are not limited to, drainage stenciling and signage, roofs designed to runoff into adjoining landscaping, and efficient irrigation, and operational source control BMPs include education for property owners, street and sidewalk sweeping, and landscape maintenance (K & A 2021a).

Additionally, onsite landscaping would assist in minimizing the amount of runoff from the site by providing permeable areas for water infiltration and decreasing runoff volume. Infiltration through landscaped areas would serve as a water treatment function. The proposed project would also include BMPs to properly manage stormwater flow and prevent stormwater pollution by reducing the potential for contamination at the source, as listed above. The mix of BMPs have been determined as part of the WQMP.

In general, projects must control pollutants, pollutant loads, and runoff volume from the project site by minimizing the impervious surface area and controlling runoff through infiltration, bioretention, or rainfall harvest and use. 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, groundwater depth is expected to be greater than 50 feet. The proposed project is in the area subject to the Elsinore Basin Groundwater Management Plan (EBGMP) area. The EBGMP addresses the hydrogeologic understanding of the

Elsinore Basin, evaluates baseline conditions, identifies management issues and strategies, and defines and evaluates 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.

As shown in the Department of Water Resources Bulletin 118, the Elsinore Basin, which is the 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 project would not impede sustainable groundwater management of the basin, and impacts are less than significant.

c)

i, ii) **Less Than Significant Impact**. Please refer to issue b) in section VI.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 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 this 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 landscaped areas to be used for on-site stormwater retention.

According to the Preliminary Drainage Report, the onsite flows would generally follow the existing drainage pattern (K & A 2021b). The proposed roads and storm drain facilities would convey water from east to west. The onsite private storm drain system would include catch basins to capture runoff and enter the underground storm drain. At the low point of the project, a biotreatment BMP is proposed which would treat the water before discharging into the existing concrete Riverside County Flood Control and Water Conservation District channel (K & A 2021b). The BMP would be sized to handle the entire water quality treatment requirement in accordance with the Santa Margarita Region criteria. The ultimate drainage would match the existing (pre-Phase 1 stockpile) condition (K & A 2021b).

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 catch basins 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). **Less Than Significant Impact.** The project site is designated by the Federal Emergency Management Agency (FEMA) as being within Zone X, indicating minimal risk of flooding (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, impacts are less than significant.

d) No Impact. As provided in VI.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. 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. 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 VI.10.b, above, the project site is within the Elsinore Basin Groundwater Management Plan area; the proposed improvements would not conflict or obstruct implementation of the EBGMP. Additionally, 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/Urban Runoff Management and Discharge Controls Ordinance). 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). Therefore, the project would not impede sustainable groundwater management of the basin, and impacts are 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 vacant and contains ruderal/weedy vegetation. The project site is surrounded by vacant land and residences. Development of the proposed project would occur within the footprint of the site. Therefore, construction of the proposed project would not physically divide an established community, and no impact would occur.

b) Less Than Significant Impact. The proposed project will include a General Plan Amendment from Business Park (BP) to High Density Residential (HDR, 8 – 14 units/acre). Additionally, the proposed project requires a Change of Zone from C-O to R-3 to develop the townhomes. Approval of the General Plan Amendment and Change of Zone would ensure that the proposed uses are compatible for the project site. Additionally, the City is signatory to the MSHCP and the project site is within the Stephens' Kangaroo Rat Plan Fee Area, as discussed in section VI.4, *Biological Resources*, of this Initial Study, and therefore, the project is required to pay fees. The proposed project would be consistent with the policies of the General Plan. For example, the proposed project would be required to comply with the Multiple Family Design Standards which would be consistent with Policy LU-4.1 which requires that new development be located ad designed to visually enhance, not degrade the character of the surrounding area. Additionally, the proposed project includes landscaping and catch basins which would comply with Policy OS-2.2 which calls for the decrease in stormwater runoff by reducing pavement in development areas. Impacts are 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. Section 3.44.060 requires that the applicant pay appropriate development impact fees prior to issuance of a certificate of occupancy for the development project.
3. 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

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. The City of Wildomar, including the project site, is in an area designated as MRZ-3 in 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. In addition to local regulations, all projects are required to comply with applicable state and federal regulations. 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. As a result, no impacts 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 Urban Crossroads on May 28, 2021 (2021d) (see **Appendix 12**).

Noise Measurements

Table 13-1, Exterior Noise Levels (CNEL), presents noise levels at the outdoor living areas (backyards) within the project site.

Table 13-1 Exterior Noise Levels (CNEL)

Homes	Roadway	Unmitigated Noise Level (dBA CNEL)	Mitigated Noise Level (dBA CNEL)	Barrier Height (feet)	Top of Barrier Elevation (feet)
Northwest Home	Monte Vista Drive	65.4	56.7	6.0	1,425.0
West Homes	Monte Vista Drive	64.5	64.5	—[1]	—[1]
Southwest Homes	I-15 Freeway	67.9	62.3	6.0	1,425.0
South Homes	Summer Sage Way	62.8	62.8	—[1]	—[1]
West Homes	I-15 Freeway	67.1	61.5	6.0	1,425.0

Source: Urban Crossroads 2021d Appendix 12.
[1] No exterior mitigation needed.

Sensitive Receptors

Noise exposure standards and guidelines for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Residences, hospitals, schools, guest lodging, libraries, and churches are treated as the most sensitive to noise intrusion and therefore have more stringent noise exposure targets than do other uses, such as manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. Sensitive receptors near the Project are listed in **Table 13-2**, Sensitive Receptors.

Table 13-2 Sensitive Receptors	
Receptor Type/Description	**Distance and Direction from the Project Site**
Residence at 22622 Sunnybrook Drive	105 feet west
Residence at 22641 Summer Sage Way	240 feet southeast
Residence at 34281 Monte Vista Road	477 feet east
Source: Urban Crossroads 2021d Appendix 12.	

DISCUSSION

a) Less Than Significant Impact.

Construction

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.

Construction Noise

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, noise levels are expected to range from 51.2 to 67.8 dBA L_{eq}, and the highest construction levels are expected to range from 63.2 to 67.8 dBA L_{eq} at the nearest receiver locations from the property line. Construction activities would occur throughout the project site and would not be concentrated at the point closest to the sensitive receptors.

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.

In addition, the City's Noise Ordinance 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. The potential for construction-related noise to affect nearby residential receptors would depend on the location and proximity of construction activities to these receptors.

To evaluate whether the proposed project would generate potentially significant short-term noise levels at the nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA L_{eq} is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations would not exceed the daytime 80 dBA L_{eq}

significance threshold during construction activities for the proposed project as shown in **Table 13-3**, Typical Construction Noise Level Compliance.

Table 13-3 Typical Construction Noise Level Compliance

Receiver Location	Construction Noise Levels (dBA L_{eq})		
	Highest Construction Noise Levels	Threshold[1]	Threshold Exceeded?[2]
R1	67.8	80	No
R2	65.8	80	No
R3	63.2	80	No

Source: Urban Crossroads 2021d Appendix 12.

[1] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

[2] Do the estimated project construction noise levels exceed the construction noise level threshold?

Given the sporadic and variable nature of project construction and the implementation of time limits specified in the WMC, noise impacts would be reduced to a less than significant level.

Construction Truck Trips

Construction activities would also cause increased noise along access routes to and from the site due to movement of equipment and workers. Mobile source noise would increase along access routes to and from the project site during construction. However, this source of noise would be temporary and would cease upon completion of the proposed project. It is anticipated that hauling would occur along major City roadways, which are collector streets, such as Monte Vista Drive. While individual trucks will generate noise as they pass by a receptor, the intermittent noise would not exceed a noise threshold which is based on hourly or daily noise levels. Additionally, construction activities would only take place within the allowable hours specified by Municipal Code Section 9.48.020. Therefore, short-term construction-related impacts associated with worker commute and equipment transport to the project site would be less than significant.

Operations

Implementation of the proposed project would create new sources of noise in the Project vicinity. The major noise sources associated with the project that would potentially impact existing and future nearby residences include off-site traffic noise, mechanical equipment, and parking area noise. The proposed project is not expected to include any specific type of operational noise (stationary source) levels beyond the normal noise source activities associated with typical residential land use in the project area, such as people moving around the site, parking lot vehicle movements, air conditioning units, etc. and is considered a noise-sensitive receiving land use. Therefore, no potential operational noise impacts for the residential land use were analyzed in the Noise Impact Analysis, and impacts would be less than significant.

Off-Site Traffic Noise

Future development generated by the project would result in additional traffic on adjacent roadways, increasing vehicular noise near existing and proposed land uses. The project is projected to generate a maximum daily of approximately 476 two-way trips. The expected proposed project traffic represents an incremental increase to the existing roadway volumes which is not expected to generate a perceptible noise level increase of 3 dBA CNEL at nearby sensitive land uses adjacent to the roadways in the project area, since a doubling of the existing traffic volumes would be required to generate a 3 dBA CNEL

increase. Due to the low traffic volumes generated by the proposed project, the offsite traffic noise levels generated by the proposed project are considered less than significant and further analysis is not required.

b) Less Than Significant Impact. Once operational, the project would not be a source of groundborne vibration. 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 Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) would be conservative. The types of construction vibration impacts are human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.2 in/sec is considered safe and would not result in any construction vibration damage.

Groundborne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The nearest receiver locations range from 105 feet to 477 feet from the proposed project's construction activities. At these distances, construction vibration velocities are estimated to range from 0.001 to 0.01 in/sec PPV, which is below the 0.2 in/sec threshold. Therefore, vibration impacts associated with the project would be less than significant.

c) Less Than Significant 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 Skylark Airport located approximately 1.80 miles northwest of the project site. The proposed project would not expose people residing or working in the area to excessive noise levels. Therefore, impacts are less than significant.

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

None required.

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 project, the City expects that the supply of general construction labor would be available from the local and regional pool.

Once complete, the 64 townhomes would be expected to add approximately 212 residents[1] (DOF 2020). When compared to the 2020 estimated population of 37,183, the proposed project would result in an approximate 0.57 percent increase to the City's population (DOF 2020).

The Southern California Association of Governments projects population growth in its member cities as part of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The projections show an estimated 2045 population of 55,200, an increase of 18,017 residents from the 2020 estimated population (SCAG 2020). The potential 212 new residents would comprise of approximately 1.18 percent of the projected 25-year increase for the City based on the SCAG RTP/SCS. The SCAG projections estimate a 2020 population for the City of 38,700, which is an increase of 1,517 from the 2020 DOF projection. If the project population is added to the existing 2020 DOF population the resulting estimated population remains below the 2020 SCAG projection. [2]

Because the projected increase in population from the proposed project is less than the regionally anticipated population growth, the impact to population is considered less than significant.

b) No Impact. The project site is currently vacant. The proposed project would introduce housing onto the project site, resulting in an increase of the City's housing supply. Since the project would not displace housing, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

[1] 64 townhomes x 3.31 average persons per household (DOF 2020) = 211.84 persons (212 persons)

[2] Note that all of the above figures assume residents new to the City.

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 61 is located at 32637 Gruwell Street, approximately 1.4 miles southwest of the project site, and would respond to calls for service from the proposed project. In addition to Fire Station 61, 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 under mutual aid agreements 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. Refer to section VI.20, Wildfire, for specific analysis related to fire hazards. As such, any 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 4.9-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.

For the purpose of establishing acceptable levels of service, 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 is not anticipated to induce substantial growth in the area, but would 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, the project applicant is required to pay standard development impact fees, which include a fee for police service impacts to offset potential demand associated with development. Therefore, 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 VI.14, Population and Housing, the proposed project would not result in substantial population growth but would accommodate growth that is projected for the City. 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, 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 a new 27-acre park. The City requires 3 acres of neighborhood and community parkland per 1,000 residents. The proposed project would result in 212 residents and would require 0.636-acre of public parkland. The proposed project would provide an 18,800-square-foot (0.43-acre) private recreation center, however this area does not count toward the public open space requirement. Payment of the City's development impact fees will reduce the impact to less than significant as the fees are used to expand and develop parkland.

e) Less Than Significant Impact. Development of the project would not impact other public facilities. The proposed project would not induce population growth in the City, but rather, included in the City's projected growth, and therefore, would not result in the need for new or expanded public facilities. The project applicant would be required to pay any applicable impact fees. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project applicant 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 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 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.
4. The project applicant 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) Less Than Significant Impact. See response to Impact VI 15(d), Public Services, above. The proposed project would require approximately 0.636-acre of parkland to be set aside in order to meet the City's requirement of 3 acres per 1,000 residents. The proposed project would provide an 18,800-square-foot (0.43-acre) private recreation center, and the project applicant would be required to pay impact fees which would reduce impacts to existing parks and recreational facilities. Therefore, impacts would be less than significant.

b) Less Than Significant Impact. Implementation of the proposed project would result in the provision of new recreational opportunities through the implementation of an 18,800-square-foot private recreation center on the site. The construction of amenities associated with recreational facilities within the project site are included as part of the project site's development. The construction or expansion of such areas would not result in an adverse physical effect on the environment beyond those analyzed for the overall development of the project in this IS/MND. Therefore, impacts would be less than significant.

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?			✓	

A Traffic Impact Analysis (TIA) was prepared by Urban Crossroads on May 17, 2021 and is included as **Appendix 13** (Urban Crossroads 2021e); a Vehicle Miles Traveled (VMT) Analysis was prepared by Urban Crossroads on February 9, 2021, and is included as **Appendix 14** (Urban Crossroads 2021f). The current site plan reflects 64 townhomes, however, the TIA and VMT reports evaluated 65 townhomes for the purposes of these analyses based on an earlier draft of the site plan.

Trip Generation

Trip generation represents the amount of traffic that is attracted and produced by a development and is based upon 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, illustrating daily and peal hour trip generation estimates based on the ITE Trip Generation Manual, 10th Edition (2017), for Multifamily Housing (Low-Rise) (ITE Land Use Code 220).

Table 17-1 Project Trip Generation Rates

Land Use[1]	ITE LU Code	Units[2]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise)	220	DU	0.11	0.35	0.46	0.35	0.21	0.56	7.32

Source: Urban Crossroads 2021e (Appendix 13)

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017)

[2] DU = Dwelling Units

As shown on **Table 17-2**, Project Trip Generation Summary, the proposed project is anticipated to generate a total of approximately 476 two-way trips per day with 30 AM peak hour trips and 36 PM peak hour trips.

Table 17-2 Project Trip Generation Summary								
Land Use	Quantity Units[1]	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise)	65 DU	7	23	30	23	13	36	476
Source: Urban Crossroads 2021e (Appendix 13) *[1] DU = Dwelling Units*								

a) Less Than Significant Impact. As shown on Table 17-2, the proposed project is anticipated to generate a total of approximately 476 two-way trips per day with 30 AM peak hour trips and 36 PM peak hour trips.

Public Transit and Bicycle Plans

The project area is currently served by Riverside Transit Agency (RTA) with existing bus services along the I-15 freeway and on City streets to the west of the I-15 freeway. RTA Route 205/206 runs along the I-15 freeway but does not provide bus service/stops within near the project site. There are no existing transit routes that could potentially serve the proposed project (Urban Crossroads 2021e). Transit service is reviewed and updated by RTA periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service, where appropriate. Additionally, the Monte Vista N-S-33 Trail and the De Jong Family Trail are approximately 125 feet west and 0.2-mile northeast of the site, respectively (Wildomar 2019).

The improvements will be consistent with City development standards and will be checked for compliance as part of the City's review process. The City's standards provide for pedestrian and bicycle traffic along roadways. Therefore, because the proposed project would not conflict with any adopted standards, plans, or programs related public transit, bicycle, or pedestrian facilities, impacts are less than significant.

Roadways and Intersections

According to the TIA, the Monte Vista Drive and Summer Sage Way intersection, as well as the future Driveway 1 and Summer Sage Way intersection are not expected to operate at an unacceptable LOS without and with the proposed project traffic conditions under the Opening Year Cumulative (2023) Scenario and the Horizon Year (2040) Scenario.

Additionally, no intersection improvements have been recommended as the intersections are anticipated to operate at acceptable LOS (Urban Crossroads 2021f). Therefore, the proposed project would generate less than significant impacts to the road network.

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. Generally, projects that would decrease vehicle miles traveled compared to existing conditions should be considered to have a less than significant transportation impact. The proposed project would generate a VMT per Service Population (SP) of 23.88 (Urban Crossroads 2021f). The project generated VMT per SP would be 27.4 percent below the existing City of Wildomar VMT per Service Population (SP) of 32.87. As such, the proposed project's impact based on project generated VMT is less than significant.

c) 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 reviewed for compliance with these standards as part of the City's review process. As part of the

project's design features, the proposed project would install a stop control on the southbound approach of Driveway 1 at Summer Sage Way and accommodate a southbound shared left-right turn lane. No intersection control or lane geometric changes are recommended at the intersection of Monte Vista Drive and Summer Sage Way from existing conditions. Summer Sage Way is currently built to its ultimate cross-section along the project site's frontage. Moreover, a sight distance analysis was conducted as part of the TIA. The sight distance for Monte Vista Drive and Summer Sage Way identifies the limited use area along Monte Vista Drive, outside the project boundary, as shown in **Figure 6**, Sight Distance. It is recommended that any landscaping or hardscape within this area not exceed 3 feet which is consistent with Roadway Standard 821 as adopted by the City as the sight distance requirement for intersections. The limited use area should be kept clear of any landscaping or any other obstruction that may impede the visibility of the drive, including on-street parking. Following the adopted standard, impacts are less than significant.

d) Less Than Significant Impact. The proposed project would provide one vehicular access point to the site, which includes one driveway along Summer Sage Way. Access to 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. Therefore, impacts are less than significant.

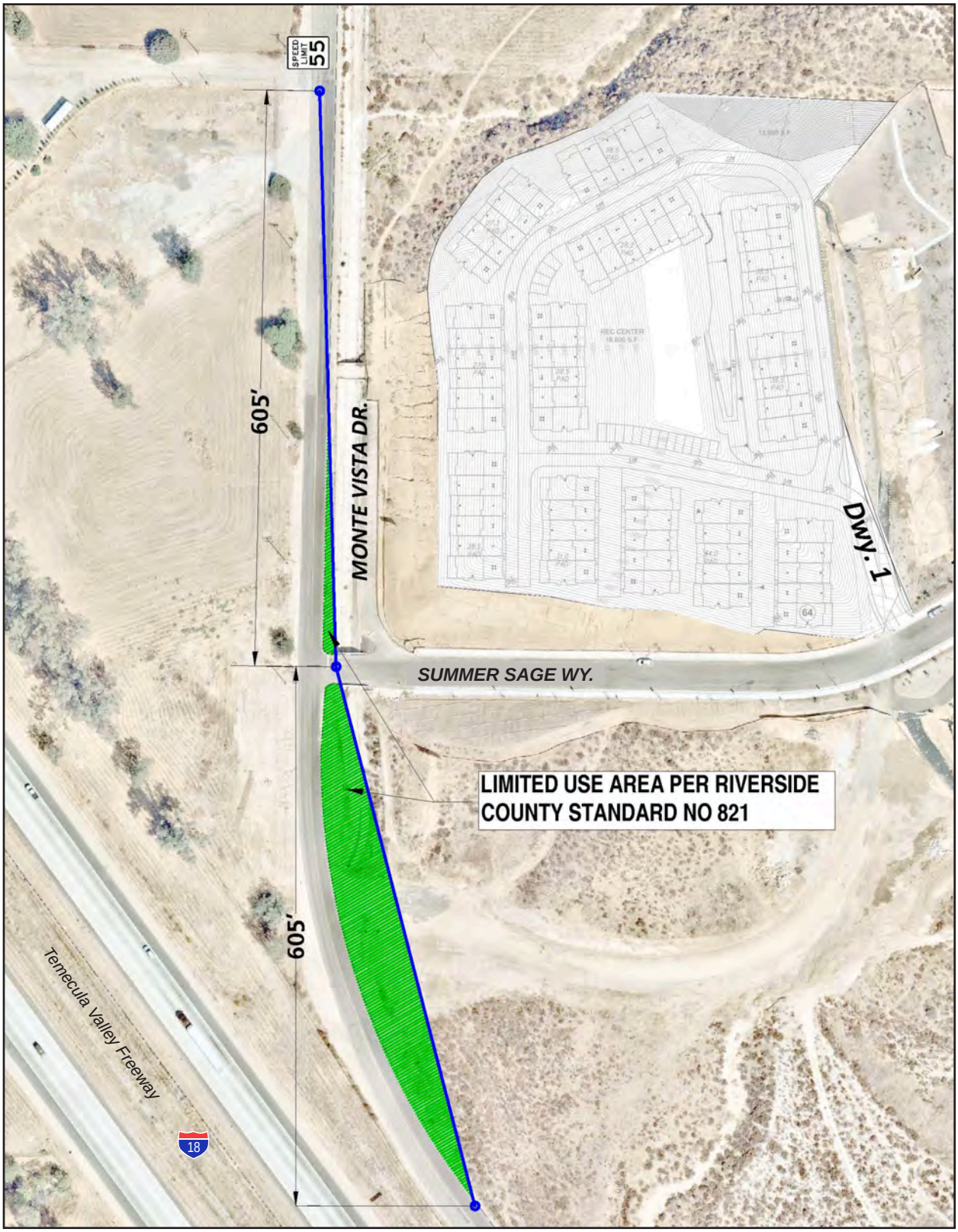
STANDARD CONDITIONS AND REQUIREMENTS

1. Prior to issuance of any building permit on the project site, the project applicant shall pay all development impact fees (Wildomar Municipal Code Section 3.44).
2. Prior to issuance of any building permit on the project site, the project applicant shall demonstrate payment of the Western Riverside Transportation Uniform Mitigation Fee (Wildomar Municipal Code Section 3.40).
3. 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.
4. All roadway improvements must be consistent with the Road Improvement Standards & Specifications No. 821, Intersection Site Distance, as adopted by the City of Wildomar.

MITIGATION MEASURES

None required.

Figure 6 - Sight Distance



Source: Urban Crossroads, 2021

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

a

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 VI.5, above).

In accordance with Senate Bill (SB) 18, the Native American Heritage Commission was contacted to obtain a list of tribes that may have cultural association with the project site and its local vicinity. Assembly Bill (AB) 52 established a formal consultation process for California tribes within the CEQA process. The Bill 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 April 16, 2021, which included the Morongo Band of Mission Indians, Pechanga Band of Mission Indians, Rincon Band of Luiseño Indians, and Soboba Band of Mission Indians, and pursuant to SB 18, the City notified tribes on the list obtained from the Native American Heritage Commission on May 4,

2021. The Pechanga Band of Mission Indians, Quechan Tribe of Fort Yuma Reservation, Pala Band of Mission Indians, Rincon Band of Luiseno Indians, and Soboba Band of Luiseno Indians responded. The Quechan Tribe deferred to more local tribes, and the Pala Band of Mission Indians stated that the project site is not within the Pala Indian Reservation boundaries, but asked to be added to the project's notification list. The Rincon Band of Luiseno Indians stated that they do not have further questions but asked to be added to the project's notification list. The Pechanga Band of Mission Indians and Soboba Band of Luiseno Indians requested consultation. The City of Wildomar consulted with the Pechanga Band of Mission Indians on May 13, 2021 and consulted with the Soboba Band of Luiseno Indians on June 7, 2021. The Soboba Band of Luiseno Indians concluded consultation on June 28, 2021 and the Pechanga Band of Mission Indians concluded consultation on August 9, 2021.

The City works closely with the tribes and consults on all projects before the City. The Pechanga Band of Mission Indians provided updated 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 VI.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 2021).

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 1,094 gallons per day (gpd)/acre for High Density Residential (12-24 du/acre) (EVMWD 2016). The project site is 6.47 acres, therefore, the proposed wastewater generation for the site would be 7,078 gpd.

The proposed project would connect to the gravity line on Summer Sage Road adjacent to the project site. 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 RWRF also has a planned capacity expansion to 4 mgd (EVMWD 2021).

The proposed project would result in an increase of approximately 0.0028 percent[3] of the remaining wastewater flow capacity of the Regional WRF, and would be even less with implementation of the future expansion of the WRF. Therefore, based on wastewater generated by the project, the current capacity of the Regional WRF would be able to accommodate the wastewater flows generated from the proposed project. 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) via Western Municipal Water District (western). The imported water is a blend of Colorado River water, State Project Water, and local Western supplies (EVMWD 2021).

The 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)
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 duty factors for the site's uses would be 1,900 gpd/acre for High Density Residential (12-24 du/ac) (EVMWD 2016). The proposed water demand for the 6.47-acre site would be 12,293 gpd. This is approximately 0.14 percent[4] 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

[3] 7,078 gpd / 2,540,000 gpd = 0.002786 = 0.0028 percent.

[4] 12,293 gpd / 8,800,000 gpd = 0.0013969318181818 = 0.1396931818181818 percent.

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 VI.10.c.iii, above. The proposed project would include catch basins 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.

Additionally, the BMP facilities implemented by the proposed project would improve water quality and reduce runoff. Impacts are less than significant. Stormwater drainage improvements would not exceed the capacity of storm drain systems, in accordance with the City of Wildomar Municipal Code Section 13.12.050 and the MS4 Permit from the San Diego Regional Water Quality Control Board.

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 payment of electricity and gas connections as well as use of the utility. As described in section VI.6, Energy, the project would not result in energy use such that new or expanded facilities is required. Therefore, impacts are less than significant.

b) Less Than Significant Impact. The project site is within the service boundary for the EVMWD. The EVMWD utilizes both groundwater and imported water supplies to ensure adequate water is available for 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 (EVMWD 2021). Therefore, the supply would exceed the demand by 8,286 acre-feet/year. Thus, this impact is less than significant because there would be sufficient water supply to service the proposed project.

d) Less Than Significant Impact. The main 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 cy 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) sample solid waste generation rates for residential uses is 12.23 pounds per household per day (CalRecycle 2019b) and 5 pounds per 1,000 square feet per day for the recreation center. Therefore, the proposed townhomes would generate 782.72 lb/day of solid waste (12.23 lb x 64 townhomes) and the recreation center would generate 94 lb/day of solid waste (0.005 x 18,800 square feet) for a total of 876.72 lb/day.

This increase would be 0.00027 percent[5] 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.

MITIGATION MEASURES

None required.

[5] 876.72 lb/day = 0.43836 ton/day

0.43836 tons/day / 16,054 tons/day = 0.000027305 or 0.00027 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 2019 CBC. 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. 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 provide 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/weedy vegetation. The topography of the site is gently to moderately sloped from the north to the south. The City does not have high-speed prevailing winds, and average wind speeds are approximately 6 miles per hour during the windier part of the year, from November to June (Weather Spark 2021).

Development of the site with the proposed improvements would reduce the amount of exposed vegetation that could be used as fuel on the site. 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 expansion of connection to utilities such as electricity, water, and sewer. The project applicant is required to pay for connections and maintenance of onsite utility infrastructure. The utilities would be installed to meet service requirements. The construction of infrastructure improvements for the project would not directly increase fire risk, and impacts are less than significant.

d) Less Than Significant Impact. As discussed in Section VI.7 and VI.10 respectively, above, the project site is not within a landslide hazard area or a flood plain. Historical geographic mapping does not show any flooding or safety concerns caused by the drainage. 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, drainage at the project site would be match existing conditions. 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 VI.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 VI.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. Furthermore, as discussed in section VI.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 to tribal cultural resources. With implementation of **HAZ-1** and **HAZ-2**, as discussed in section VI.8, Hazards and Hazardous Materials, and section VI.20, Wildfire, the proposed project would result in a less than significant impact with respect to wildfire with conformance to building codes and City standards. 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 are 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 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 under Issue a) in section VI.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.

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 would also be imposed on construction projects throughout the air basin, which would include related projects. 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 vacant and undeveloped, and is not located with a Criteria Cell, but is located within the Stephens' Kangaroo Rat Fee Plan Area and MSHCP Fee Area. Given the site's close proximity to I-15, the site does not include suitable habitat for sensitive species. The proposed project will 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 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. Thus, the project would have a less than cumulatively considerable impact.

Energy

Construction and operation of the improvements would result in an increase in energy. Construction energy would be temporary and normal of development in the region. Section VI.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 VI.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 project site 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 California Building Code, Fire Code, and City standards in regard to fire hazards. 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 protect the quality of water discharged from the site during both construction and operational activities and are intended to ensure impacts are not cumulatively considerable. 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

Implementation of the proposed project in conjunction with other cumulative development in accordance with the City's General Plan could cause citywide land use and general planning impacts. The proposed project would be consistent with the General Plan thereby reducing physical environmental 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 VI.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. Any combined impacts would be temporary, constituting intermittent annoyance perhaps, but not a significant cumulative noise impact. Therefore, the proposed project would have a less than cumulatively considerable impact related to 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 housing supply in the City. 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 applicant is 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.

Recreation

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, would not significantly increase the demand for recreational space. Additionally, as a standard condition of approval, the project applicant is 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

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 with or without the project. 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 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 accomplished through the payment of the Western Riverside County Transportation Uniform Mitigation Fee, City of Wildomar development impact fees, and a fair-share contribution as directed by the City. 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.

Tribal Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to 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; 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, project would not result in a significant increase in utility demand and would be accounted for in long-range plans for 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 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 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. Mitigation measures **CUL-1** and **TRI-1** through **TRI-7** reduce impacts associated with cultural, archaeological, and tribal cultural resources; mitigation measure **GEO-1** reduces impacts associated with earthquake faults and soils hazards. Therefore, the project does not have any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Furthermore, because this document analyzes long-term and short-term impacts and mitigates all potential impacts to a less than significant level, 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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State Clearinghouse No. 2021080301

MONTE VISTA RANCH II TOWNHOME PROJECT

City of Wildomar

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The City of Wildomar (City) is the lead agency for the proposed Monte Vista Ranch II Townhome project and has developed this Mitigation Monitoring and Reporting Program (MMRP) as a vehicle for monitoring mitigation measures outlined in the Monte Vista Ranch II Townhome Mitigated Negative Declaration (MND), State Clearinghouse No. 2021080301. As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code, as follows:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or 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. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) 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.

The MMRP consists of mitigation measures that avoid, reduce, and/or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the MND and drafted to meet the requirements of Public Resources Code, Section 21081.6.

1.2 PROJECT CHARACTERISTICS

1.2.1 Project Location

The vacant project site is at Monte Vista Drive and Summer Sage Way, Wildomar in Riverside County and compasses Assessor's Parcel Number (APN): 367-502-002. The project site is generally located northeast of Interstate 15 (I-15). Regional access is provided by I-15, approximately 400 feet to the southwest of the site.

1.2.2 Proposed Improvements

The proposed project would construct 64 two-story townhomes around the perimeter of the site, and an 18,800-square-foot recreation center in the center of the site. A full-access driveway into the site would be provided at the southeast corner of the site, from Summer Sage Way; an internal roadway loop would provide internal circulation.

The project would require the following entitlement approvals by the City of Wildomar:

- **General Plan Amendment (GPA):** The project requires a General Plan Amendment from Business Park (BP) to High Density (HDR, 8-14 units/acre).
- **Change of Zone (CZ):** The project requires a Change of Zone from C-O to R-3 to develop the townhomes.
- **Tentative Tract Map (TTM) No. 3815:** The project requires a Tentative Tract Map to subdivide the 6.47-acre site for condominium purposes.
- **Final Site Plan of Development (FSPOD):** The project requires a Final Site Plan of Development to construct a 64-unit townhome project and related amenities on a 6.47-acre site.

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The MND identified various thresholds from the California Environmental; Quality Act (CEQA) Guidelines in a number of environmental categories that would not be significantly impacted by the proposed project and therefore did not require mitigation. Impacts to the were found to be less than significant:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Wildfire were identified as having potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures. No significant and unavoidable impacts were identified.

1. Introduction

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2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City of Wildomar. The City's technical consultants (CEQA consultant, etc.) may perform related monitoring tasks under the direction of the environmental monitor if they are contracted by the City.

2.2 CITY OF WILDOMAR

As the lead agency, the City is responsible for the review of all monitoring reports, enforcement actions and document disposition. The City will rely on information provided by individual monitors (e.g., CEQA consultant, etc.) as accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the designated Project Manager (City Planning Director) and Technical Consultants (CEQA consultant, etc.) are responsible for monitoring implementation and compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work is in-field monitoring and compliance report preparation. Implementation disputes are brought to the Project Manager, and any appeals would go to the City Manager and ultimately the Planning Commission and City Council.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their respective functions:

- **Project Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, report preparation, and overall program administration and document/report clearinghouse.
- **Construction Contractor:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementation the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Consultants:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise analyst/specialist). Report directly to the Project Manager.

2.3.2 Recognized Experts

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts assess compliance with required mitigation measures, and recognized experts from responsible agencies consult with the Project Manager regarding disputes.

2.4 DISPUTE RESOLUTION

If the mitigation monitor determines that a mitigation measure, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the Project Manager for resolution. The decision of the Project Manager is final unless appealed to the City Manager. The Project Manager will have the authority to issue stop-work order until the dispute is resolved.

2.5 ENFORCEMENT

Public agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, or in some cases, notice of violation for tax purposes.

3. Mitigation Monitoring Requirements

3.1 PREMONITORING MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring committee responsibilities. Committee rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1, *Mitigation Monitoring Requirements for Monte Vista Ranch II Townhome Project*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures. These mitigation measures are also contained in the Conditions of Approval matrix for the Project.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (e.g. hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring committee.

3.4 DATABASE MANAGEMENT

All mitigation monitoring reports, letters, and memos shall be prepared utilizing Microsoft Word software on IBM-compatible PCs.

3.5 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3.6 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by the City of Wildomar Fire Department.

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
CULTURAL RESOURCES					
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.	Professional archaeologist	During any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	
GEOLOGY AND SOILS					
GEO-1	The project applicant shall incorporate the recommendations of the Geotechnical Report prepared GeoTek, Inc. (Appendix 6) 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.	Project Applicant and licensed professional engineer	During building plan check, prior to any ground-disturbing construction activities	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. 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.	Project Applicant and professional paleontologist	During ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1	Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2019 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2019 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	Riverside County Fire Department	Prior to issuance of a building permit	City of Wildomar Building Department and Riverside County Fire Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	to mitigate wildfire exposure as described in the 2019 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.				
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.	Riverside County Fire Department	Prior to issuance of a Certificate of Occupancy	City of Wildomar and Riverside County Fire Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRIBAL CULTURAL RESOURCES					
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.	Professional archaeologist	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	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.				
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	Professional archaeologist	During grading activities	City of Wildomar Engineering Department and Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
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				

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	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.				
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	Qualified archaeologist, tribal cultural monitor(s), and developer/permit holder	Prior to issuance of grading permit	City of Wildomar Engineering Department and Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	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.				
TRI-4	Native American Monitoring (Pechanga). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials,	Tribal cultural monitor(s)	During ground-disturbing activities	City of Wildomar Engineering Department and	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	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.			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.	Tribal cultural monitor(s)	During ground-disturbing activities	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).	Developer/permit holder and qualified archaeologist	Prior to final inspection	City of Wildomar Engineering Department and Planning Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
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).	Professional archaeologist	During any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	
WILDFIRE					
See Mitigation Measures HAZ-1 and HAZ-2.					

4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to resolve disputes. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Dispute/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 DISPUTE/ENFORCEMENT REPORT

The Dispute/Enforcement Report (DER) is prepared to document the outcome of the Project Manager or City Manager and becomes a portion of the ICR.

4. Mitigation Monitoring Reports

This page intentionally left blank.

5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the Project Manager or City Manager by the general public.

5. Community Involvement

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6. Report Preparation

6.1 LIST OF PREPARERS

City of Wildomar

Matthew C. Bassi, Planning Director

Erica Vega, Assistant City Attorney

PlaceWorks

Mark Teague, AICP, Principal

Jasmine A. Osman, Associate I

Report Preparation

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CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☒ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 12 / 15 /2021

APPLICATION NOS. PLOT PLAN/FSPOD 21-0045

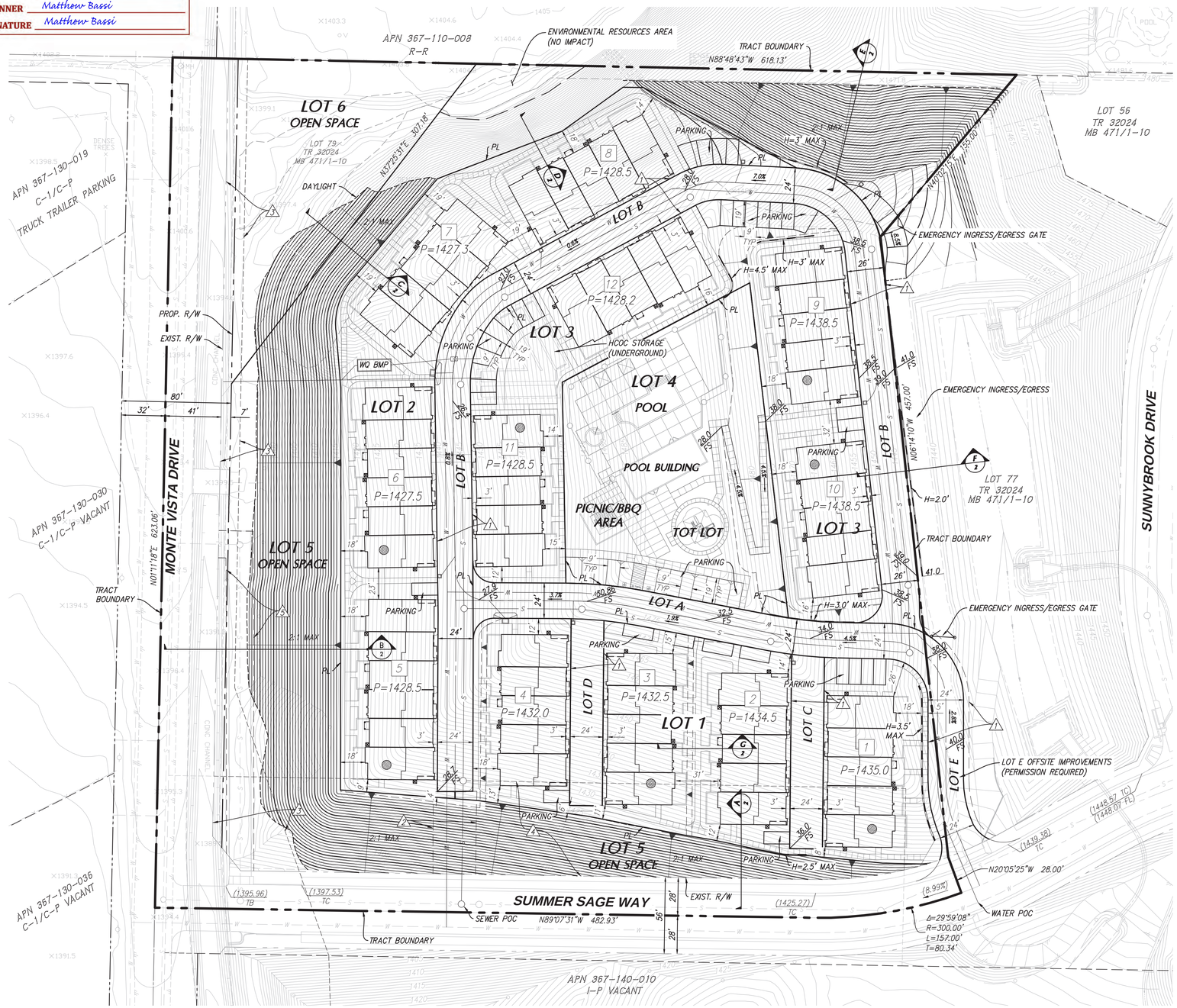
PLANNER Matthew Bassi

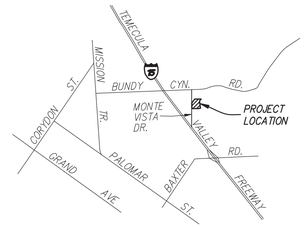
SIGNATURE Matthew Bassi

CITY OF WILDOMAR

SITE PLAN & CONCEPTUAL GRADING FOR TTM NO. 38155

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





VICINITY MAP

N.T.S.

ENGINEER

K&A ENGINEERING, INC
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 279-1800

OWNER / APPLICANT

MONTE VISTA RANCH II, LLC
1200 QUAIL STREET, SUITE 220
NEWPORT BEACH, CA 92660
EMAIL: ERIKWLUNDE@GMAIL.COM
PHONE: (714)318-3500

LEGAL DESCRIPTION

IN THE CITY OF WILDOMAR, COUNTY OF SAN RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF NUMBERED LOTS 71 AND 79 OF TRACT MAP NO. 32024 AS SHOWN ON A MAP FILED IN BOOK 471, PAGES 1 THROUGH 10 TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITIES

	AGENCY SERVING THE AREA	FACILITIES PRESENT
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	YES
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
TELEPHONE:	PACIFIC BELL	YES
CABLE TV:	NONE	NO
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT	--

PROJECT INFORMATION

THOMAS BROS. MAP (2002):	PAGE 897,GRID D4
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	C-O (COMMERCIAL OFFICE)
EXISTING GENERAL PLAN DESIGNATIONS:	BP (BUSINESS PARK)
PROPOSED ZONING:	R-3 (GENERAL RESIDENTIAL)
PROPOSED GENERAL PLAN DESIGNATIONS:	HDR (HIGH DENSITY RESIDENTIAL)
GROSS ACREAGE:	7.93 ACRES
NET ACREAGE:	6.89 ACRES
BUILDING ACREAGE:	1.53 ACRES
TOTAL NUMBERED LOTS:	6 LOTS
TOTAL LETTERED LOTS:	5 LOTS
PROPOSED DWELLING UNITS:	62 DWELLING UNITS
PROPOSED DENSITY:	9.00 DU/ACRE
ALLOWABLE DWELLING UNITS:	96 DWELLING UNITS (14 DU/AC)

BUILDING SUMMARY

TOWNHOMES:		
10 x 5-PLEX TH	81%	50 UNITS
2 x 6-PLEX TH	19%	12 UNITS
TOTAL		62 UNITS
5-PLEX TOWNHOMES		
3 BEDROOM	60%	30 UNITS
4 BEDROOM	40%	20 UNITS
TOTAL		50 UNITS
6-PLEX TOWNHOMES		
3 BEDROOM	66.7%	8 UNITS
4 BEDROOM	33.3%	4 UNITS
TOTAL		12 UNITS
COMMON SPACE BUILDING:		
POOL BUILDING	1,500 SF	

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 IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
5. THIS PROJECT HAS NO SUBSURFACE SEPTIC DISPOSAL.
6. THIS PROJECT IS NOT SUBJECT TO LIQUEFATION GEOLOGIC HAZARDS: ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE.
7. THIS PROJECT IS NOT WITHIN A CSD.
8. THIS PROJECT IS IN FLOOD ZONE "C", SANTA MARGARITA WATERSHED DRAINAGE AREA.
9. THIS PROJECT HAS NO TRANSMISSION LINES.
10. THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY.
11. THERE ARE NO DESIGNATED MOBILE HOME OR R.V. PARKING FACILITIES PROPOSED FOR THIS PROJECT.

EXISTING EASEMENT NOTES

3 INDICATES AN EXISTING EASEMENT IN FAVOR OF THE CITY OF WILDOMAR, FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 1979 AS INSTRUMENT NO. 114593, O.R. (TO REMAIN)

4 INDICATES AN EXISTING EASEMENT AND COVENANT FOR OFF-SITE WORK, RECORDED MAY 3, 2016 AS INSTRUMENT NO. 2016-0290481, O.R. (TO BE VACATED)

5 INDICATES AN EXISTING EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT, FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 8, 2019, AS INSTRUMENT NO. 2019-0248558, O.R. (TO REMAIN)

PROPOSED EASEMENT NOTES

1 EASEMENT FOR ACCESS, PUBLIC UTILITY, AND DRAINAGE PURPOSES

2 EASEMENT FOR PUBLIC UTILITY PURPOSES

LEGEND:

PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CONTOUR	1400
EXISTING CONTOUR	1400
LOT NUMBER	LOT 1
ADA UNITS	
BUILDING NUMBER	1

ASSESSOR'S PARCEL NUMBER

367-502-002, 367-502-004

SETBACK SUMMARY

± 1,320 FEET SOUTH OF BUNDY CANYON ROAD
± 150 FEET WEST OF SUNNYBROOK DRIVE
EAST OF MONTE VISTA DRIVE
NORTH OF SUMMER SAGE WAY

COMMON AREA MAINTENANCE

ALL COMMON AREAS AND SLOPES SHALL BE MAINTAINED BY HOA

WATER QUALITY MAINTENANCE

WATER QUALITY BMP SHALL BE MAINTAINED BY HOA

HAZARDOUS FIRE AREA

THIS PROJECT IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE

PARKING SUMMARY

PARKING REQUIREMENT:

2.75 SPACES / UNIT

62 UNITS	x (2.75 SPACES / UNIT)	171 SPACES REQUIRED
62 UNITS	x (2 GARAGE SPACES / UNIT)	124 GARAGE SPACES PROVIDED
		47 OUTSIDE SPACES REQUIRED

PARKING PROVIDED:

OUTSIDE SPACES PROVIDED	47 OUTSIDE SPACES PROVIDED (INCLUDING 2 ADA ACCESSIBLE)

MONTE VISTA RANCH
OPEN SPACE AND RECREATION CALCULATION

SF PER DWELLING UNIT		NUMBER OF UNITS		SF REQUIRED
400 SF	X	62 UNITS	=	24,800 SF
				SF PROVIDED
				36,894 SF

PRIVATE OPEN SPACE				10,806 SF
5 - PLEX				
871 SF	X	10 BUILDING	=	8,710 SF
6 - PLEX				
1,048 SF	X	2 BUILDING	=	2,096 SF

RECREATION LEISURE AREA (RLA)	26,088 SF
HARDSCAPE (6,479 SF = 25% OF TOTAL RLA	

CITY OF WILDOMAR Est. 1896 Inc. 2008 Tradition ~ Opportunity ~ Progress

DATE: OCTOBER 19, 2021

SCALE: 1"=40'

0 40 80 120 160

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
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COLTON, CA 92324
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K&A Engineering, Inc.
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CORONA, CALIFORNIA 92880
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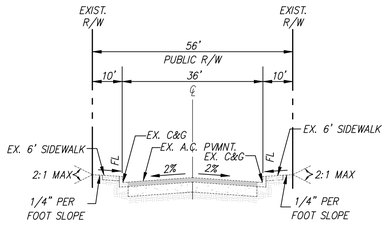
CITY OF WILDOMAR
COUNTY OF RIVERSIDE

SITE PLAN & CONCEPTUAL GRADING TENTATIVE TRACT MAP NO. 38155

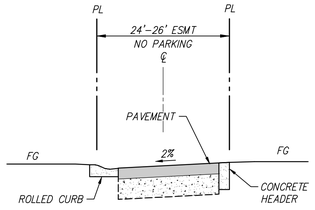
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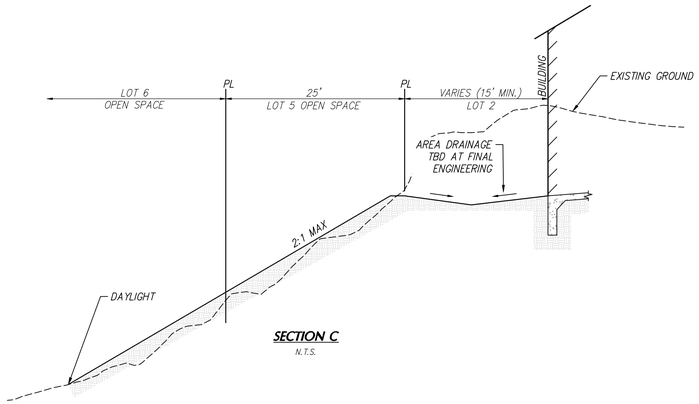
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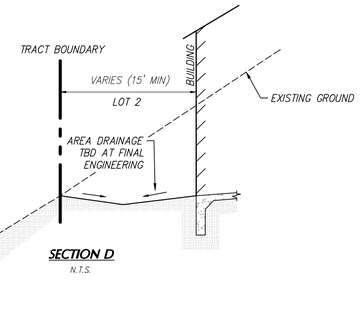
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N.T.S.



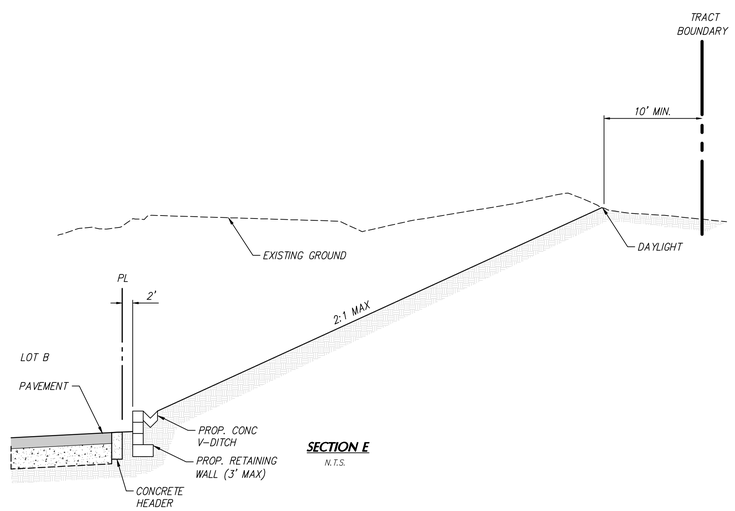
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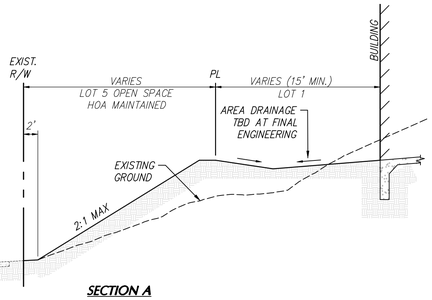
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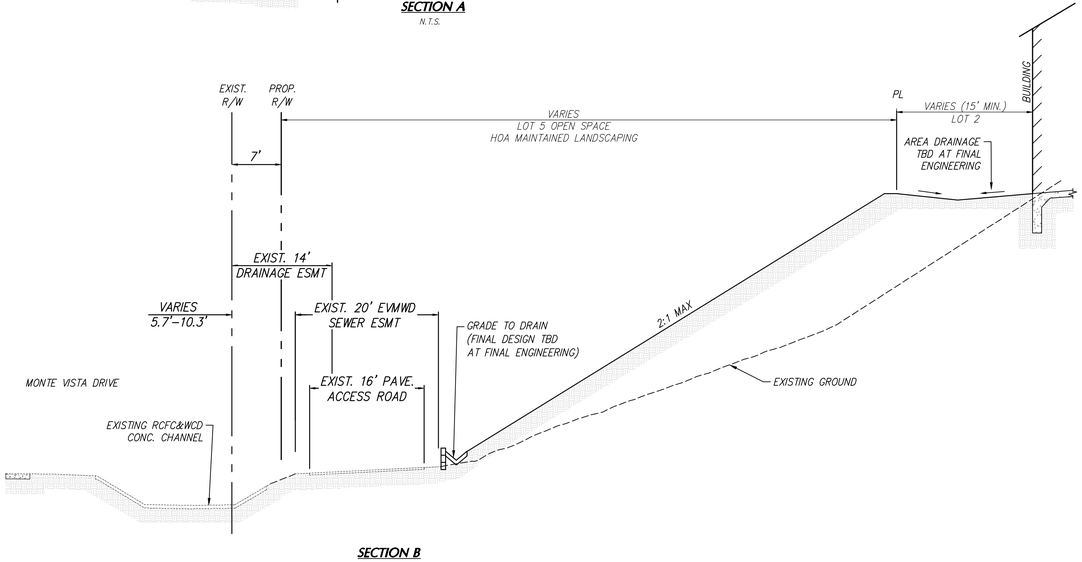
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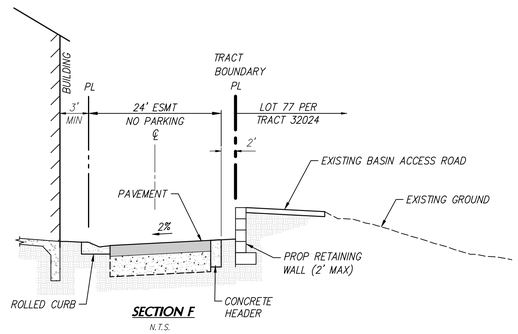
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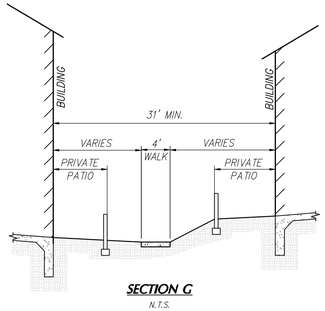
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SECTION B
N.T.S.



SECTION F
N.T.S.



SECTION G
N.T.S.

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
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COLTON, CA 92324
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CITY OF WILDOMAR
COUNTY OF RIVERSIDE

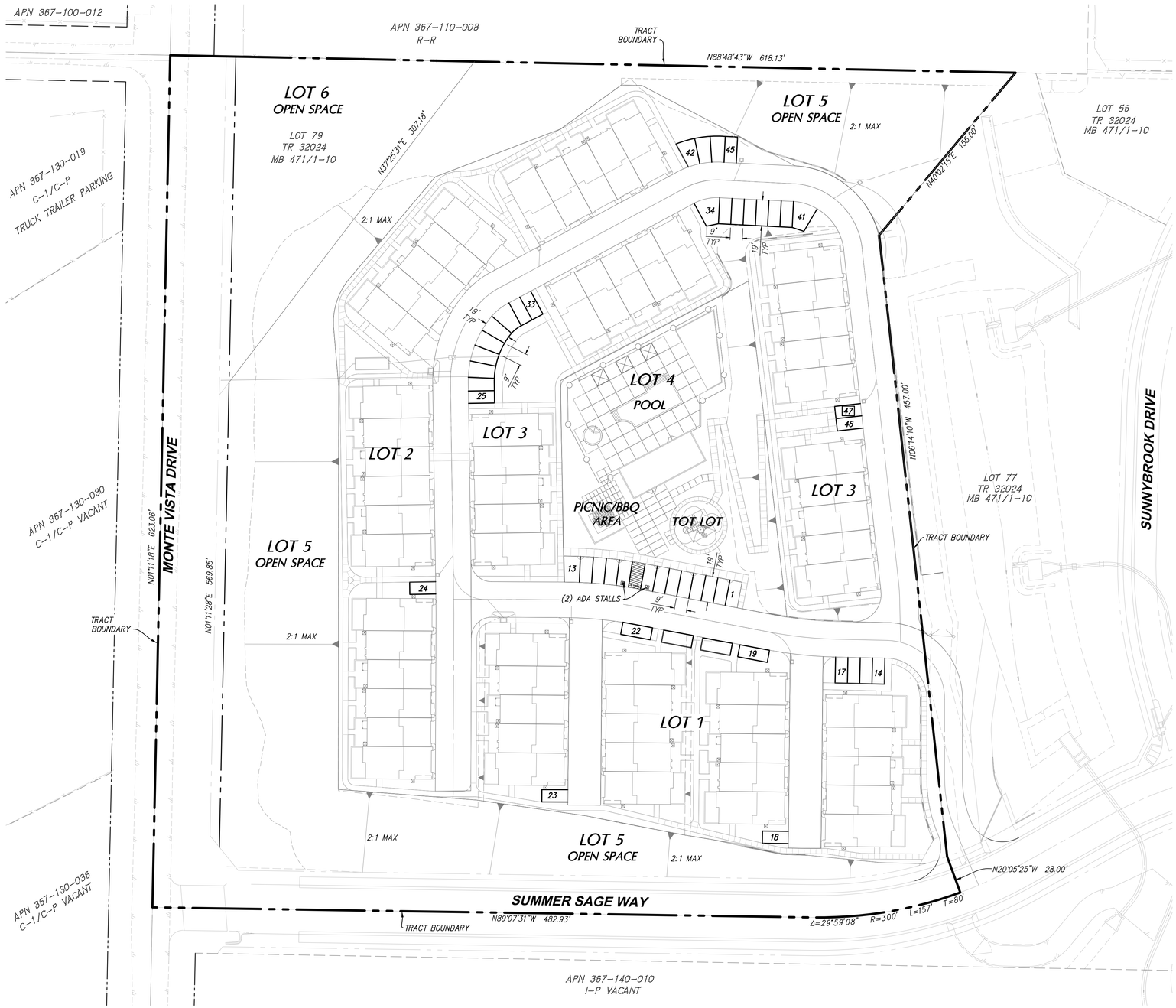
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TENTATIVE TRACT MAP NO. 38155
SCHEDULE "A"

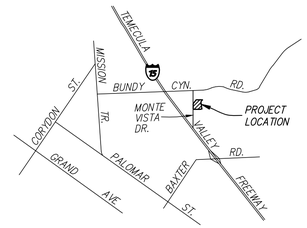
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Checked By: JS		
Scale:		

CITY OF WILDOMAR

PARKING PLAN FOR TTM NO. 38155

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





VICINITY MAP

N.T.S.

ENGINEER

K&A ENGINEERING, INC
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 279-1800

OWNER / APPLICANT

MONTE VISTA RANCH II, LLC
1200 QUAIL STREET, SUITE 220
NEWPORT BEACH, CA 92660
EMAIL: ERIKWLUNDE@GMAIL.COM
PHONE: (714)318-3500

LEGAL DESCRIPTION

IN THE CITY OF WILDOMAR, COUNTY OF SAN RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF NUMBERED LOTS 71 AND 79 OF TRACT MAP NO. 32024 AS SHOWN ON A MAP FILED IN BOOK 471, PAGES 1 THROUGH 10 TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT INFORMATION

THOMAS BROS. MAP (2002):	PAGE 897,GRID D4
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	C-O (COMMERCIAL OFFICE)
EXISTING GENERAL PLAN DESIGNATIONS:	BP (BUSINESS PARK)
PROPOSED ZONING:	R-3 (GENERAL RESIDENTIAL)
PROPOSED GENERAL PLAN DESIGNATIONS:	HDR (HIGH DENSITY RESIDENTIAL)
GROSS ACREAGE:	7.93 ACRES
NET ACREAGE:	6.89 ACRES
BUILDING ACREAGE:	1.53 ACRES
TOTAL NUMBERED LOTS:	6 LOTS
TOTAL LETTERED LOTS:	5 LOTS
PROPOSED DWELLING UNITS:	62 DWELLING UNITS
PROPOSED DENSITY:	9.00 DU/ACRE
ALLOWABLE DWELLING UNITS:	96 DWELLING UNITS (14 DU/AC)

ASSESSOR'S PARCEL NUMBER

367-502-002, 367-502-004

LEGEND:

PROJECT BOUNDARY

LOT NUMBER — LOT 1

PARKING SUMMARY

PARKING REQUIREMENT:

2.75 SPACES / UNIT

62 UNITS	x	(2.75 SPACES / UNIT)	171 SPACES REQUIRED
62 UNITS	x	(2 GARAGE SPACES / UNIT)	124 GARAGE SPACES PROVIDED
			47 OUTSIDE SPACES REQUIRED

PARKING PROVIDED:

OUTSIDE SPACES PROVIDED	47 OUTSIDE SPACES PROVIDED (INCLUDING 2 ADA ACCESSIBLE)

DATE: OCTOBER 19, 2021

SCALE: 1"=40'

0 40 80 120 160

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
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CITY OF WILDOMAR
COUNTY OF RIVERSIDE

PARKING PLAN
TENTATIVE TRACT MAP NO. 38155
SCHEDULE "A"

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Scale:		

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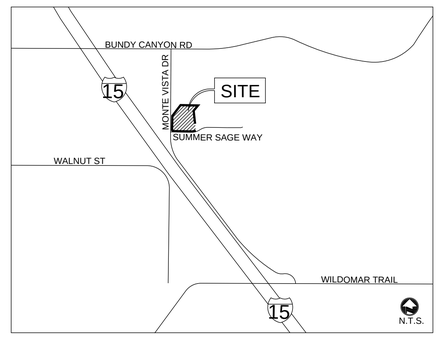
ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE ASSOCIATION

MONTE VISTA RANCH
OPEN SPACE AND RECREATION CALCULATION

SF PER DWELLING UNIT			NUMBER OF UNITS		SF REQUIRED
400 SF	X	62	UNITS	=	24,800 SF
					SF PROVIDED
					36,894 SF
PRIVATE OPEN SPACE					**10,806 SF**
5 - PLEX					
871 SF	X	10	BUILDINGS	=	8,710 SF
6 - PLEX					
1,048 SF	X	2	BUILDINGS	=	2,096 SF
RECREATION LEISURE AREA (RLA)					**26,088 SF**
HARDSCAPE (6,479 SF = 25% OF TOTAL RLA)					

SHEET INDEX

SHEET	DESCRIPTION
L-1	CONCEPTUAL SITE PLAN
L-2	ENLARGEMENT PLAN
L-3	CONCEPTUAL PLANTING PLAN
L-4	CONCEPTUAL PLANTING PLAN
L-5	CONCEPTUAL PLANTING PLAN
L-6	HYDROZONE PLAN
L-7	CONCEPTUAL WALL & FENCE PLAN



VICINITY MAP

L-1

MONTE VISTA RANCH II
CONCEPTUAL SITE PLAN

NORTH 0' 40' 80' 120'

SUBMITTAL 3: 10-13-2021
SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 1 OF 7

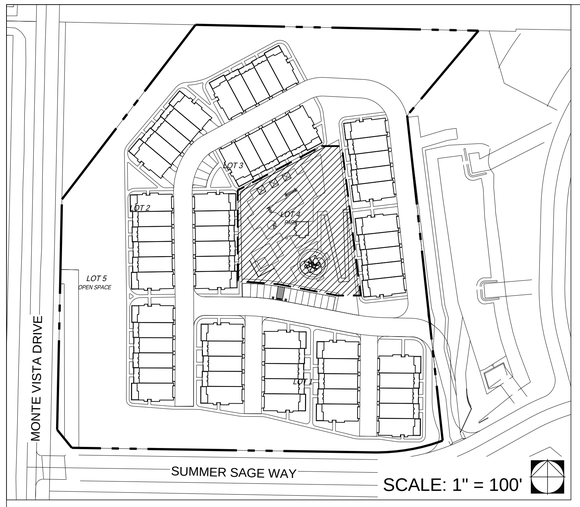
bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

NAME 10-13-2021 DATE

PREPARED FOR MONTE VISTA RANCH II, LLC

PRELIMINARY
NOT FOR CONSTRUCTION

1309



KEY MAP

ENLARGEMENT LEGEND

1. TURF AREA W/ INFORMAL ADIRONDACK SEATING
2. POOL
3. SPA
4. CABANAS
5. POOL EQUIPMENT ROOM
6. SHADED BISTRO SEATING
7. TUBULAR STEEL POOL FENCE
8. PICNIC TABLES - 4 TOTAL, 1 ADA ACCESSIBLE
9. BBQ AREA
10. WALKING PATH
11. ACCENT WALL
12. BENCH SEATING, TYP.
13. CHAISE LOUNGE, TYP.
14. POOL AREA ENTRY GATE
15. TOT LOT W/ SHADED PLAY EQUIPMENT
16. CONCRETE HEADER AT TURF AREA



NORTH 0' 10' 20' 30'

SEE SHEET L-3 FOR HOA & COMMON AREA PRELIMINARY PLANTING PALETTE

L-2

MONTE VISTA RANCH II

ENLARGEMENT PLAN

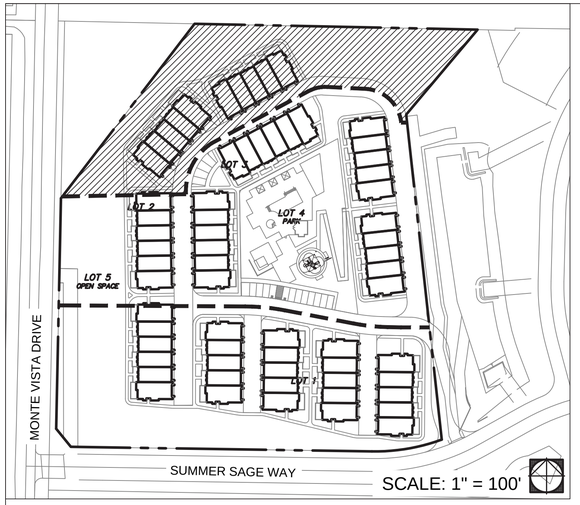
bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

SUBMITTAL 3: 10-13-2021
SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 2 OF 7

NAME 10-13-2021 DATE

PREPARED FOR MONTE VISTA RANCH II, LLC

PRELIMINARY
NOT FOR CONSTRUCTION



KEY MAP

HOA AND COMMON AREA PLANT PALETTE

SYMBOL	BOTANICAL / COMMON NAME	WATER USE
	TREES	
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	Medium
	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA CRAPE MYRTLE	Medium
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	Medium
	QUERCUS AGRIFOLIA COAST LIVE OAK	Low
	TRISTANIA CONFERTA BRISBANE BOX	Medium

UPRIGHT ACCENTS		
	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	Medium
	LAURUS NOBILIS SWEET BAY	Low
	PRUNUS CAROLINIANA 'MONUS' TM BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	Medium

SHRUBS- LARGE		
	ALOE BAINESII TREE ALOE	Medium
	ALYOGYNE HUEGELII BLUE HIBISCUS	Low
	GREVILLEA X 'LONG JOHN' LONG JOHN GREVILLEA	Low
	DIOSMA PULCHRUM PINK BREATH OF HEAVEN	Medium
	LAURUS NOBILIS SWEET BAY	Low
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS JAPANESE PRIVET	Low - Medium

SLOPE PLANTING NOTES:
Final Construction Documents are required to show permanent ground cover to be planted to adequately with shrubs and trees.

Final Construction Documents to ensure plant material and mulch suitable for slopes are added to prevent surface erosion.

Final Construction Documents to show final groundcover and shrubs to ensure full slope coverage within 12 months of plant installation.

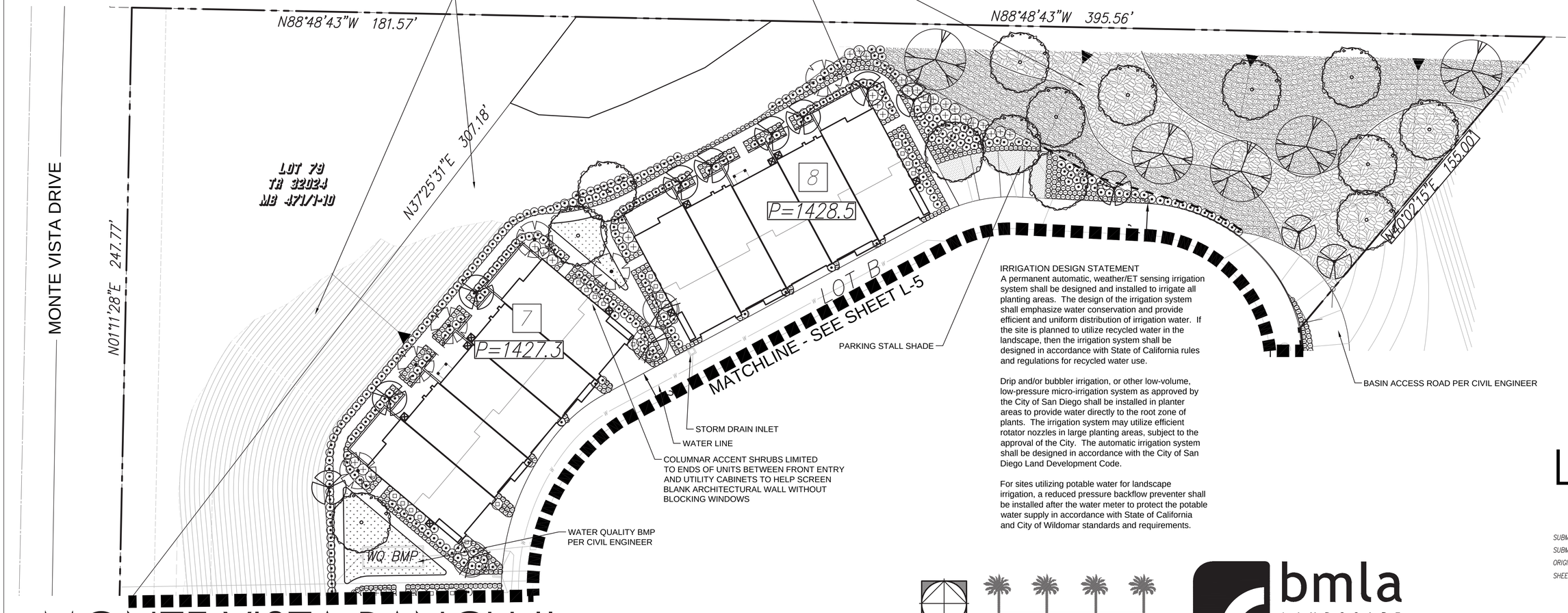
Agronomic Soil Analysis to be provided after rough grading and to be included on final construction drawings.

SHRUBS- MEDIUM		
	ALOE STRIATA CORAL ALOE	Low
	ANIGOZANTHOS FLAVIDUS KANGAROO PAW	Medium
	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA	Very low - Low
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	Low
	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' GREEN BEAUTY JAPANESE BOXWOOD	Medium
	CISTUS X PURPUREUS ORCHID ROCKROSE	Low
	DIANELLA TASMANICA 'SILVER STREAK' SILVER STREAK FLAX LILY	Medium
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	Low
	JUNCUS PATENS CALIFORNIA GRAY RUSH	Low
	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE GIANT WILD RYE	Low
	ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE	Medium
	ROSA X 'NOAMEL' TM FLOWER CARPET APPLEBLOSSOM GROUNDCOVER ROSE	Medium
	SALVIA CLEVELANDII CLEVELAND SAGE	Low
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	Low
	SALVIA X 'BEE'S BLISS' BEE'S BLISS SAGE	Low
	STRELITZIA REGINAE BIRD OF PARADISE	Low - Medium
	WESTRINGIA FRUTICOSA 'WYNABBIE GEM' WYNABBIE GEM COAST ROSEMARY	Low

SHRUBS- SMALL		
	CARISSA MACROCARPA 'NANA' DWARF NATAL PLUM	Medium
	FESTUCA MAIREI ATLAS FESCUE	Medium
	HESPERALOE 'BRAKE LIGHTS' RED YUCCA	Low
	LANTANA MONTEVIDENSIS TRAILING LANTANA	Low - Medium
	MYOPORUM PARVIFOLIUM 'PINK' TRAILING MYOPORUM	Low - Medium
	PASPALUM VAGINATUM SEASHORE PASPALUM	Low
	SENECIO CINERARIA DUSTY MILLER	Low
	TRACHELOSPERMUM JASMINOIDES CHINESE STAR JASMINE	Medium

GROUNDCOVER		
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	Low
	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA	Low
	BACCHARIS 'CENTENNIAL' CENTENNIAL BACCHARIS	Low
	DALEA GREGGII TRAILING INDIGO BUSH	Low
	MUELENBECKIA AXILLARIS CREEPING WIRE VINE	Medium

ALL SLOPES AND LANDSCAPE SHOWN AROUND BUILDINGS AND REC CENTER TO BE HOA MAINTAINED AND IRRIGATED PERMANENT IRRIGATION PER THE DESIGN STATEMENT SHOWN ON THIS PAGE.



IRRIGATION DESIGN STATEMENT
A permanent automatic, weather/ET sensing irrigation system shall be designed and installed to irrigate all planting areas. The design of the irrigation system shall emphasize water conservation and provide efficient and uniform distribution of irrigation water. If the site is planned to utilize recycled water in the landscape, then the irrigation system shall be designed in accordance with State of California rules and regulations for recycled water use.

Drip and/or bubbler irrigation, or other low-volume, low-pressure micro-irrigation system as approved by the City of San Diego shall be installed in planter areas to provide water directly to the root zone of plants. The irrigation system may utilize efficient rotator nozzles in large planting areas, subject to the approval of the City. The automatic irrigation system shall be designed in accordance with the City of San Diego Land Development Code.

For sites utilizing potable water for landscape irrigation, a reduced pressure backflow preventer shall be installed after the water meter to protect the potable water supply in accordance with State of California and City of Wildomar standards and requirements.

NORTH 0' 20' 40' 60'

MONTE VISTA RANCH II

CONCEPT PLANTING PLAN

L-3

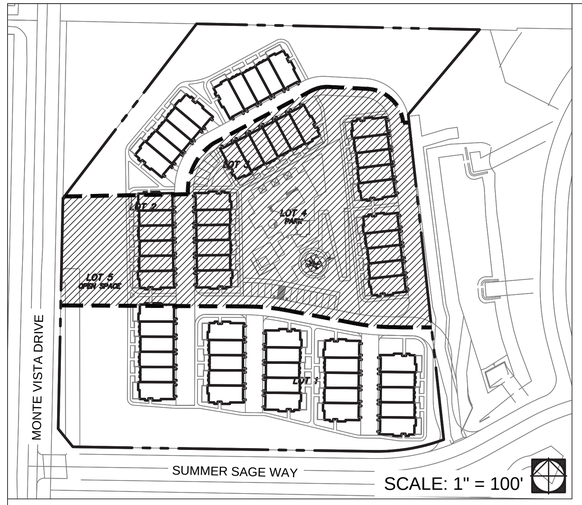
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SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 3 OF 7

bmla LANDSCAPE ARCHITECTURE
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T: 951.737.1124 | F: 951.737.6551

NAME 10-13-2021 DATE

PREPARED FOR MONTE VISTA RANCH II, LLC

PRELIMINARY
NOT FOR CONSTRUCTION



KEY MAP

SEE SHEET L-3 FOR HOA & COMMON AREA PRELIMINARY PLANTING PALETTE

MATCHLINE - SEE SHEET L-4

WATER QUALITY BMP UNDER PARKING AND TURF AREA PER CIVIL ENGINEER

SMALL ACCENT TREES IN DECORATIVE POTS AT BMP AREA

SEE SHEET L-2 FOR RECREATION CENTER PLANTING

BASIN ACCESS ROAD PER CIVIL ENGINEER

SEWER LINE

WATER LINE

STORM DRAIN INLET

MONTE VISTA DRIVE

E 322.08'

LOT B

N06°14'10"W 457.00'

LOT A

26'

12 P=1428.2

9 P=1438.5

11 P=1428.5

10 P=1438.5

6 P=1427.5

LOT TR 32 MB 47

N.A.P. - EXISTING SLOPE IMPROVED BY OTHERS

SEWER LINE

WATER LINE

STORM DRAIN INLET

TREE DIAMOND PLANTER AT REC AREA PARKING

PARKING STALL SHADE

COLUMNAR ACCENT SHRUBS LIMITED TO ENDS OF UNITS BETWEEN FRONT ENTRY AND UTILITY CABINETS TO HELP SCREEN BLANK ARCHITECTURAL WALL WITHOUT BLOCKING WINDOWS

MATCHLINE - SEE SHEET L-6

NORTH 0' 20' 40' 60'

MONTE VISTA RANCH II

CONCEPT PLANTING PLAN

L-4

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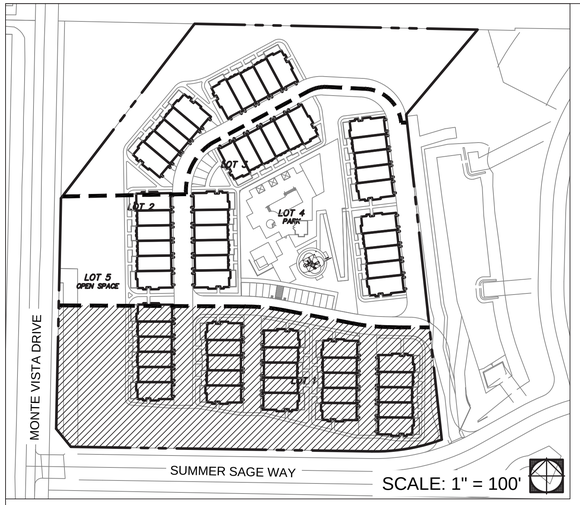
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NAME 10-13-2021 DATE

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PRELIMINARY NOT FOR CONSTRUCTION

1312



KEY MAP

SEE SHEET L-3 FOR HOA & COMMON AREA PRELIMINARY PLANTING PALETTE

CATCH BASIN
SEWER LINE
STORM DRAIN INLET
N.A.P. - EXISTING SLOPE IMPROVED BY OTHERS
WATER LINE
COLUMNAR ACCENT SHRUBS LIMITED TO ENDS OF UNITS BETWEEN FRONT ENTRY AND UTILITY CABINETS TO HELP SCREEN BLANK ARCHITECTURAL WALL WITHOUT BLOCKING WINDOWS
PARKING STALL SHADE
MATCHLINE - SEE SHEET L-5

MONTE VISTA DRIVE
N01°11'28'
24'
5
P=1428.5
4
P=1432.0
LOT D
3
P=1432.5
2
P=1434.5
LOT C
1
P=1435.0
LOT E
N39°01'33"W
32.57'
N89°07'31"W 420.74'
Δ=20°57'54" R=272.00' L=99.53'
SUMMER SAGE WAY
N.A.P. - EXISTING SLOPE IMPROVED BY OTHERS

L-5

MONTE VISTA RANCH II

CONCEPT PLANTING PLAN

NORTH 0' 20' 40' 60'

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WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: MONTE VISTA RANCH II DATE: 9/8/2021

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 55
Conversion Factor 0.62

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	41580	15400	525,140
Medium water use plantings	0.5	Drip	0.81	0.62	16133	9959	339,590
High water use turf	0.7	Drip	0.81	0.86		0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	1694	1581	53,914
				TOTALS	**59,407**	**26940**	**918,644**
Special Landscape Areas							
Turf areas parks				1	1,089	1,089	37,135
Irrigated w/ recycled water				1	0	0	0
Water features				1	933	933	31,815
				TOTALS	**2,022**	***2,022***	**68,950**
						ETWU Total	**987,594**
						Maximum Allowed Water Allowance (MAWA)[e]	**1,081,840**

MAWA

ETAF for residential areas is .55 and .45 for commercial areas.

MAWA =	ETO *	Conv Factor *	((ETAF	*	LA)	+	(1-ETAF)	*	SLA))
	55	0.62	0.50		61,429		0.50		2,022
MAWA=	**1,081,840**								

ETAF Calculations

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area	26,940	Total ETAF x Area	28,962
Total Area	59,407	Total Area	61,429
Average ETAF	**0.45**	**Sitewide ETAF**	**0.47**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PROJECT HYDROZONES

	1 - LOW WATER USE PLANTING AREA	41,580 sf
	2 - MODERATE WATER USE PLANTING AREA	16,133 sf
	3 - HIGH WATER USE TURF AREA	1,694 sf
	4 - HIGH WATER USE POOL/ SPA	933 sf
	5 - SLA HIGH WATER USE TURF AREA	1,089 sf

LANDSCAPE AREA CALCS

A. Total Project Gross Acres: 6.47 AC (281,833 sf)
B. Total Landscaped Area: 60,496 sf
C. Net Landscaped Area Percent (B ÷ A): 21%
D. Total Area of Turf: 2,783 sf
E. Turf Area as a Percentage of Total Landscaped Area (D ÷ B): 4.6%
F. Total Parking Stalls = 36
G. Total Parking Area = 6,156 sf
H. Shade Area Provided = 2,626 sf
I. Percentage of Shaded Parking Area = 42.6%

L-6

SUBMITTAL 3: 10-13-2021
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MONTE VISTA RANCH II
HYDROZONE PLAN

NORTH 0' 40' 80' 120'

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LEGEND

- 3'-6" TALL COURTYARD WALLS
- 4'-0" PIP CONCRETE ACCENT WALL
- 6'-0" TUBE STEEL FENCE AND GATE WITH SELF-LATCHING CLOSURE

MONTE VISTA RANCH II

CONCEPTUAL WALL & FENCE PLAN

VARIATION 1: BLOCK WALL



POTENTIAL COLORS

EXAMPLES SHOWN IN ORCO PRECISION BLOCK

BROWN



PORTOLA



NOTES:
1. COLOR AND FINISH TO MATCH OR COMPLEMENT ADJACENT ARCHITECTURAL STYLE
2. SINGLE PRECISION FACE BLOCK WALL WITH PRECISION CAP

VARIATION 2: CMU WALL W/ STUCCO FINISH



NOTES:
1. COLOR AND FINISH TO MATCH OR COMPLEMENT ADJACENT ARCHITECTURAL STYLE
2. THIS CONDITION TO BE USED AT RECREATION AREA ACCENT WALL

VARIATION 3: BRICK WALL



POTENTIAL COLORS

EXAMPLES SHOWN IN MERIDIAN BRICK

CAP: MANHATTAN



BODY: REGIMENT

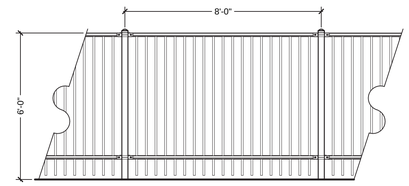


NOTES:
1. COLOR AND FINISH TO MATCH OR COMPLEMENT ADJACENT ARCHITECTURAL STYLE

3'-6" TALL COURTYARD AND 4'-0" ACCENT WALLS



NOTES:
1. ALL MATERIAL TO BE PRE-GALVANIZED. PAINT W/ ONE COAT EPOXY PRIMER & ONE COAT EXTERIOR ENAMEL FINISH IN BLACK.
2. ALL SURFACE WELDS TO BE FIELD GALVANIZED AND GROUND SMOOTH. ALL WELDS TO BE CONTINUOUS.
3. MAXIMUM 4" O.C. SPACING OF PICKETS.



6'-0" TALL TUBULAR STEEL FENCE N.T.S.

NORTH 0' 40' 80' 120'

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LANDSCAPE ARCHITECTURE

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L-7

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SHEET 7 OF 7

NAME 10-13-2021 DATE

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1315

MONTE VISTA RANCH II

WILDOMAR, CA

Monte Vista Ranch II, LLC
Floor Plans and Elevations

10/19/2021

Kevin L. Crook
Architect
Inc
#20073
PLANNING + ARCHITECTURE

A-1	601 - (6 - PLEX) First Floor Plan
A-2	601 - (6 - PLEX) Second Floor Plan
A-3	601 - (6 - PLEX) Colonial Revival Elevation (Front/Rear)
A-4	601 - (6 - PLEX) Colonial Revival Elevation (Left/Right)
A-5	601 - (6 - PLEX) Roof Plan
A-6	Color Boards - Colonial Revival
A-7	Written Color Schemes

Monte Vista Ranch II, LLC

Developer:
Monte Vista Ranch II, LLC
1200 Quail Street, Suite 220 | Newport
Beach, CA | 92660

Contact: Erik W. Lunde
Business: 916-746-8539
ErikLunde@msn.com

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Architect:
Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, Ca 92614

Contact: Jeff Addison
Business: (949) 660-1587
jaddison@klcarch.com

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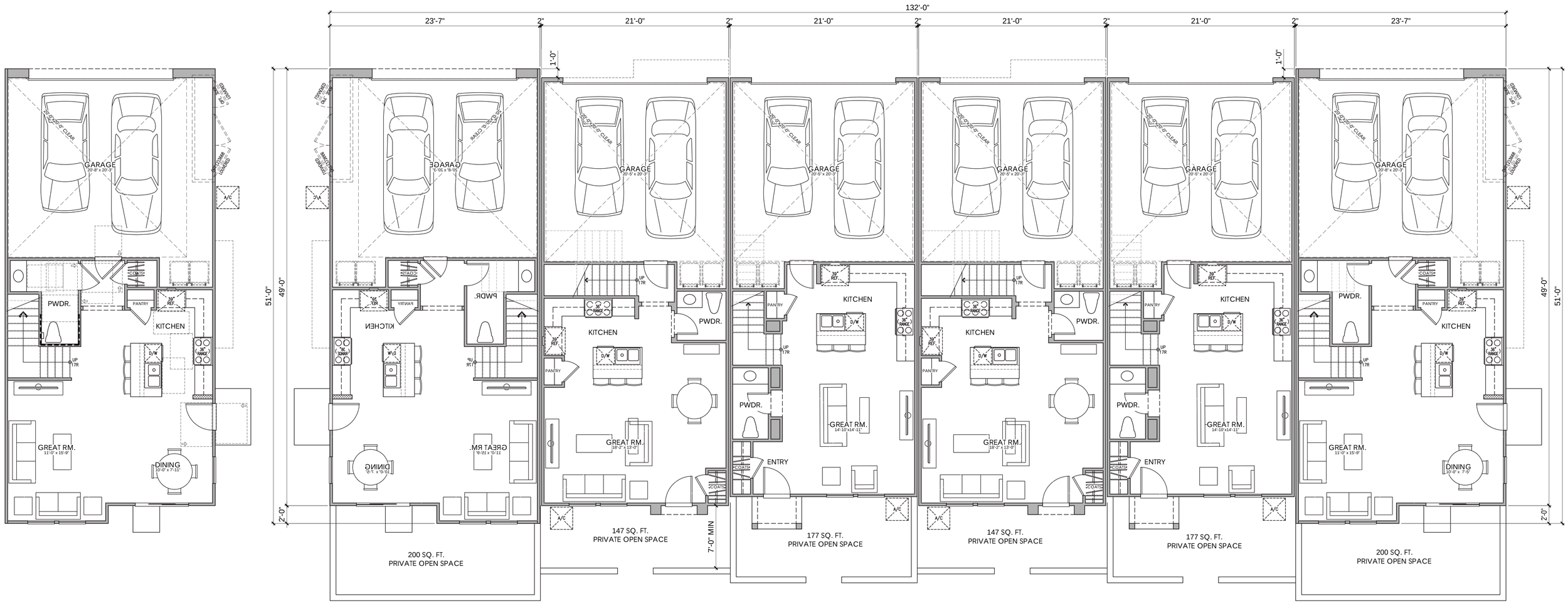
Landscape Architect:
BMLA
1310 North Joy Street
Corona, CA 92879

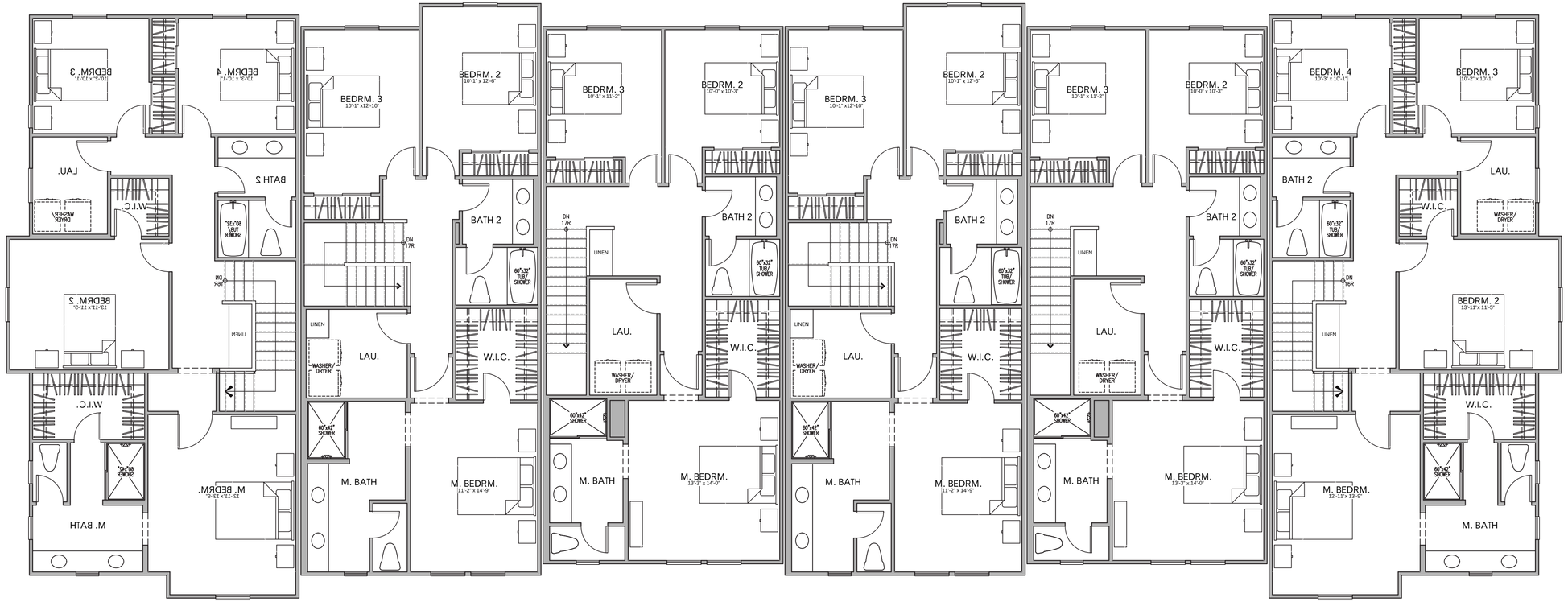
Contact: Steve Shirrel
Business: (951)737-1124 x.116
steve@bmla.net

K&A Engineering Land Planning Surveying

Civil Engineer:
K&A Engineering, Inc.
357 N. Sheridan Street, Suite 117
Corona, CA 92878

Contact: Justin Sakakura
Business: (951) 279-1800 ext. 119
JustinS@kaengineering.com


132'-0"
23'-7"
2"
21'-0"
2"
21'-0"
2"
21'-0"
2"
21'-0"
2"
23'-7"
1'-0"
51'-0"
49'-0"
2'-0"
GARAGE
20'-8" x 20'-3"
RECESSED 3" FOR GARAGE DOOR TRIM
RECESSED 3" FOR GARAGE DOOR TRIM
RECESSED 3" FOR GARAGE DOOR TRIM



PLAN 3R | PLAN 2 | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 3

SECOND FLOOR PLAN

BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

Monte Vista Ranch II, LLC

MONTE VISTA RANCH II
WILDOMAR, CA

10/19/2021
A-2

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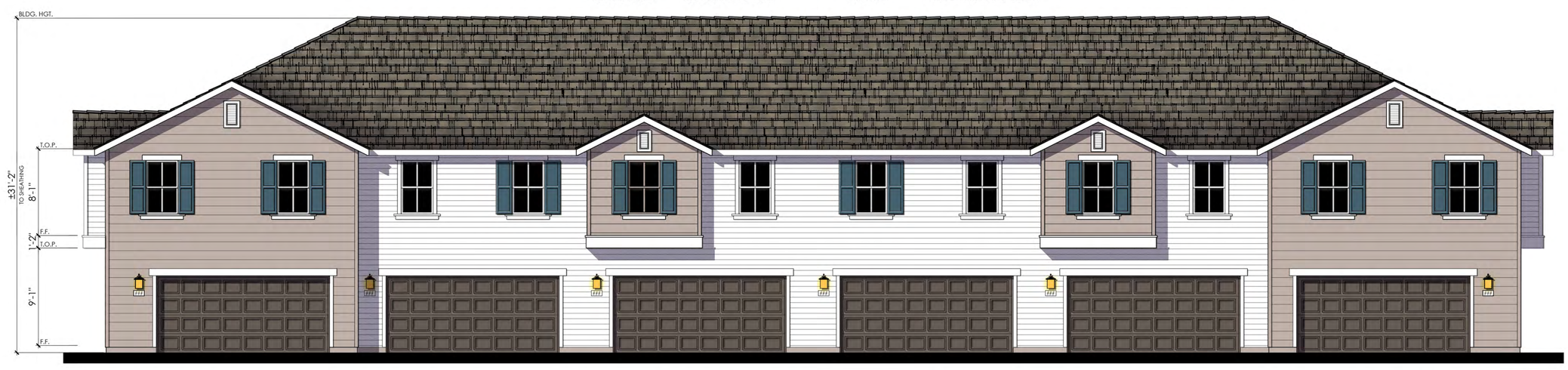
Refer to landscape drawings for wall, tree, and shrub locations

PLAN 3R | PLAN 2 | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 3

FRONT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS	WALL:	HARDIE PANEL OR SIMILAR
GARAGE DOOR:	METAL SECTIONAL	WINDOWS:	VINYL W/ GRIDS
ROOF:	COMPOSITION SHINGLE	SHUTTERS:	SIMULATED WOOD
FASCIA:	2x6 WOOD	POT SHELF	SIMULATED WOOD
BARGE:	2x6 WOOD	LINTEL & TRIM:	HARDIE TRIM OR SIMILAR
GABLE END:	DECORATIVE VENT	PORCH:	WOOD POST AND BEAM



PLAN 3 | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 2 | PLAN 3R

REAR

COLOR SCHEME 1

COLONIAL REVIVAL

BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

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MONTE VISTA RANCH II
WILDOMAR, CA

10/19/2021
A-3

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#20073



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Refer to landscape drawings for wall, tree, and shrub locations

PLAN 3
RIGHT



PLAN 3R
LEFT
COLOR SCHEME 1

COLONIAL REVIVAL
BUILDING - 601 (6-PLEX)

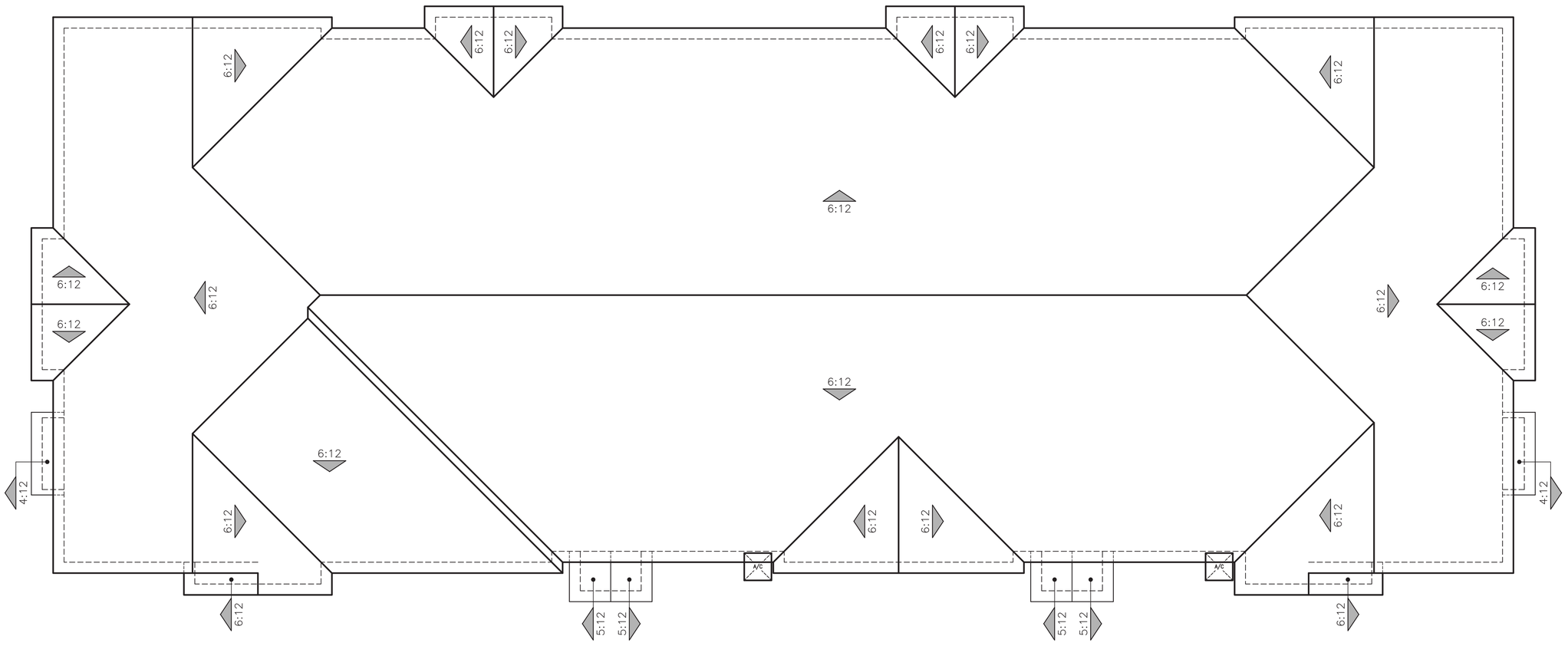
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WILDOMAR, CA

10/19/2021
A-4

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#20073



COLONIAL REVIVAL - ROOF PLAN

BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

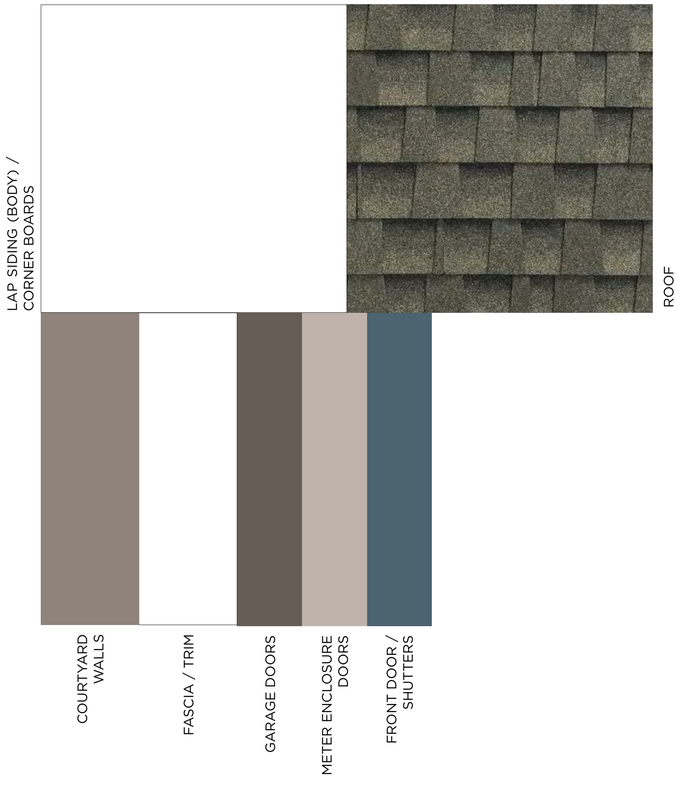
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WILDOMAR, CA

10/19/2021
A-5

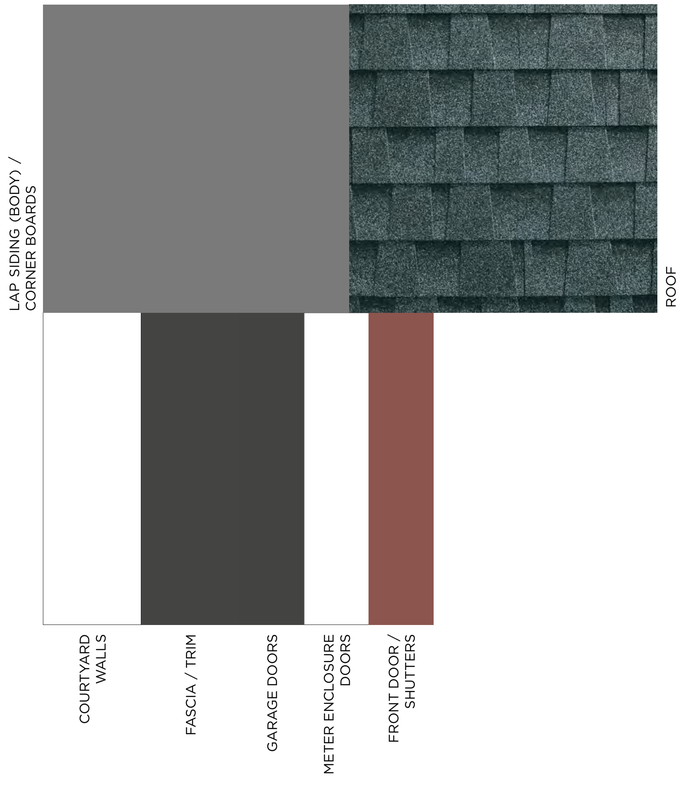
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COLONIAL REVIVAL
SCHEME #1



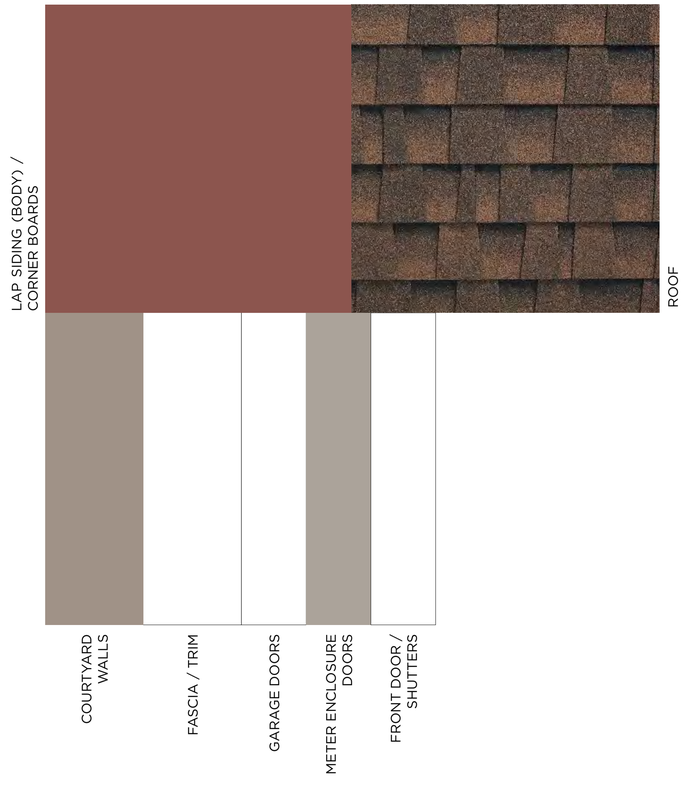
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WILDOMAR, CA
#20073
SEPT. 14, 2021
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COLONIAL REVIVAL
SCHEME #2



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WILDOMAR, CA
#20073
SEPT. 14, 2021
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COLONIAL REVIVAL
SCHEME #3



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SEPT. 14, 2021
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PLANNING + ARCHITECTURE

COLOR BOARDS - COLONIAL REVIVAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

MONTE VISTA RANCH

WILDOMAR, CA

PROJECT	20073
CREATED	5/21/2021

City of Wildomar Rev Removed Stucco 9/14/21

COLONIAL REVIVAL		SCHEME 1	SCHEME 2	SCHEME 3
LAP SIDING (BODY) / CORNER BOARDS		SW7757 HIGH REFLECTIVE WHITE	SW2849 WESTCHESTER GRAY	SW0006 TOILE RED
COURTYARD WALLS		SW6039 POISED TAUPE	SW7757 HIGH REFLECTIVE WHITE	SW9169 CHATURA GRAY
FASCIA / TRIM		SW7757 HIGH REFLECTIVE WHITE	SW7069 IRON ORE	SW7757 HIGH REFLECTIVE WHITE
GARAGE DOORS		SW7505 MANOR HOUSE	SW7069 IRON ORE	SW7757 HIGH REFLECTIVE WHITE
METER ENCLOSURE DOORS		SW6037 TEMPERATE TAUPE	SW7757 HIGH REFLECTIVE WHITE	SW7024 FUNCTIONAL GRAY
FRONT DOOR / SHUTTERS		SW0048 BUNGLEHOUSE BLUE	SW0006 TOILE RED	SW7757 HIGH REFLECTIVE WHITE
COMPOSITION SHINGLES		GAF REFLECTOR SERIES SAGEWOOD	GAF REFLECTOR SERIES STONE GRAY	GAF REFLECTOR SERIES HICKORY

PAINT:	SHERWIN WILLIAMS
ROOF:	GAF TIMBERLINE

MONTE VISTA RANCH II, LLC

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☒ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 12/15/2021

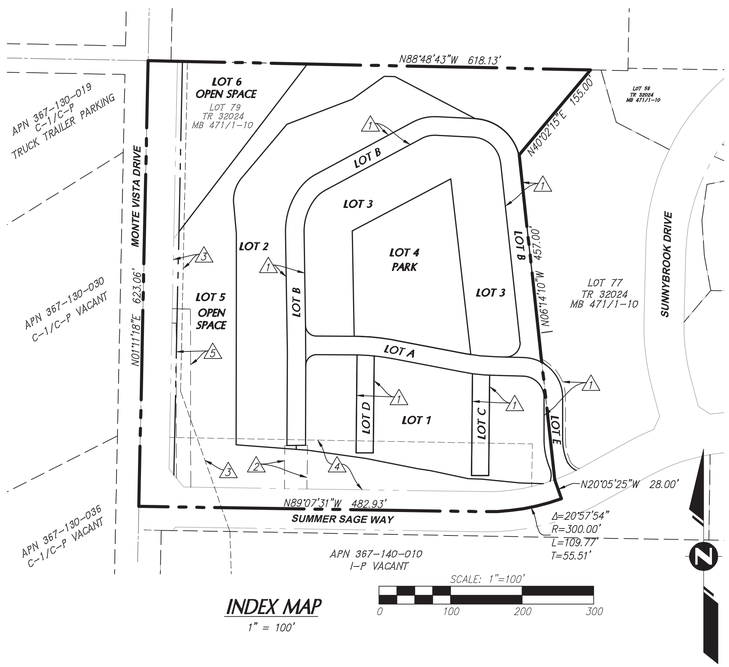
APPLICATION NOS. PA 21-0045

PLANNER Matthew Bassi

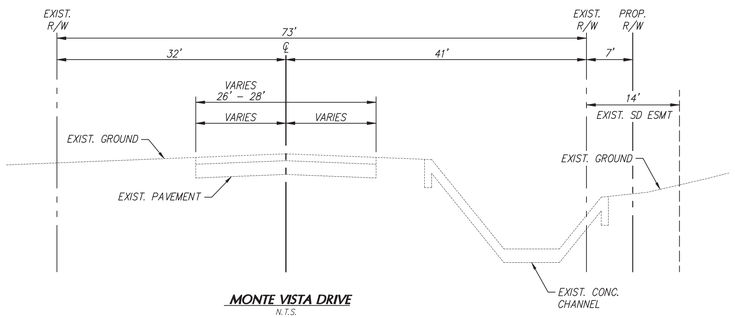
SIGNATURE Matthew Bassi

CITY OF WILDOMAR
CONDOMINIUM TRACT MAP NO. 38155
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

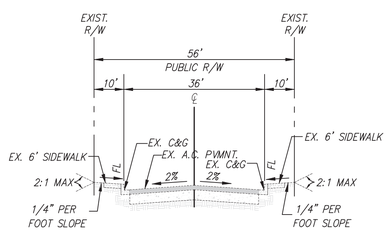
BEING A PORTION OF SEC. 26, T6S, R4W, S.B.M.



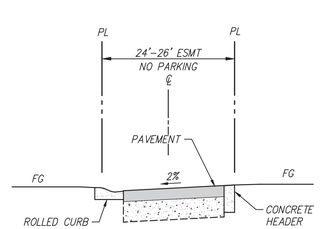
INDEX MAP
1" = 100'



MONTE VISTA DRIVE
N.T.S.

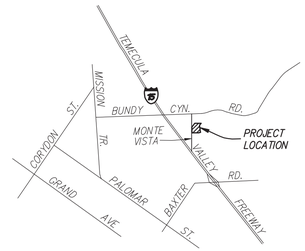


EXISTING SUMMER SAGE WAY
N.T.S.



ALL PRIVATE DRIVES
N.T.S.

LOT AREA TABLE	
NO.	AREA (SQUARE FEET)
LOT A	10,555
LOT B	24,634
LOT C	3,385
LOT D	3,272
LOT E	3,164
LOT 1	41,699
LOT 2	45,427
LOT 3	45,411
LOT 4	29,518
LOT 5	75,411
LOT 6	20,793



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

IN THE CITY OF WILDOMAR, COUNTY OF SAN RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF NUMBERED LOTS 71 AND 79 OF TRACT MAP NO. 32024 AS SHOWN ON A MAP FILED IN BOOK 471, PAGES 1 THROUGH 10 TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITIES

	AGENCY SERVING THE AREA	FACILITIES PRESENT
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	YES
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
TELEPHONE:	PACIFIC BELL	YES
CABLE TV:	NONE	NO
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT	---

PROJECT INFORMATION

THOMAS BROS. MAP (2002):	PAGE 897,GRID D4
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	C-O (COMMERCIAL OFFICE)
EXISTING GENERAL PLAN DESIGNATIONS:	BP (BUSINESS PARK)
PROPOSED ZONING:	R-3 (GENERAL RESIDENTIAL)
PROPOSED GENERAL PLAN DESIGNATIONS:	HDR (HIGH DENSITY RESIDENTIAL)
GROSS ACREAGE:	7.93 ACRES
NET ACREAGE:	6.89 ACRES
BUILDING ACREAGE:	1.53 ACRES
TOTAL NUMBERED LOTS:	6 LOTS
TOTAL LETTERED LOTS:	5 LOTS
PROPOSED DWELLING UNITS:	62 DWELLING UNITS
PROPOSED DENSITY:	9.00 DU/ACRE
ALLOWABLE DWELLING UNITS:	96 DWELLING UNITS (14 DU/AC)

LEGEND:

PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CONTOUR	1400
EXISTING CONTOUR	1400
LOT NUMBER	LOT 1

ASSESSOR'S PARCEL NUMBER

367-502-002, 367-502-004

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 IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
5. THIS PROJECT HAS NO SUBSURFACE SEPTIC DISPOSAL.
6. THIS PROJECT IS NOT SUBJECT TO LIQUEFATION GEOLOGIC HAZARDS: ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE.
7. THIS PROJECT IS NOT WITHIN A CSD.
8. THIS PROJECT IS IN FLOOD ZONE "C", SANTA MARGARITA WATERSHED DRAINAGE AREA.
9. THIS PROJECT HAS NO TRANSMISSION LINES.
10. THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY.
11. THERE ARE NO DESIGNATED MOBILE HOME OR R.V. PARKING FACILITIES PROPOSED FOR THIS PROJECT.

EXISTING EASEMENT NOTES

3. INDICATES AN EXISTING EASEMENT IN FAVOR OF THE CITY OF WILDOMAR, FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 1979 AS INSTRUMENT NO. 114593, O.R. (TO REMAIN)
4. INDICATES AN EXISTING EASEMENT AND COVENANT FOR OFF-SITE WORK, RECORDED MAY 3, 2016 AS INSTRUMENT NO. 2016-0290481, O.R. (TO BE VACATED)
5. INDICATES AN EXISTING EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT, FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 8, 2019, AS INSTRUMENT NO. 2019-0248558, O.R. (TO REMAIN)

PROPOSED EASEMENT NOTES

1. EASEMENT FOR ACCESS, PUBLIC UTILITY, AND DRAINAGE PURPOSES
2. EASEMENT FOR PUBLIC UTILITY PURPOSES

EARTHWORK QUANTITY ESTIMATE

50,000 CY CUT (RAW)
50,000 CY FILL (RAW)

COMMON AREA MAINTENANCE

ALL COMMON AREAS AND SLOPES SHALL BE MAINTAINED BY HOA

HAZARDOUS FIRE AREA

THIS PROJECT IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE

WATER QUALITY MAINTENANCE

WATER QUALITY BMP SHALL BE MAINTAINED BY HOA

ENGINEER

K&A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 279-1800

OWNER / APPLICANT

MONTE VISTA RANCH II, LLC
1200 QUAIL STREET, SUITE 220
NEWPORT BEACH, CA 92660
EMAIL: ERIKWLUNDE@GMAIL.COM
PHONE: (714)318-3500

DATE: OCTOBER 19, 2021

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
SUITE 102
COLTON, CA 92324
(909) 887-5969

K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

CITY OF WILDOMAR
COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP
NO. 38155
SCHEDULE "A"

Drawn By: BM/BB	C-4	SHEET 1 OF 2 SHEETS
Checked By: BB/JS/AF		
Scale:		

Drawing: R:\453915\Preliminary\Tentative Tract Map\915 - TTM 38155 - 01.dwg Layout: SHEET 1 - 24x36 L Saved: 10/19/2021 9:54 AM Plotted: 10/19/2021 9:57 AM By: Justin Sakakura



REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
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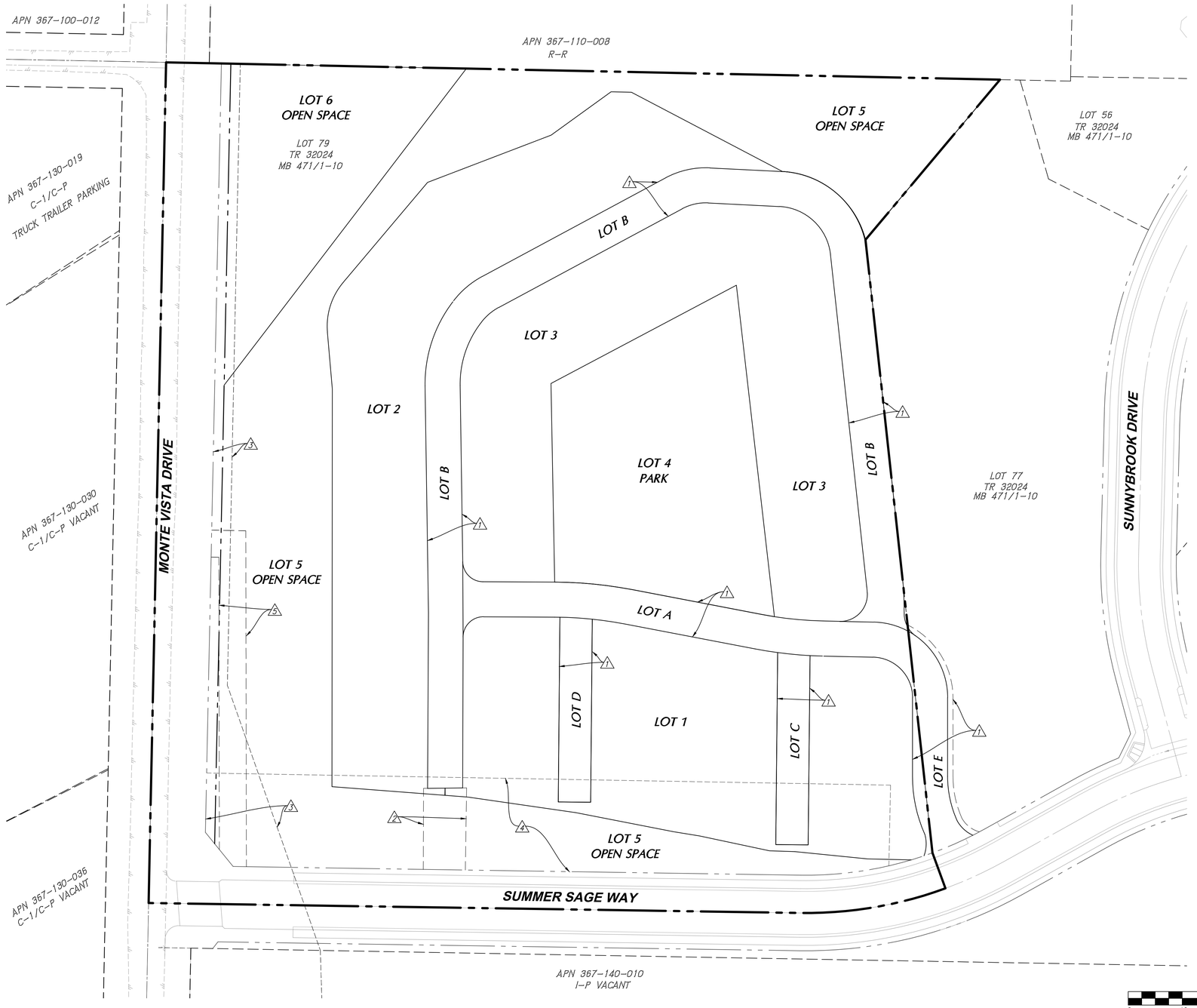
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CITY OF WILDOMAR
COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 38155
SCHEDULE "A"

Drawn By: BM/BB	C-5	SHEET 2 OF 2 SHEETS
Checked By: BB/JS/AF		
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PROPOSED EASEMENT NOTES

1. EASEMENT FOR ACCESS, PUBLIC UTILITY, AND DRAINAGE PURPOSES
2. EASEMENT FOR PUBLIC UTILITY PURPOSES

EXISTING EASEMENT NOTES

3. INDICATES AN EXISTING EASEMENT IN FAVOR OF THE CITY OF WILDOMAR, FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 1979 AS INSTRUMENT NO. 114593, O.R. (TO REMAIN)
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N

SCALE: 1"=40'

0 40 80 120 160

DATE: OCTOBER 19, 2021

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
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CITY OF WILDOMAR
COUNTY OF RIVERSIDE

EASEMENT EXHIBIT
TENTATIVE TRACT MAP NO. 38155
SCHEDULE "A"

Drawn By: BM/BB	C-3	SHEET OF SHEETS
Checked By: BB/JS/AF		
Scale:		

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CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☒ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 12 / 15 /2021

APPLICATION NOS. PLOT PLAN/FSPOD 21-0045

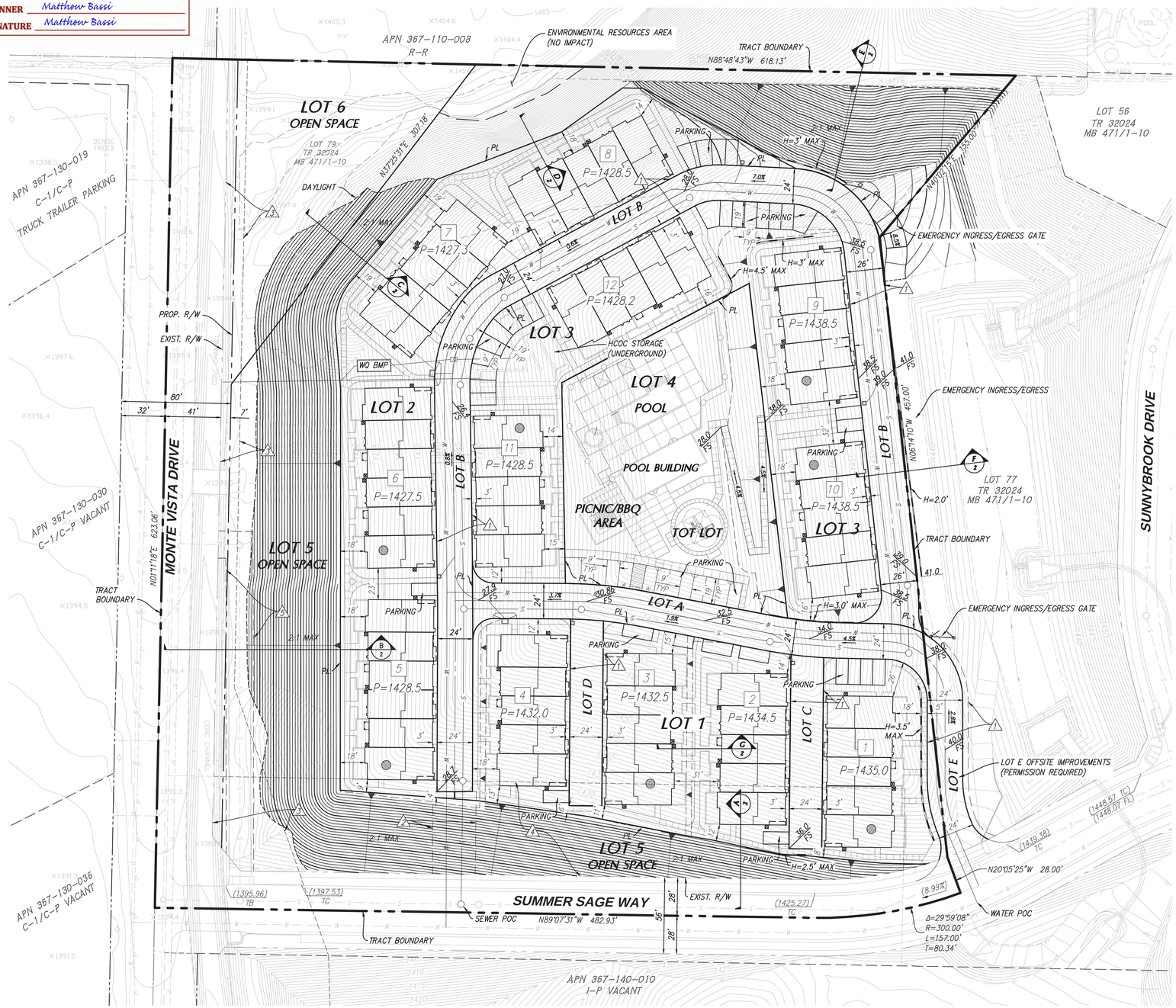
PLANNER Matthew Bassi

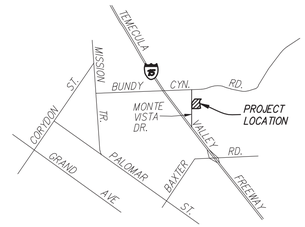
SIGNATURE Matthew Bassi

CITY OF WILDOMAR

SITE PLAN & CONCEPTUAL GRADING FOR TTM NO. 38155

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





VICINITY MAP

N.T.S.

ENGINEER

K&A ENGINEERING, INC
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 279-1800

OWNER / APPLICANT

MONTE VISTA RANCH II, LLC
1200 QUAIL STREET, SUITE 220
NEWPORT BEACH, CA 92660
EMAIL: ERIKWLUNDE@GMAIL.COM
PHONE: (714)318-3500

LEGAL DESCRIPTION

IN THE CITY OF WILDOMAR, COUNTY OF SAN RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF NUMBERED LOTS 71 AND 79 OF TRACT MAP NO. 32024 AS SHOWN ON A MAP FILED IN BOOK 471, PAGES 1 THROUGH 10 TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITIES

	AGENCY SERVING THE AREA	FACILITIES PRESENT
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	YES
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
TELEPHONE:	PACIFIC BELL	YES
CABLE TV:	NONE	NO
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT	--

PROJECT INFORMATION

THOMAS BROS. MAP (2002):	PAGE 897,GRID D4
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	C-O (COMMERCIAL OFFICE)
EXISTING GENERAL PLAN DESIGNATIONS:	BP (BUSINESS PARK)
PROPOSED ZONING:	R-3 (GENERAL RESIDENTIAL)
PROPOSED GENERAL PLAN DESIGNATIONS:	HDR (HIGH DENSITY RESIDENTIAL)
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NET ACREAGE:	6.89 ACRES
BUILDING ACREAGE:	1.53 ACRES
TOTAL NUMBERED LOTS:	6 LOTS
TOTAL LETTERED LOTS:	5 LOTS
PROPOSED DWELLING UNITS:	62 DWELLING UNITS
PROPOSED DENSITY:	9.00 DU/ACRE
ALLOWABLE DWELLING UNITS:	96 DWELLING UNITS (14 DU/AC)

BUILDING SUMMARY

TOWNHOMES:		
10 x 5-PLEX TH	81%	50 UNITS
2 x 6-PLEX TH	19%	12 UNITS
TOTAL		62 UNITS
5-PLEX TOWNHOMES		
3 BEDROOM	60%	30 UNITS
4 BEDROOM	40%	20 UNITS
TOTAL		50 UNITS
6-PLEX TOWNHOMES		
3 BEDROOM	66.7%	8 UNITS
4 BEDROOM	33.3%	4 UNITS
TOTAL		12 UNITS
COMMON SPACE BUILDING:		
POOL BUILDING	1,500 SF	

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 IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
5. THIS PROJECT HAS NO SUBSURFACE SEPTIC DISPOSAL.
6. THIS PROJECT IS NOT SUBJECT TO LIQUEFATION GEOLOGIC HAZARDS: ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE.
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PROPOSED EASEMENT NOTES

1. EASEMENT FOR ACCESS, PUBLIC UTILITY, AND DRAINAGE PURPOSES
2. EASEMENT FOR PUBLIC UTILITY PURPOSES

LEGEND:

PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CONTOUR	1400
EXISTING CONTOUR	1400
LOT NUMBER	LOT 1
ADA UNITS	
BUILDING NUMBER	1

DATE: OCTOBER 19, 2021

ASSESSOR'S PARCEL NUMBER

367-502-002, 367-502-004

SETBACK SUMMARY

± 1,320 FEET SOUTH OF BUNDY CANYON ROAD
± 150 FEET WEST OF SUNNYBROOK DRIVE
EAST OF MONTE VISTA DRIVE
NORTH OF SUMMER SAGE WAY

COMMON AREA MAINTENANCE

ALL COMMON AREAS AND SLOPES SHALL BE MAINTAINED BY HOA

WATER QUALITY MAINTENANCE

WATER QUALITY BMP SHALL BE MAINTAINED BY HOA

HAZARDOUS FIRE AREA

THIS PROJECT IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE

PARKING SUMMARY

PARKING REQUIREMENT:

2.75 SPACES / UNIT

62 UNITS	x	(2.75 SPACES / UNIT)	171 SPACES REQUIRED
62 UNITS	x	(2 GARAGE SPACES / UNIT)	124 GARAGE SPACES PROVIDED
			47 OUTSIDE SPACES REQUIRED

PARKING PROVIDED:

OUTSIDE SPACES PROVIDED	47 OUTSIDE SPACES PROVIDED (INCLUDING 2 ADA ACCESSIBLE)

MONTE VISTA RANCH
OPEN SPACE AND RECREATION CALCULATION

SF PER DWELLING UNIT		NUMBER OF UNITS		SF REQUIRED
400 SF	X	62 UNITS	=	24,800 SF
				SF PROVIDED
				36,894 SF

PRIVATE OPEN SPACE				10,806 SF
5 - PLEX				
871 SF	X	10 BUILDING	=	8,710 SF
6 - PLEX				
1,048 SF	X	2 BUILDING	=	2,096 SF

RECREATION LEISURE AREA (RLA)	26,088 SF
HARDSCAPE (6,479 SF = 25% OF TOTAL RLA	

SCALE: 1"=40'

0 40 80 120 160

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
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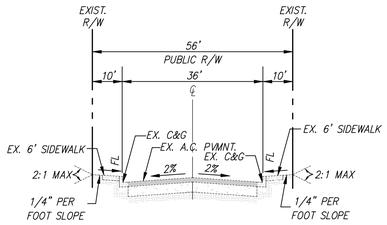
CITY OF WILDOMAR
COUNTY OF RIVERSIDE

SITE PLAN & CONCEPTUAL GRADING TENTATIVE TRACT MAP NO. 38155

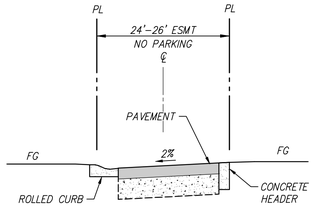
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Checked By: JS		
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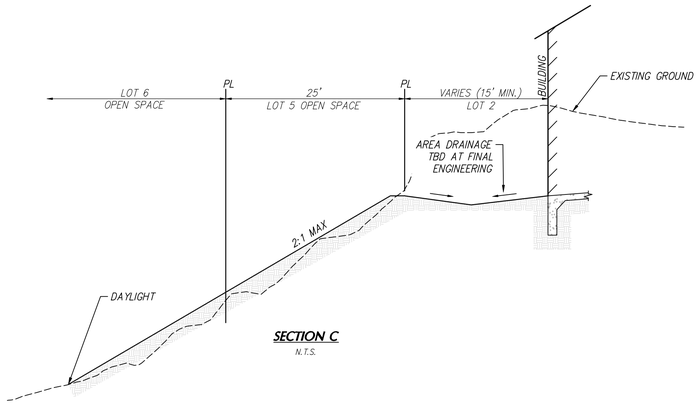
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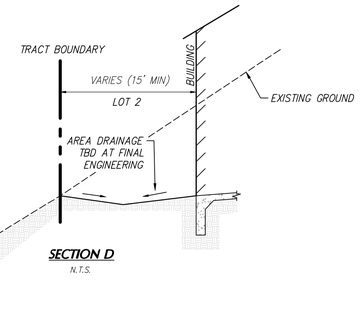
EXISTING SUMMER SAGE WAY
N.T.S.



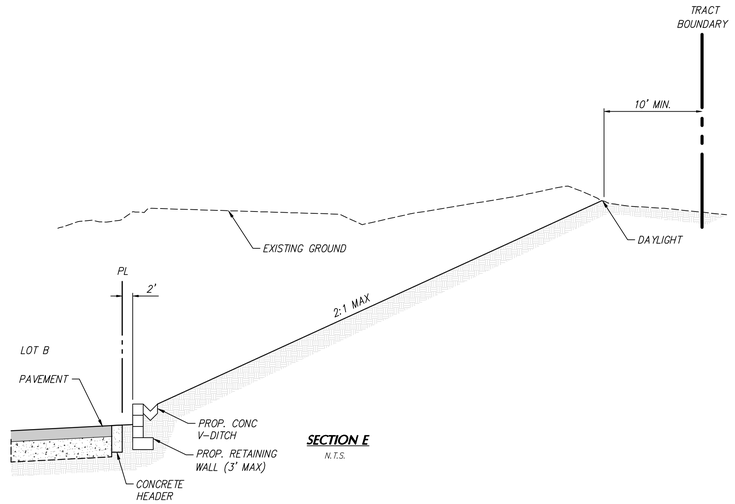
ALL PRIVATE DRIVES
N.T.S.



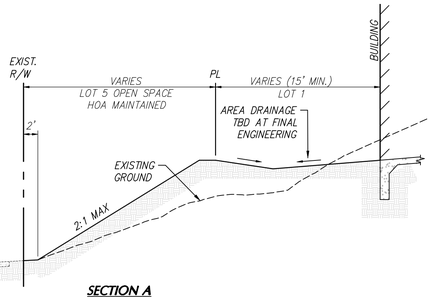
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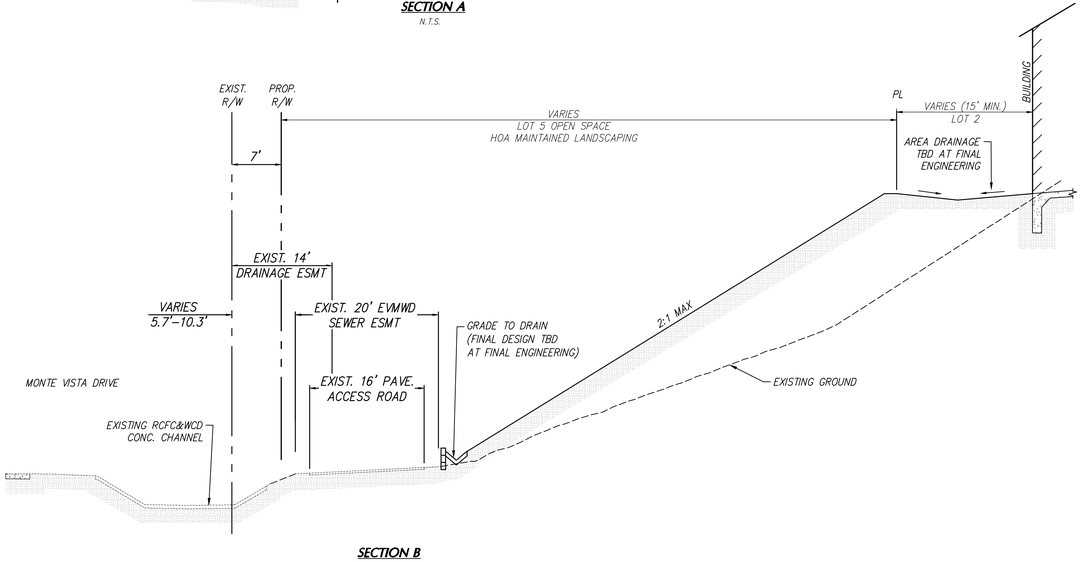
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N.T.S.



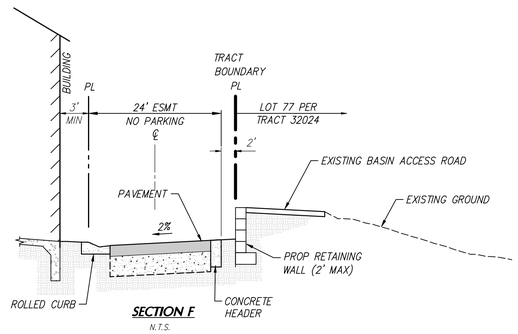
SECTION E
N.T.S.



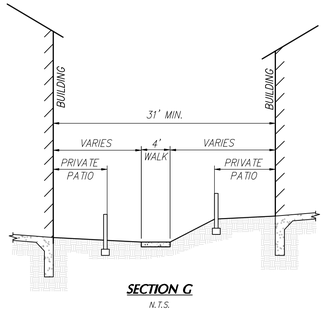
SECTION A
N.T.S.



SECTION B
N.T.S.



SECTION F
N.T.S.



SECTION G
N.T.S.

CITY OF WILDOMAR
Est. 1886
Inc. 2008
Tradition ~ Opportunity ~ Progress

CITY OF WILDOMAR
COUNTY OF RIVERSIDE

SITE PLAN & CONCEPTUAL GRADING
TENTATIVE TRACT MAP NO. 38155
SCHEDULE "A"

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
SUITE 102
COLTON, CA 92324
(909) 887-5969

K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

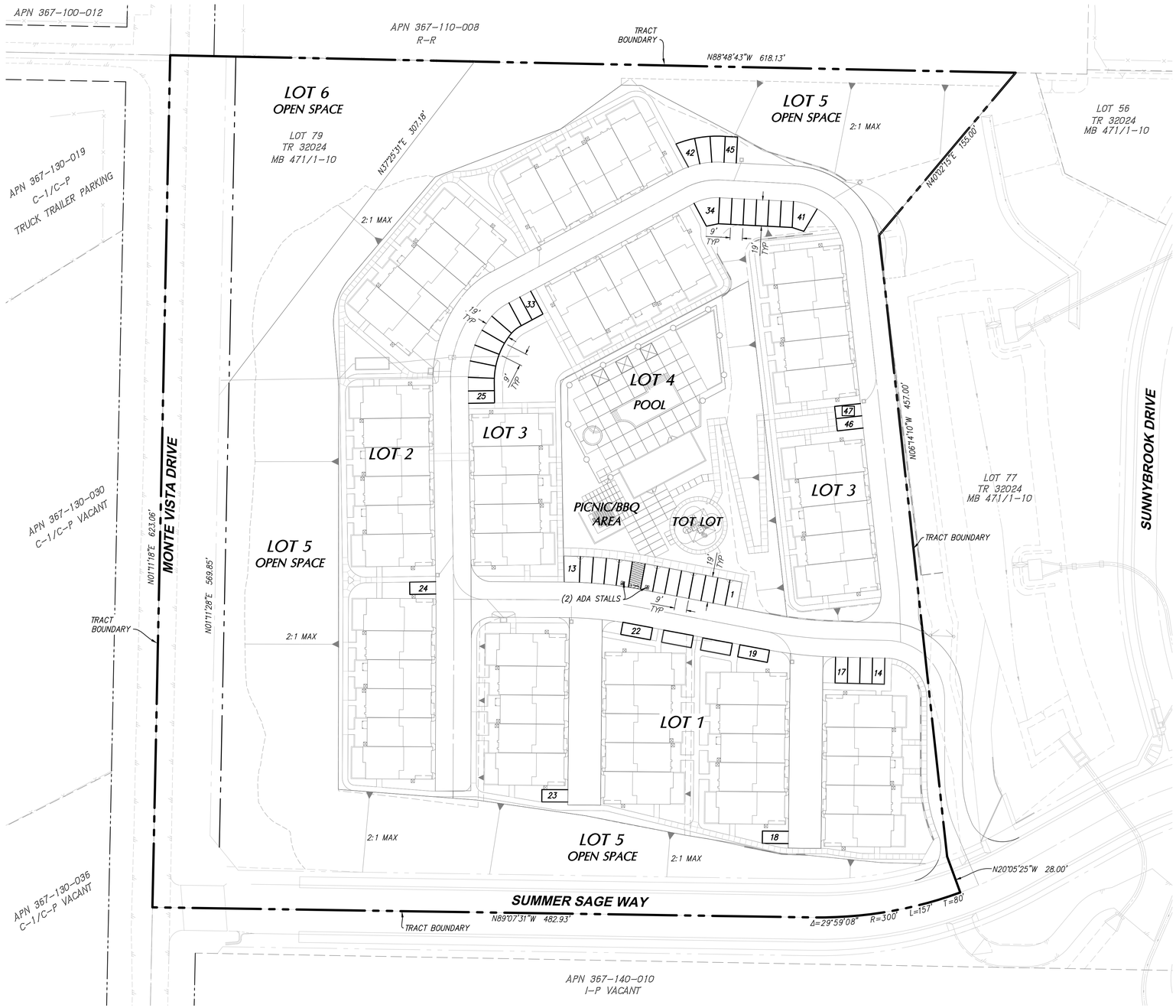
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Checked By: JS		
Scale:		

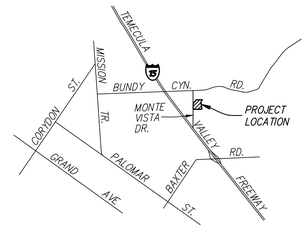
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CITY OF WILDOMAR

PARKING PLAN FOR TTM NO. 38155

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





VICINITY MAP

N.T.S.

ENGINEER

K&A ENGINEERING, INC
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 279-1800

OWNER / APPLICANT

MONTE VISTA RANCH II, LLC
1200 QUAIL STREET, SUITE 220
NEWPORT BEACH, CA 92660
EMAIL: ERIKWLUNDE@GMAIL.COM
PHONE: (714)318-3500

LEGAL DESCRIPTION

IN THE CITY OF WILDOMAR, COUNTY OF SAN RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF NUMBERED LOTS 71 AND 79 OF TRACT MAP NO. 32024 AS SHOWN ON A MAP FILED IN BOOK 471, PAGES 1 THROUGH 10 TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT INFORMATION

THOMAS BROS. MAP (2002):	PAGE 897,GRID D4
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	C-O (COMMERCIAL OFFICE)
EXISTING GENERAL PLAN DESIGNATIONS:	BP (BUSINESS PARK)
PROPOSED ZONING:	R-3 (GENERAL RESIDENTIAL)
PROPOSED GENERAL PLAN DESIGNATIONS:	HDR (HIGH DENSITY RESIDENTIAL)
GROSS ACREAGE:	7.93 ACRES
NET ACREAGE:	6.89 ACRES
BUILDING ACREAGE:	1.53 ACRES
TOTAL NUMBERED LOTS:	6 LOTS
TOTAL LETTERED LOTS:	5 LOTS
PROPOSED DWELLING UNITS:	62 DWELLING UNITS
PROPOSED DENSITY:	9.00 DU/ACRE
ALLOWABLE DWELLING UNITS:	96 DWELLING UNITS (14 DU/AC)

ASSESSOR'S PARCEL NUMBER

367-502-002, 367-502-004

LEGEND:

PROJECT BOUNDARY

LOT NUMBER — LOT 1

PARKING SUMMARY

PARKING REQUIREMENT:

2.75 SPACES / UNIT

62 UNITS	x	(2.75 SPACES / UNIT)	171 SPACES REQUIRED
62 UNITS	x	(2 GARAGE SPACES / UNIT)	124 GARAGE SPACES PROVIDED
			47 OUTSIDE SPACES REQUIRED

PARKING PROVIDED:

OUTSIDE SPACES PROVIDED	47 OUTSIDE SPACES PROVIDED (INCLUDING 2 ADA ACCESSIBLE)

DATE: OCTOBER 19, 2021

SCALE: 1"=40'

0 40 80 120 160

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
SUITE 102
COLTON, CA 92324
(909) 887-5969

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CITY OF WILDOMAR
COUNTY OF RIVERSIDE

PARKING PLAN
TENTATIVE TRACT MAP NO. 38155
SCHEDULE "A"

Drawn By: JS	C-6	SHEET 1 OF 1 SHEETS
Checked By: JS		
Scale:		

Drawing: R:\453915\Preliminary\Parking\915 - TTM 38155 - PARKING.dwg Layout: SHEET 1 - 24x36 L Saved: 10/19/2021 9:23 AM Plotted: 10/19/2021 9:28 AM By: Justin Sakakura



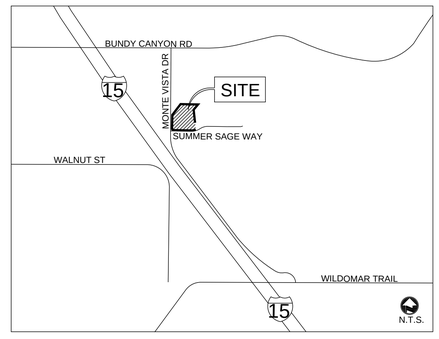
ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE ASSOCIATION

MONTE VISTA RANCH
OPEN SPACE AND RECREATION CALCULATION

SF PER DWELLING UNIT			NUMBER OF UNITS		SF REQUIRED
400 SF	X	62 UNITS	=	24,800 SF	
				SF PROVIDED	
				36,894 SF	
PRIVATE OPEN SPACE				10,806 SF	
5 - PLEX					
871 SF	X	10 BUILDINGS	=	8,710 SF	
6 - PLEX					
1,048 SF	X	2 BUILDINGS	=	2,096 SF	
RECREATION LEISURE AREA (RLA)				26,088 SF	
HARDSCAPE (6,479 SF = 25% OF TOTAL RLA)					

SHEET INDEX

SHEET	DESCRIPTION
L-1	CONCEPTUAL SITE PLAN
L-2	ENLARGEMENT PLAN
L-3	CONCEPTUAL PLANTING PLAN
L-4	CONCEPTUAL PLANTING PLAN
L-5	CONCEPTUAL PLANTING PLAN
L-6	HYDROZONE PLAN
L-7	CONCEPTUAL WALL & FENCE PLAN



VICINITY MAP

L-1

MONTE VISTA RANCH II
CONCEPTUAL SITE PLAN

NORTH 0' 40' 80' 120'

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T: 951.737.1124 | F: 951.737.6551

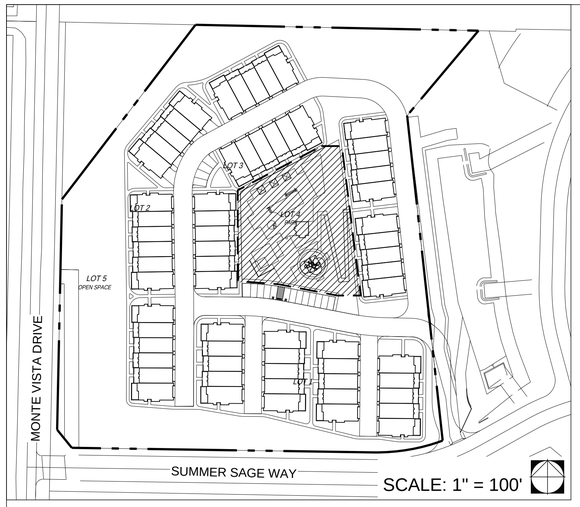
SUBMITTAL 3: 10-13-2021
SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 1 OF 7

NAME 10-13-2021 DATE

PREPARED FOR MONTE VISTA RANCH II, LLC

PRELIMINARY
NOT FOR CONSTRUCTION

1331



KEY MAP

ENLARGEMENT LEGEND

1. TURF AREA W/ INFORMAL ADIRONDACK SEATING
2. POOL
3. SPA
4. CABANAS
5. POOL EQUIPMENT ROOM
6. SHADED BISTRO SEATING
7. TUBULAR STEEL POOL FENCE
8. PICNIC TABLES - 4 TOTAL, 1 ADA ACCESSIBLE
9. BBQ AREA
10. WALKING PATH
11. ACCENT WALL
12. BENCH SEATING, TYP.
13. CHAISE LOUNGE, TYP.
14. POOL AREA ENTRY GATE
15. TOT LOT W/ SHADED PLAY EQUIPMENT
16. CONCRETE HEADER AT TURF AREA



NORTH 0' 10' 20' 30'

SEE SHEET L-3 FOR HOA & COMMON AREA PRELIMINARY PLANTING PALETTE

L-2

SUBMITTAL 3: 10-13-2021
SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 2 OF 7

MONTE VISTA RANCH II

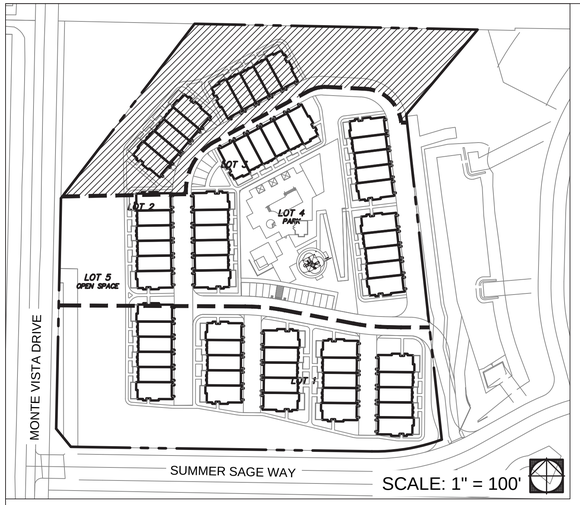
ENLARGEMENT PLAN

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LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

NAME 10-13-2021 DATE

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PRELIMINARY
NOT FOR CONSTRUCTION



KEY MAP

HOA AND COMMON AREA PLANT PALETTE

SYMBOL	BOTANICAL / COMMON NAME	WATER USE
	TREES	
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	Medium
	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA CRAPE MYRTLE	Medium
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	Medium
	QUERCUS AGRIFOLIA COAST LIVE OAK	Low
	TRISTANIA CONFERTA BRISBANE BOX	Medium

UPRIGHT ACCENTS		
	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	Medium
	LAURUS NOBILIS SWEET BAY	Low
	PRUNUS CAROLINIANA 'MONUS' TM BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	Medium

SHRUBS- LARGE		
	ALOE BAINESII TREE ALOE	Medium
	ALYOGYNE HUEGELII BLUE HIBISCUS	Low
	GREVILLEA X 'LONG JOHN' LONG JOHN GREVILLEA	Low
	DIOSMA PULCHRUM PINK BREATH OF HEAVEN	Medium
	LAURUS NOBILIS SWEET BAY	Low
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS JAPANESE PRIVET	Low - Medium

SLOPE PLANTING NOTES:
Final Construction Documents are required to show permanent ground cover to be planted to adequately with shrubs and trees.

Final Construction Documents to ensure plant material and mulch suitable for slopes are added to prevent surface erosion.

Final Construction Documents to show final groundcover and shrubs to ensure full slope coverage within 12 months of plant installation.

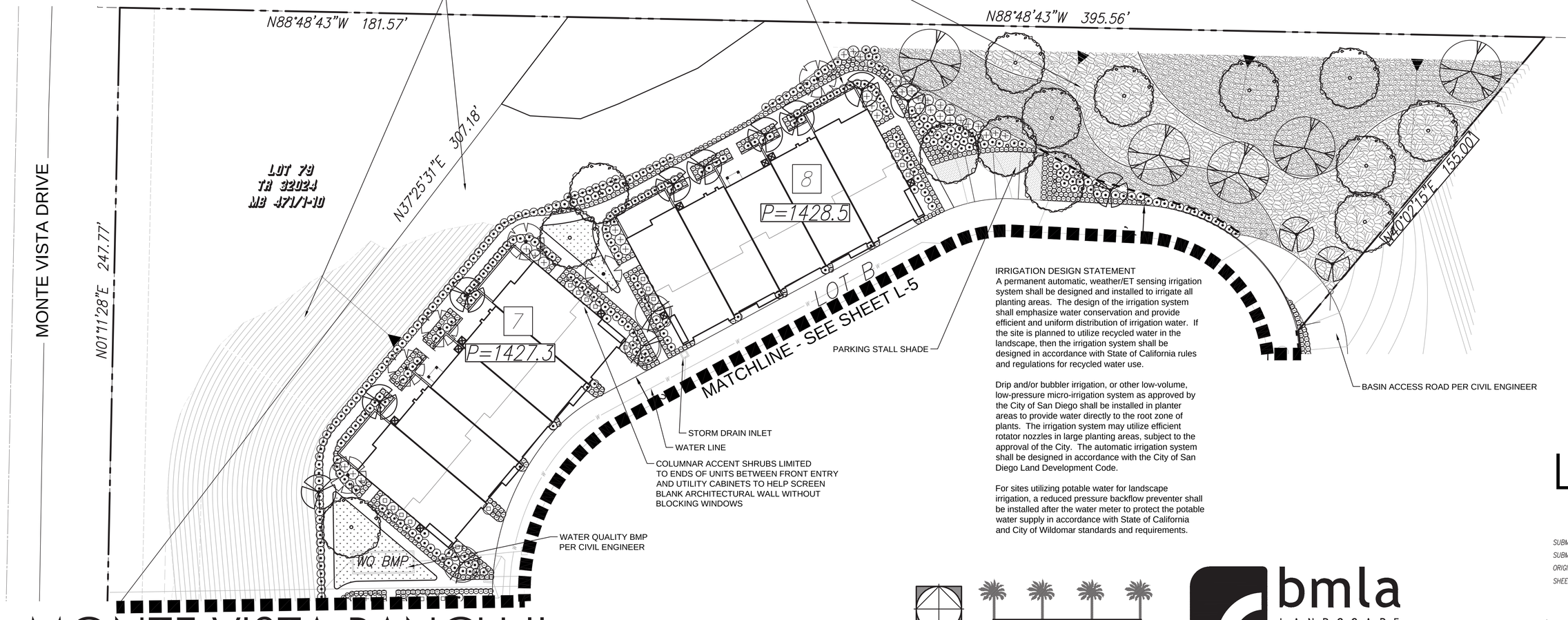
Agronomic Soil Analysis to be provided after rough grading and to be included on final construction drawings.

SHRUBS- MEDIUM		
	ALOE STRIATA CORAL ALOE	Low
	ANIGOZANTHOS FLAVIDUS KANGAROO PAW	Medium
	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA	Very low - Low
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	Low
	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' GREEN BEAUTY JAPANESE BOXWOOD	Medium
	CISTUS X PURPUREUS ORCHID ROCKROSE	Low
	DIANELLA TASMANICA 'SILVER STREAK' SILVER STREAK FLAX LILY	Medium
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	Low
	JUNCUS PATENS CALIFORNIA GRAY RUSH	Low
	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE GIANT WILD RYE	Low
	ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE	Medium
	ROSA X 'NOAMEL' TM FLOWER CARPET APPLEBLOSSOM GROUNDCOVER ROSE	Medium
	SALVIA CLEVELANDII CLEVELAND SAGE	Low
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	Low
	SALVIA X 'BEE'S BLISS' BEE'S BLISS SAGE	Low
	STRELITZIA REGINAE BIRD OF PARADISE	Low - Medium
	WESTRINGIA FRUTICOSA 'WYNABBIE GEM' WYNABBIE GEM COAST ROSEMARY	Low

SHRUBS- SMALL		
	CARISSA MACROCARPA 'NANA' DWARF NATAL PLUM	Medium
	FESTUCA MAIREI ATLAS FESCUE	Medium
	HESPERALOE 'BRAKE LIGHTS' RED YUCCA	Low
	LANTANA MONTEVIDENSIS TRAILING LANTANA	Low - Medium
	MYOPORUM PARVIFOLIUM 'PINK' TRAILING MYOPORUM	Low - Medium
	PASPALUM VAGINATUM SEASHORE PASPALUM	Low
	SENECIO CINERARIA DUSTY MILLER	Low
	TRACHELOSPERMUM JASMINOIDES CHINESE STAR JASMINE	Medium

GROUNDCOVER		
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	Low
	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA	Low
	BACCHARIS 'CENTENNIAL' CENTENNIAL BACCHARIS	Low
	DALEA GREGGII TRAILING INDIGO BUSH	Low
	MUELENBECKIA AXILLARIS CREEPING WIRE VINE	Medium

ALL SLOPES AND LANDSCAPE SHOWN AROUND BUILDINGS AND REC CENTER TO BE HOA MAINTAINED AND IRRIGATED PERMANENT IRRIGATION PER THE DESIGN STATEMENT SHOWN ON THIS PAGE.



IRRIGATION DESIGN STATEMENT
A permanent automatic, weather/ET sensing irrigation system shall be designed and installed to irrigate all planting areas. The design of the irrigation system shall emphasize water conservation and provide efficient and uniform distribution of irrigation water. If the site is planned to utilize recycled water in the landscape, then the irrigation system shall be designed in accordance with State of California rules and regulations for recycled water use.

Drip and/or bubbler irrigation, or other low-volume, low-pressure micro-irrigation system as approved by the City of San Diego shall be installed in planter areas to provide water directly to the root zone of plants. The irrigation system may utilize efficient rotator nozzles in large planting areas, subject to the approval of the City. The automatic irrigation system shall be designed in accordance with the City of San Diego Land Development Code.

For sites utilizing potable water for landscape irrigation, a reduced pressure backflow preventer shall be installed after the water meter to protect the potable water supply in accordance with State of California and City of Wildomar standards and requirements.

NORTH 0' 20' 40' 60'

MONTE VISTA RANCH II

CONCEPT PLANTING PLAN

L-3

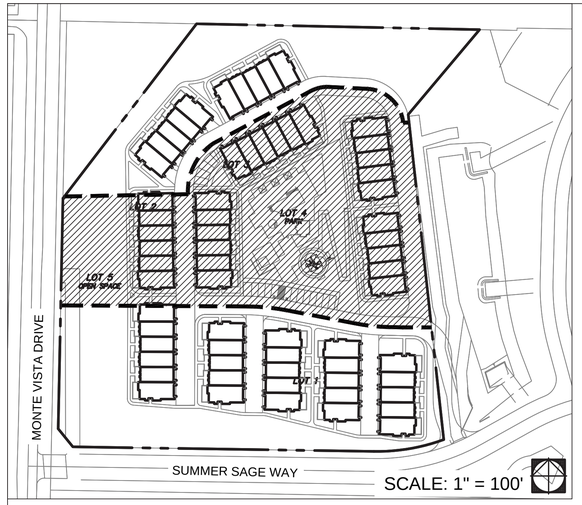
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SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 3 OF 7

bmla LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

NAME 10-13-2021 DATE

PREPARED FOR MONTE VISTA RANCH II, LLC

PRELIMINARY
NOT FOR CONSTRUCTION



KEY MAP

SEE SHEET L-3 FOR HOA & COMMON AREA PRELIMINARY PLANTING PALETTE

MATCHLINE - SEE SHEET L-4

WATER QUALITY BMP UNDER PARKING AND TURF AREA PER CIVIL ENGINEER

SMALL ACCENT TREES IN DECORATIVE POTS AT BMP AREA

SEE SHEET L-2 FOR RECREATION CENTER PLANTING

BASIN ACCESS ROAD PER CIVIL ENGINEER

SEWER LINE

WATER LINE

STORM DRAIN INLET

MONTE VISTA DRIVE

E 322.08'

LOT B

N06°14'10"W 457.00'

LOT A

MATCHLINE - SEE SHEET L-6

26'

12 P=1428.2

9 P=1438.5

11 P=1428.5

6 P=1427.5

10 P=1438.5

LOT TR 32 MB 47

N.A.P. - EXISTING SLOPE IMPROVED BY OTHERS

SEWER LINE

WATER LINE

STORM DRAIN INLET

TREE DIAMOND PLANTER AT REC AREA PARKING

PARKING STALL SHADE

COLUMNAR ACCENT SHRUBS LIMITED TO ENDS OF UNITS BETWEEN FRONT ENTRY AND UTILITY CABINETS TO HELP SCREEN BLANK ARCHITECTURAL WALL WITHOUT BLOCKING WINDOWS

NORTH 0' 20' 40' 60'

L-4

SUBMITTAL 3: 10-13-2021
SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 4 OF 7

MONTE VISTA RANCH II

CONCEPT PLANTING PLAN

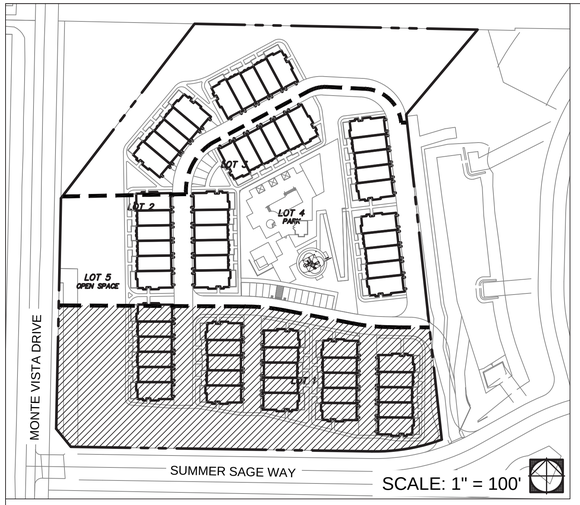
bmla LANDSCAPE ARCHITECTURE
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NAME 10-13-2021 DATE

PREPARED FOR MONTE VISTA RANCH II, LLC

PRELIMINARY NOT FOR CONSTRUCTION

1334



KEY MAP

SEE SHEET L-3 FOR HOA & COMMON AREA PRELIMINARY PLANTING PALETTE

CATCH BASIN
SEWER LINE
STORM DRAIN INLET
N.A.P. - EXISTING SLOPE IMPROVED BY OTHERS
WATER LINE
COLUMNAR ACCENT SHRUBS LIMITED TO ENDS OF UNITS BETWEEN FRONT ENTRY AND UTILITY CABINETS TO HELP SCREEN BLANK ARCHITECTURAL WALL WITHOUT BLOCKING WINDOWS
PARKING STALL SHADE
MATCHLINE - SEE SHEET L-5

MONTE VISTA DRIVE
N01°11'28'
24'
5
P=1428.5
4
P=1432.0
LOT D
3
P=1432.5
2
P=1434.5
LOT C
1
P=1435.0
LOT E
N39°01'33"W
32.57'
N89°07'31"W 420.74'
Δ=20°57'54" R=272.00' L=99.53'
SUMMER SAGE WAY
N.A.P. - EXISTING SLOPE IMPROVED BY OTHERS

NORTH
0' 20' 40' 60'

MONTE VISTA RANCH II

CONCEPT PLANTING PLAN

L-5

SUBMITTAL 3: 10-13-2021
SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 5 OF 7

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

NAME 10-13-2021 DATE

PREPARED FOR MONTE VISTA RANCH II, LLC

PRELIMINARY
NOT FOR CONSTRUCTION

1335



WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: MONTE VISTA RANCH II DATE: 9/8/2021

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 55
Conversion Factor 0.62

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	41580	15400	525,140
Medium water use plantings	0.5	Drip	0.81	0.62	16133	9959	339,590
High water use turf	0.7	Drip	0.81	0.86		0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	1694	1581	53,914
				TOTALS	**59,407**	**26940**	**918,644**
Special Landscape Areas							
Turf areas parks				1	1,089	1,089	37,135
Irrigated w/ recycled water				1	0	0	0
Water features				1	933	933	31,815
				TOTALS	**2,022**	***2,022***	**68,950**
						ETWU Total	**987,594**
						Maximum Allowed Water Allowance (MAWA)[e]	**1,081,840**

MAWA

ETAF for residential areas is .55 and .45 for commercial areas.

MAWA =	ETO *	Conv Factor *	((ETAF	*	LA)	+	(1-ETAF)	*	SLA))
	55	0.62	0.50		61,429		0.50		2,022
MAWA=	**1,081,840**								

ETAF Calculations

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area	26,940	Total ETAF x Area	28,962
Total Area	59,407	Total Area	61,429
Average ETAF	**0.45**	**Sitewide ETAF**	**0.47**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PROJECT HYDROZONES

	1 - LOW WATER USE PLANTING AREA	41,580 sf
	2 - MODERATE WATER USE PLANTING AREA	16,133 sf
	3 - HIGH WATER USE TURF AREA	1,694 sf
	4 - HIGH WATER USE POOL/ SPA	933 sf
	5 - SLA HIGH WATER USE TURF AREA	1,089 sf

LANDSCAPE AREA CALCS

A. Total Project Gross Acres: 6.47 AC (281,833 sf)
B. Total Landscaped Area: 60,496 sf
C. Net Landscaped Area Percent (B ÷ A): 21%
D. Total Area of Turf: 2,783 sf
E. Turf Area as a Percentage of Total Landscaped Area (D ÷ B): 4.6%
F. Total Parking Stalls = 36
G. Total Parking Area = 6,156 sf
H. Shade Area Provided = 2,626 sf
I. Percentage of Shaded Parking Area = 42.6%

L-6

SUBMITTAL 3: 10-13-2021
SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 6 OF 7

MONTE VISTA RANCH II
HYDROZONE PLAN

NORTH 0' 40' 80' 120'

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NAME 10-13-2021 DATE

PREPARED FOR MONTE VISTA RANCH II, LLC

PRELIMINARY
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LEGEND

- 3'-6" TALL COURTYARD WALLS
- 4'-0" PIP CONCRETE ACCENT WALL
- 6'-0" TUBE STEEL FENCE AND GATE WITH SELF-LATCHING CLOSURE

MONTE VISTA RANCH II

CONCEPTUAL WALL & FENCE PLAN

VARIATION 1: BLOCK WALL



POTENTIAL COLORS

EXAMPLES SHOWN IN ORCO PRECISION BLOCK

BROWN



PORTOLA



NOTES:
1. COLOR AND FINISH TO MATCH OR COMPLEMENT ADJACENT ARCHITECTURAL STYLE
2. SINGLE PRECISION FACE BLOCK WALL WITH PRECISION CAP

VARIATION 2: CMU WALL W/ STUCCO FINISH



NOTES:
1. COLOR AND FINISH TO MATCH OR COMPLEMENT ADJACENT ARCHITECTURAL STYLE
2. THIS CONDITION TO BE USED AT RECREATION AREA ACCENT WALL

VARIATION 3: BRICK WALL



POTENTIAL COLORS

EXAMPLES SHOWN IN MERIDIAN BRICK

CAP: MANHATTAN



BODY: REGIMENT

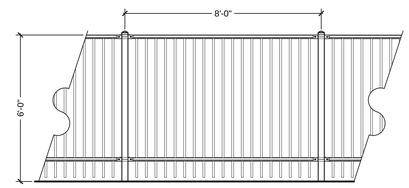


NOTES:
1. COLOR AND FINISH TO MATCH OR COMPLEMENT ADJACENT ARCHITECTURAL STYLE

3'-6" TALL COURTYARD AND 4'-0" ACCENT WALLS



NOTES:
1. ALL MATERIAL TO BE PRE-GALVANIZED. PAINT W/ ONE COAT EPOXY PRIMER & ONE COAT EXTERIOR ENAMEL FINISH IN BLACK.
2. ALL SURFACE WELDS TO BE FIELD GALVANIZED AND GROUND SMOOTH. ALL WELDS TO BE CONTINUOUS.
3. MAXIMUM 4' O.C. SPACING OF PICKETS.



6'-0" TALL TUBULAR STEEL FENCE N.T.S.

NORTH 0' 40' 80' 120'

bmla LANDSCAPE ARCHITECTURE

310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

SUBMITTAL 3: 10-13-2021
SUBMITTAL 2: 09-08-2021
ORIGINAL DATE: 06-14-2021
SHEET 7 OF 7

L-7

NAME 10-13-2021 DATE

PREPARED FOR MONTE VISTA RANCH II, LLC

PRELIMINARY
NOT FOR CONSTRUCTION

1337

MONTE VISTA RANCH II

WILDOMAR, CA

Monte Vista Ranch II, LLC
Floor Plans and Elevations

10/19/2021

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE
#20073

A-1 601 - (6 - PLEX) First Floor Plan
A-2 601 - (6 - PLEX) Second Floor Plan
A-3 601 - (6 - PLEX) Colonial Revival Elevation (Front/Rear)
A-4 601 - (6 - PLEX) Colonial Revival Elevation (Left/Right)
A-5 601 - (6 - PLEX) Roof Plan
A-6 Color Boards - Colonial Revival
A-7 Written Color Schemes

Monte Vista Ranch II, LLC

Developer:
Monte Vista Ranch II, LLC
1200 Quail Street, Suite 220 | Newport Beach, CA | 92660

Contact: Erik W. Lunde
Business: 916-746-8539
ErikLunde@msn.com

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Architect:
Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, Ca 92614

Contact: Jeff Addison
Business: (949) 660-1587
jaddison@klcarch.com

bmla
LANDSCAPE ARCHITECTURE

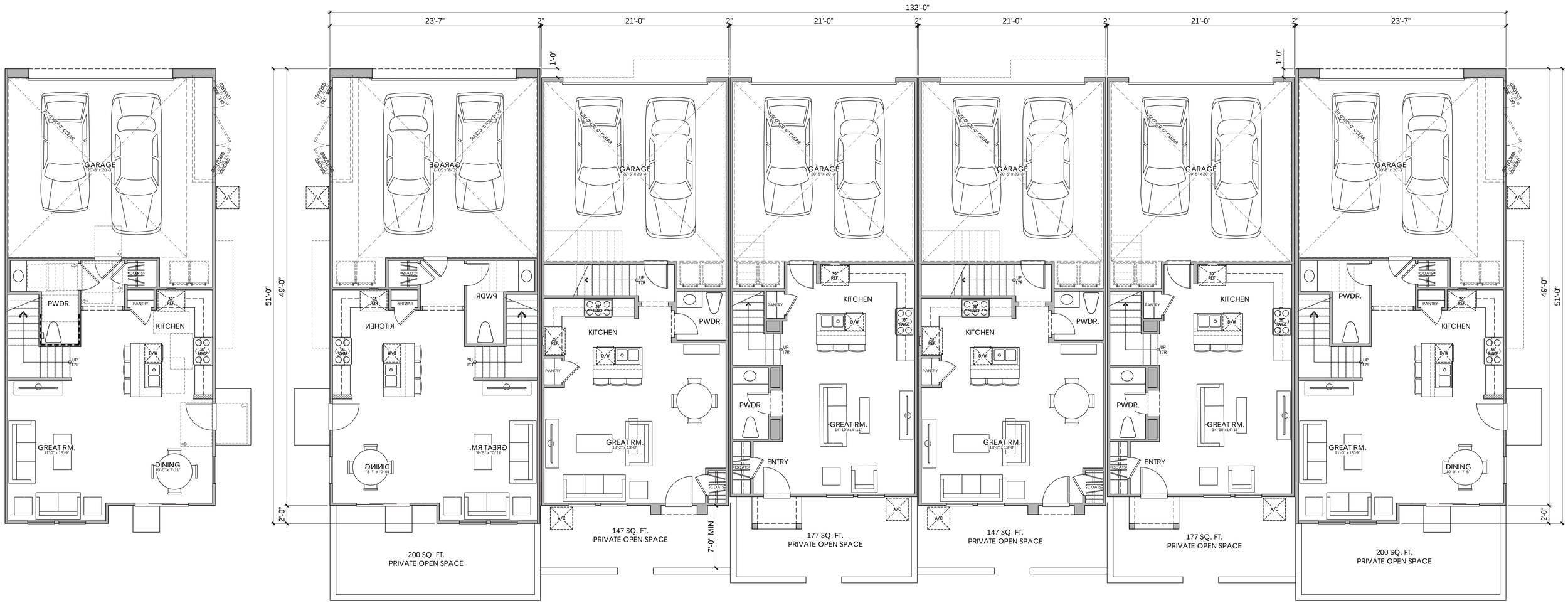
Landscape Architect:
BMLA
1310 North Joy Street
Corona, CA 92879

Contact: Steve Shirrel
Business: (951)737-1124 x.116
steve@bmla.net

K&A Engineering Land Planning Surveying

Civil Engineer:
K&A Engineering, Inc.
357 N. Sheridan Street, Suite 117
Corona, CA 92878

Contact: Justin Sakakura
Business: (951) 279-1800 ext. 119
JustinS@kaengineering.com



PLAN 3 - ADAPTABLE
1,726 S.F.
4 BEDROOM, 2.5 BATH

PLAN 3
1,726 S.F.
4 BEDROOM, 2.5 BATH

PLAN 2
1,459 S.F.
3 BEDROOM, 2.5 BATH

PLAN 1
1,406S.F.
3 BEDROOM, 2.5 BATH

PLAN 2
1,459 S.F.
3 BEDROOM, 2.5 BATH

PLAN 1
1,406 S.F.
3 BEDROOM, 2.5 BATH

PLAN 3
1,726 S.F.
4 BEDROOM, 2.5 BATH

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

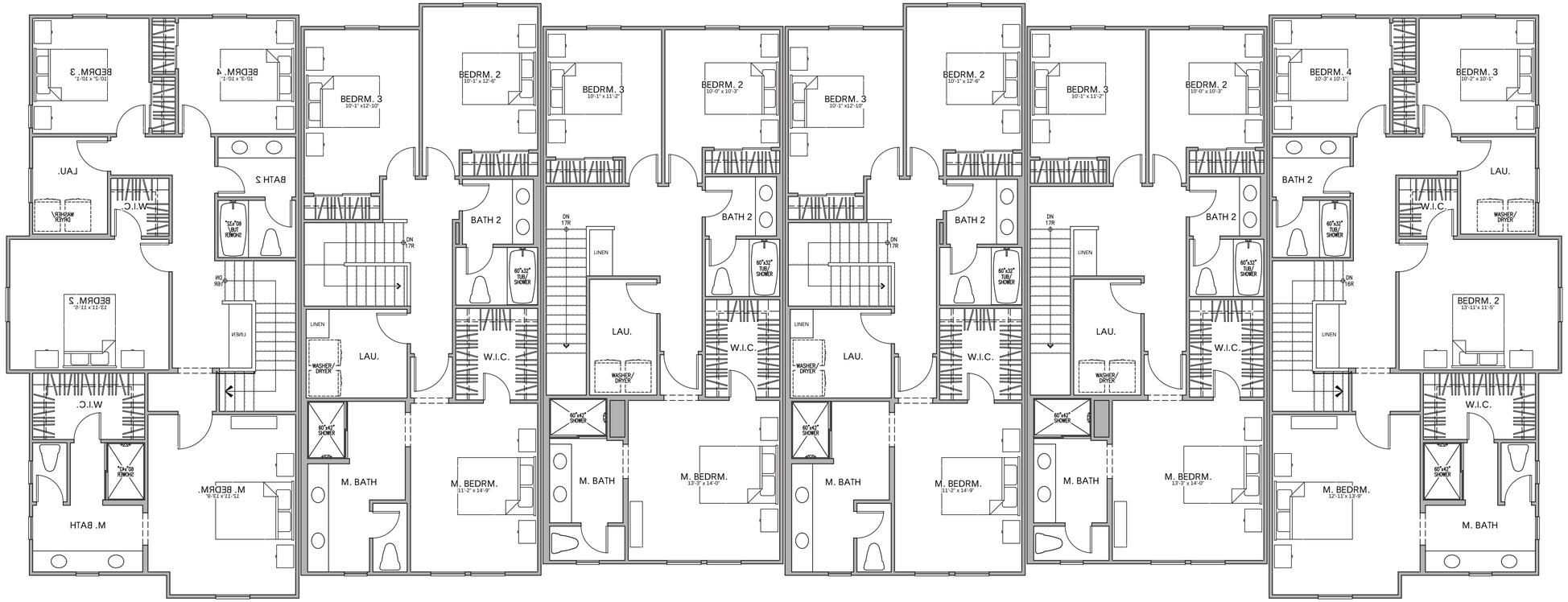
FIRST FLOOR PLAN
BUILDING - 601 (6-PLEX)

Monte Vista Ranch II, LLC

MONTE VISTA RANCH II
WILDOMAR, CA

10/19/2021
A-1

Kevin L. Crook Architect Inc #20073
PLANNING + ARCHITECTURE



PLAN 3R | PLAN 2 | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 3

SECOND FLOOR PLAN

BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

Monte Vista Ranch II, LLC

MONTE VISTA RANCH II
WILDOMAR, CA

10/19/2021
A-2

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE
#20073



© 2021 Kevin L. Crook Architect, Inc.

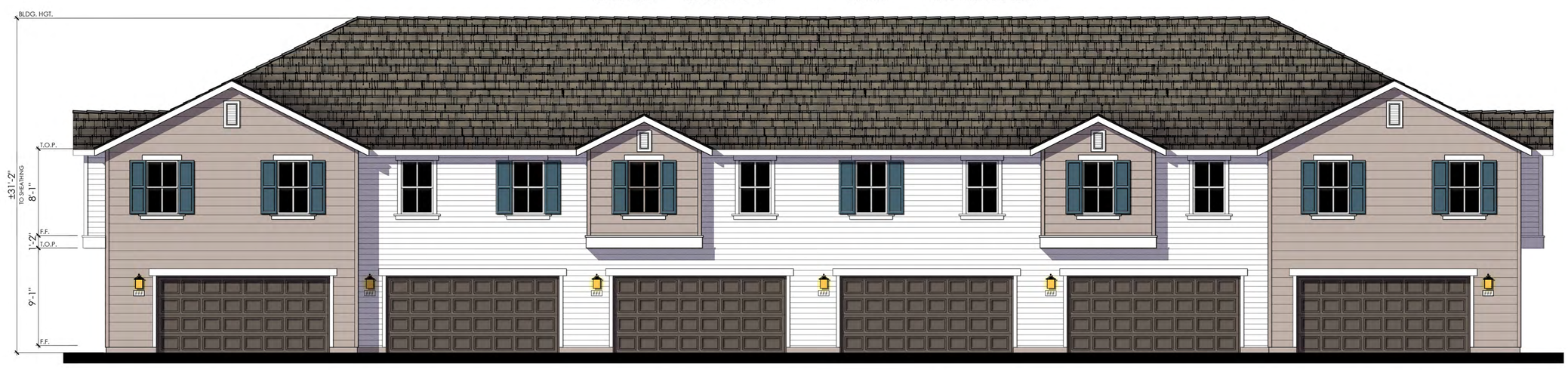
Refer to landscape drawings for wall, tree, and shrub locations

PLAN 3R | PLAN 2 | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 3

FRONT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS	WALL:	HARDIE PANEL OR SIMILAR
GARAGE DOOR:	METAL SECTIONAL	WINDOWS:	VINYL W/ GRIDS
ROOF:	COMPOSITION SHINGLE	SHUTTERS:	SIMULATED WOOD
FASCIA:	2x6 WOOD	POT SHELF	SIMULATED WOOD
BARGE:	2x6 WOOD	LINTEL & TRIM:	HARDIE TRIM OR SIMILAR
GABLE END:	DECORATIVE VENT	PORCH:	WOOD POST AND BEAM



PLAN 3 | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 2 | PLAN 3R

REAR

COLOR SCHEME 1

COLONIAL REVIVAL

BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

Monte Vista Ranch II, LLC

MONTE VISTA RANCH II
WILDOMAR, CA

10/19/2021
A-3

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#20073



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Refer to landscape drawings for wall, tree, and shrub locations

PLAN 3
RIGHT



PLAN 3R
LEFT
COLOR SCHEME 1

COLONIAL REVIVAL
BUILDING - 601 (6-PLEX)

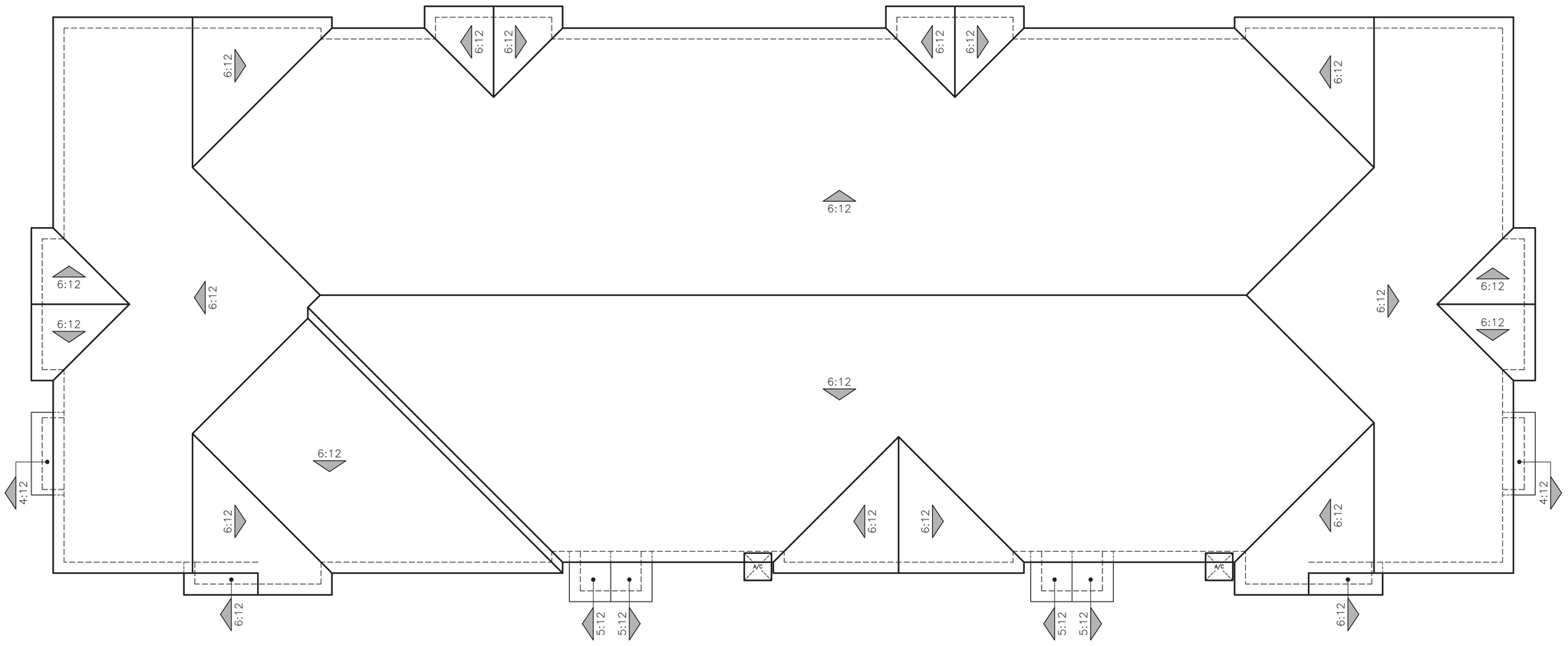
0 2 4 8 12

Monte Vista Ranch II, LLC

MONTE VISTA RANCH II
WILDOMAR, CA

10/19/2021
A-4

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#20073



COLONIAL REVIVAL - ROOF PLAN

BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

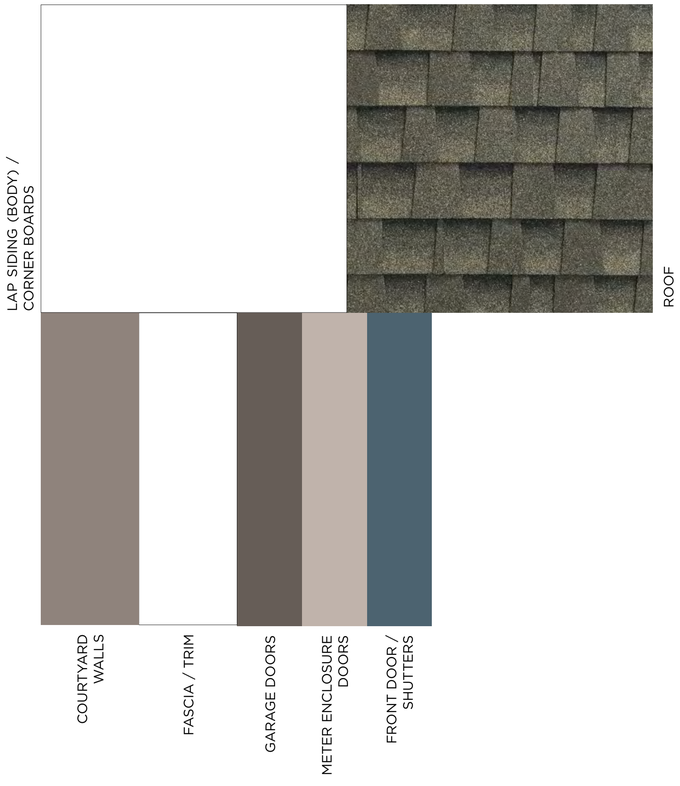
Monte Vista Ranch II, LLC

MONTE VISTA RANCH II
WILDOMAR, CA

10/19/2021
A-5

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#20073

COLONIAL REVIVAL
SCHEME #1



MONTE VISTA RANCH II

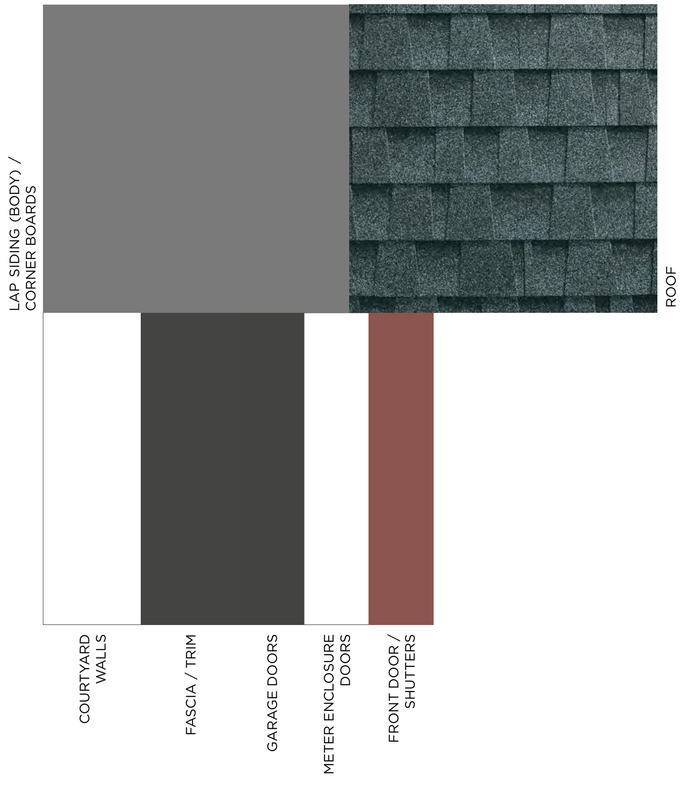
MONTE VISTA RANCH II, LLC

WILDOMAR, CA

#20073
SEPT. 14, 2021

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLONIAL REVIVAL
SCHEME #2



MONTE VISTA RANCH II

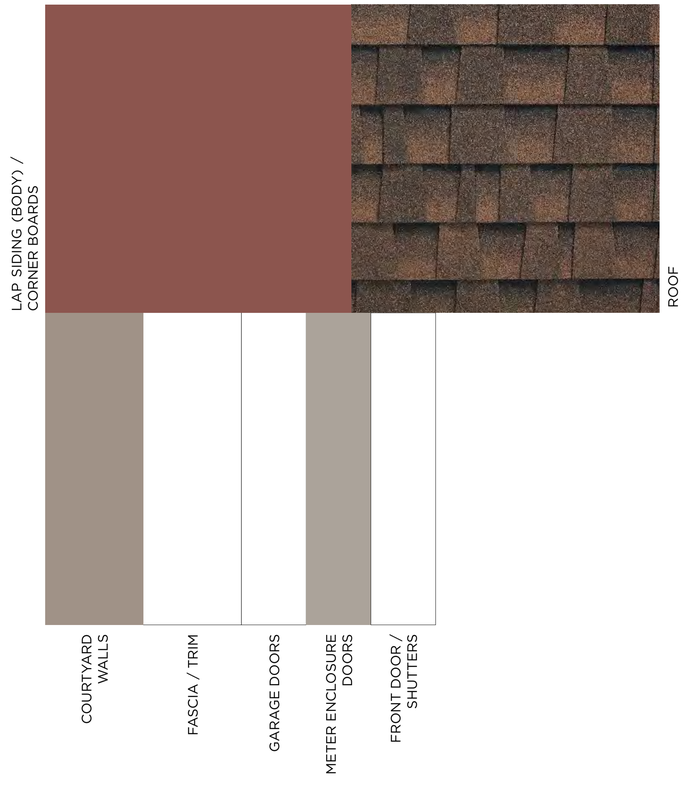
MONTE VISTA RANCH II, LLC

WILDOMAR, CA

#20073
SEPT. 14, 2021

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLONIAL REVIVAL
SCHEME #3



MONTE VISTA RANCH II

MONTE VISTA RANCH II, LLC

WILDOMAR, CA

#20073
SEPT. 14, 2021

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - COLONIAL REVIVAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

MONTE VISTA RANCH

WILDOMAR, CA

PROJECT	20073
CREATED	5/21/2021

City of Wildomar Rev Removed Stucco 9/14/21

COLONIAL REVIVAL	SCHEME 1	SCHEME 2	SCHEME 3
LAP SIDING (BODY) / CORNER BOARDS	SW7757 HIGH REFLECTIVE WHITE	SW2849 WESTCHESTER GRAY	SW0006 TOILE RED
COURTYARD WALLS	SW6039 POISED TAUPE	SW7757 HIGH REFLECTIVE WHITE	SW9169 CHATURA GRAY
FASCIA / TRIM	SW7757 HIGH REFLECTIVE WHITE	SW7069 IRON ORE	SW7757 HIGH REFLECTIVE WHITE
GARAGE DOORS	SW7505 MANOR HOUSE	SW7069 IRON ORE	SW7757 HIGH REFLECTIVE WHITE
METER ENCLOSURE DOORS	SW6037 TEMPERATE TAUPE	SW7757 HIGH REFLECTIVE WHITE	SW7024 FUNCTIONAL GRAY
FRONT DOOR / SHUTTERS	SW0048 BUNGLEHOUSE BLUE	SW0006 TOILE RED	SW7757 HIGH REFLECTIVE WHITE
COMPOSITION SHINGLES	GAF REFLECTOR SERIES SAGEWOOD	GAF REFLECTOR SERIES STONE GRAY	GAF REFLECTOR SERIES HICKORY

PAINT:	SHERWIN WILLIAMS
ROOF:	GAF TIMBERLINE

MONTE VISTA RANCH II, LLC

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☒ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 12/15/2021

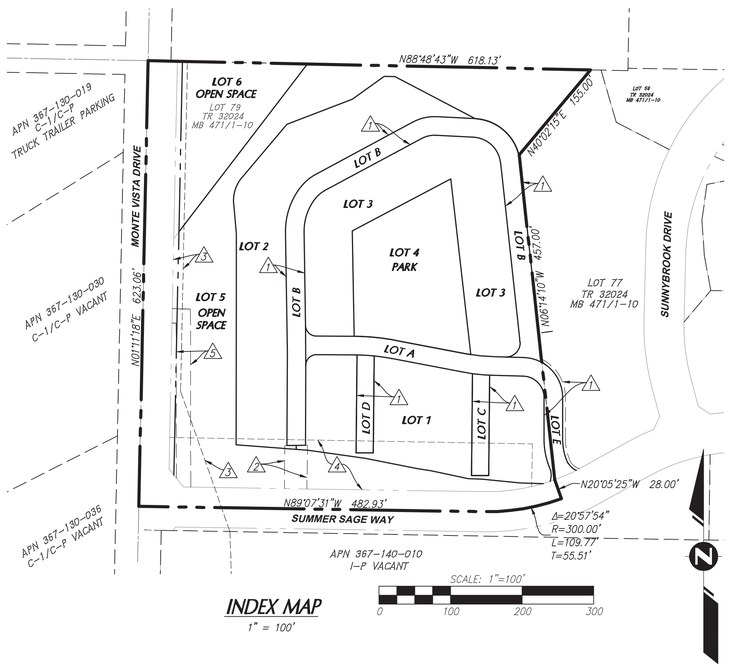
APPLICATION NOS. PA 21-0045

PLANNER Matthew Bassi

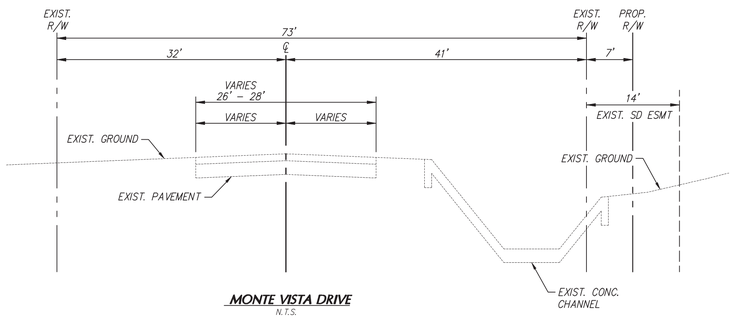
SIGNATURE Matthew Bassi

CITY OF WILDOMAR
CONDOMINIUM TRACT MAP NO. 38155
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

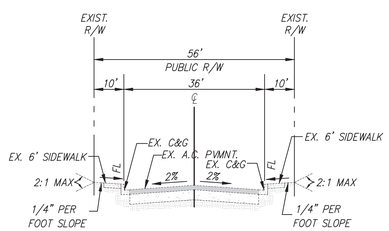
BEING A PORTION OF SEC. 26, T6S, R4W, S.B.M.



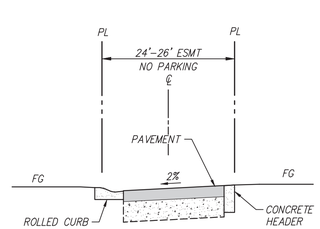
INDEX MAP
1" = 100'



MONTE VISTA DRIVE
N.T.S.

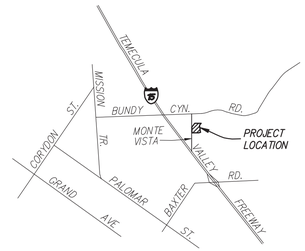


EXISTING SUMMER SAGE WAY
N.T.S.



ALL PRIVATE DRIVES
N.T.S.

LOT AREA TABLE	
NO.	AREA (SQUARE FEET)
LOT A	10,555
LOT B	24,634
LOT C	3,385
LOT D	3,272
LOT E	3,164
LOT 1	41,699
LOT 2	45,427
LOT 3	45,411
LOT 4	29,518
LOT 5	75,411
LOT 6	20,793



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

IN THE CITY OF WILDOMAR, COUNTY OF SAN RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF NUMBERED LOTS 71 AND 79 OF TRACT MAP NO. 32024 AS SHOWN ON A MAP FILED IN BOOK 471, PAGES 1 THROUGH 10 TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITIES

	AGENCY SERVING THE AREA	FACILITIES PRESENT
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	YES
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
TELEPHONE:	PACIFIC BELL	YES
CABLE TV:	NONE	NO
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT	---

PROJECT INFORMATION

THOMAS BROS. MAP (2002):	PAGE 897,GRID D4
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	C-O (COMMERCIAL OFFICE)
EXISTING GENERAL PLAN DESIGNATIONS:	BP (BUSINESS PARK)
PROPOSED ZONING:	R-3 (GENERAL RESIDENTIAL)
PROPOSED GENERAL PLAN DESIGNATIONS:	HDR (HIGH DENSITY RESIDENTIAL)
GROSS ACREAGE:	7.93 ACRES
NET ACREAGE:	6.89 ACRES
BUILDING ACREAGE:	1.53 ACRES
TOTAL NUMBERED LOTS:	6 LOTS
TOTAL LETTERED LOTS:	5 LOTS
PROPOSED DWELLING UNITS:	62 DWELLING UNITS
PROPOSED DENSITY:	9.00 DU/ACRE
ALLOWABLE DWELLING UNITS:	96 DWELLING UNITS (14 DU/AC)

LEGEND:

PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CONTOUR	1400
EXISTING CONTOUR	1400
LOT NUMBER	LOT 1

ASSESSOR'S PARCEL NUMBER

367-502-002, 367-502-004

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 IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
5. THIS PROJECT HAS NO SUBSURFACE SEPTIC DISPOSAL.
6. THIS PROJECT IS NOT SUBJECT TO LIQUEFATION GEOLOGIC HAZARDS: ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE.
7. THIS PROJECT IS NOT WITHIN A CSD.
8. THIS PROJECT IS IN FLOOD ZONE "C", SANTA MARGARITA WATERSHED DRAINAGE AREA.
9. THIS PROJECT HAS NO TRANSMISSION LINES.
10. THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY.
11. THERE ARE NO DESIGNATED MOBILE HOME OR R.V. PARKING FACILITIES PROPOSED FOR THIS PROJECT.

EXISTING EASEMENT NOTES

3. INDICATES AN EXISTING EASEMENT IN FAVOR OF THE CITY OF WILDOMAR, FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 1979 AS INSTRUMENT NO. 114593, O.R. (TO REMAIN)
4. INDICATES AN EXISTING EASEMENT AND COVENANT FOR OFF-SITE WORK, RECORDED MAY 3, 2016 AS INSTRUMENT NO. 2016-0290481, O.R. (TO BE VACATED)
5. INDICATES AN EXISTING EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT, FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 8, 2019, AS INSTRUMENT NO. 2019-0248558, O.R. (TO REMAIN)

PROPOSED EASEMENT NOTES

1. EASEMENT FOR ACCESS, PUBLIC UTILITY, AND DRAINAGE PURPOSES
2. EASEMENT FOR PUBLIC UTILITY PURPOSES

EARTHWORK QUANTITY ESTIMATE

50,000 CY CUT (RAW)
50,000 CY FILL (RAW)

COMMON AREA MAINTENANCE

ALL COMMON AREAS AND SLOPES SHALL BE MAINTAINED BY HOA

HAZARDOUS FIRE AREA

THIS PROJECT IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE

WATER QUALITY MAINTENANCE

WATER QUALITY BMP SHALL BE MAINTAINED BY HOA

ENGINEER

K&A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 279-1800

OWNER / APPLICANT

MONTE VISTA RANCH II, LLC
1200 QUAIL STREET, SUITE 220
NEWPORT BEACH, CA 92660
EMAIL: ERIKWLUNDE@GMAIL.COM
PHONE: (714)318-3500

DATE: OCTOBER 19, 2021

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
SUITE 102
COLTON, CA 92324
(909) 887-5969

K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

CITY OF WILDOMAR
COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP
NO. 38155
SCHEDULE "A"

Drawn By: BM/BB	C-4	SHEET 1 OF 2 SHEETS
Checked By: BB/JS/AF		
Scale:		

Drawing: R:\453915\Preliminary\Tentative Tract Map\915 - TTM 38155 - 01.dwg Layout: SHEET 1 - 24x36 L Saved: 10/19/2021 9:54 AM Plotted: 10/19/2021 9:57 AM By: Justin Sakakura



REVISIONS			
DESCRIPTION	APD	REV	DATE

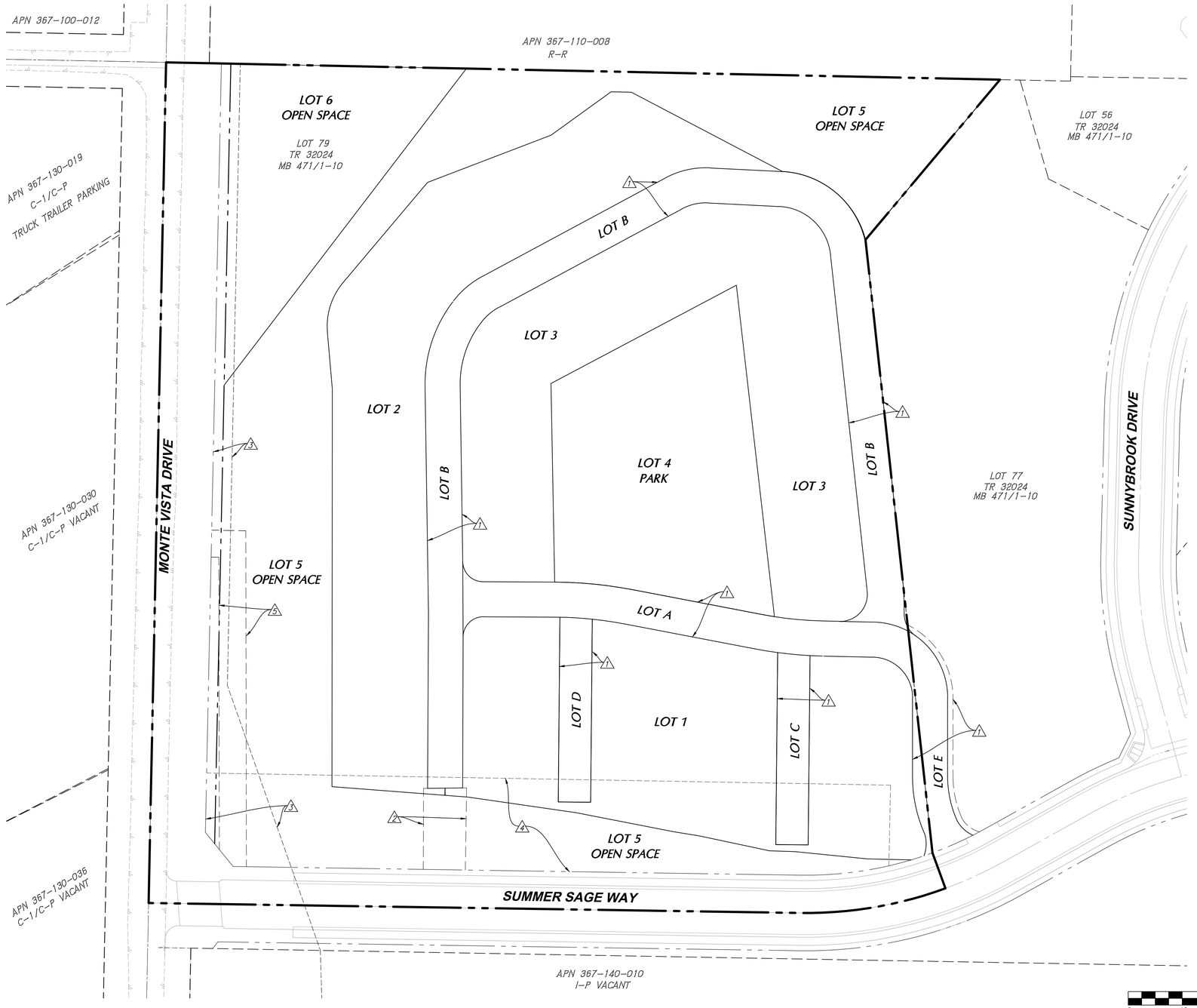
AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
SUITE 102
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(909) 887-5969

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SURVEYING
357 N. SHERIDAN STREET
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CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

CITY OF WILDOMAR
COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 38155
SCHEDULE "A"

Drawn By: BM/BB	C-5	SHEET 2 OF 2 SHEETS
Checked By: BB/JS/AF		
Scale:		



PROPOSED EASEMENT NOTES

1. EASEMENT FOR ACCESS, PUBLIC UTILITY, AND DRAINAGE PURPOSES
2. EASEMENT FOR PUBLIC UTILITY PURPOSES

EXISTING EASEMENT NOTES

3. INDICATES AN EXISTING EASEMENT IN FAVOR OF THE CITY OF WILDOMAR, FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 1979 AS INSTRUMENT NO. 114593, O.R. (TO REMAIN)
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N

SCALE: 1"=40'

0 40 80 120 160

DATE: OCTOBER 19, 2021

REVISIONS			
DESCRIPTION	APD	REV	DATE

AERIAL PHOTOGRAPHY BY:
ARROWHEAD MAPPING CO.
673 S. COOLEY DRIVE
SUITE 102
COLTON, CA 92324
(909) 887-5969

K&A Engineering, Inc.
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357 N. SHERIDAN STREET
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TEL. (951) 279-1800
FAX (951) 279-4380

CITY OF WILDOMAR
COUNTY OF RIVERSIDE

EASEMENT EXHIBIT
TENTATIVE TRACT MAP NO. 38155
SCHEDULE "A"

Drawn By: BM/BB	C-3	SHEET
Checked By: BB/JS/AF		OF SHEETS
Scale:		

Drawing: R:\453915\Preliminary\Easement\915 - TTM 38155 - ESMT.dwg Layout: 24x36 L Saved: 10/19/2021 9:54 AM Plotted: 10/19/2021 9:58 AM By: Justin Sakakura

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: December 15, 2021

TO: Mayor and Members of the City Council

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Monte Vista Ranch II Townhome Project (PA No. 21-0045):** City Council review of a Mitigated Negative Declaration, General Plan Amendment, Change of Zone, Tentative Tract Map (TTM 38155) and a Plot Plan to construct a 62-unit townhome (for-sale) community.

STAFF REPORT

RECOMMENDATION:
The Planning Department recommends the City Council take the following actions:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2021-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (SCH NO. 2021080301), AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE MONTE VISTA RANCH II TOWNHOME PROJECT CONSISTING OF GPA NO. 2021-04, CHANGE OF ZONE NO. 21-0045, TENTATIVE TRACT MAP NO. 38155 AND PLOT PLAN NO. 21-0045 FOR A 62-UNIT TOWNHOME COMMUNITY LOCATED ON NORTHEAST CORNER OF MONTE VISTA DRIVE AND SUMMER SAGE WAY (APN: 367-502-002, 367-502-003, 367-502-004)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2021-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 2021-04 (PA 21-0045) TO CHANGE THE EXISTING LAND USE DESIGNATION FROM BUSINESS PARK (BP) TO HIGH DENSITY RESIDENTIAL (HDR) FOR A 7.93-ACRE SITE LOCATED ON NORTHEAST CORNER OF MONTE VISTA DRIVE AND SUMMER SAGE WAY (APN: 367-502-002, 367-502-003, 367-502-004)

3. Introduce and approve the first reading of an Ordinance entitled:

ORDINANCE NO. ____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 21-0045 TO CHANGE THE EXISTING ZONING DESIGNATION FROM C-O (COMMERCIAL OFFICE) TO R-3 (GENERAL RESIDENTIAL) FOR A 7.93-ACRE SITE LOCATED ON NORTHEAST CORNER OF MONTE VISTA DRIVE AND SUMMER SAGE WAY (APN: 367-502-002, 367-502-003, 367-502-004)

4. Adopt a Resolution entitled:

RESOLUTION NO. 2021-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 38155 (PA NO. 18-0034) TO SUBDIVIDE A 7.93-ACRE SITE INTO ONE SIX (6) LOTS FOR CONDOMINIUM PURPOSES TO FACILITATE THE DEVELOPMENT OF A 62-UNIT TOWNHOME PROJECT LOCATED ON NORTHEAST CORNER OF MONTE VISTA DRIVE AND SUMMER SAGE WAY (APN: 367-502-002, 367-502-003, 367-502-004)

5. Adopt a Resolution entitled:

RESOLUTION NO. 2021-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN/FSPOD NO. 21-0045 TO DEVELOP A 62-UNIT TOWNHOME COMMUNITY WITH RELATED ON-SITE/OFF-SITE IMPROVEMENTS, SUBJECT TO CONDITIONS, ON A 7.93-ACRE SITE LOCATED ON NORTHEAST CORNER OF MONTE VISTA DRIVE AND SUMMER SAGE WAY (APN: 367-502-002, 367-502-003, 367-502-004)

PLANNING COMMISSION ACTION:

The Planning Commission reviewed the Monte Vista Ranch II Townhome project on November 17, 2021 meeting. Staff provided a detailed power point presentation for the Commission and general public. The Applicant also provided a presentation and provided supporting reasons for their proposal. There were 3 public speakers for this agenda item asking about Measure Z taxes, Monte Vista Drive street widening and HOA questions. Staff and the Applicant were able to respond to each question positively.

Comments from the Commission were both positive and negative regarding the project. Commissioners Lloyd and Banks supported the project as it provided housing opportunities for Wildomar residents unable to afford the price of a traditional single family

home. Commissioners Strong and Filar opposed the project based on the proposed land use and zone change from business park/commercial office (C-O) to high density residential/general residential (R-3). Both felt the existing land use and zoning should remain the same. Commissioner Bernard was absent for this meeting.

Commissioner Banks made a motion to approve the project which was seconded by Chair Lloyd but when the vote occurred, there was a 2-2 tie vote. Since there was an impasse on the vote, the Monte Vista Ranch II Townhome project was forwarded to the City Council without a recommendation from the Planning Commission. Hence, the recommendation above is from the Planning Department.

PROJECT DESCRIPTION:

The Applicant (Erik Lunde, Monte Vista Ranch II, LLC) is requesting Planning Commission consideration of the Monte Vista Ranch II Townhome project to develop a 62-unit townhome community on 7.93 acres. The proposed project consists of the following applications for review and consideration by the City Council:

1) Mitigated Negative Declaration (IS/MND) - The proposed project requires the preparation, review and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (SCH No. 2021080301) in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines.

2) General Plan Amendment (GPA) - The proposed project requires approval of a GPA to change the existing land use designation from Business Park (BP) to HDR (High Density Residential) for the 7.93-acre site.

3) Change of Zone (CZ) - The proposed project requires approval of a Change of Zone to change the existing zoning designation of C-O (Commercial Office) to R-3 (General Residential) for the 7.93-acre site.

4) Tentative Tract Map (TTM No. 38155) - The project requires the subdivision of the 7.93 acre site into six (6) lots for condominium purposes to accommodate the 62-unit townhome community.

5) Plot Plan (FSPOD) - The project requires approval of a Plot Plan to build the 62-unit townhome community on the 7.93 acre site, including related on-site/ off-site improvements and recreation facilities.

Surrounding Land Uses:

The project site is located at the northeast Corner of Monte Vista Drive & Summer Sage Way (just south of the Walmart site) just east of the existing (under construction) KB Home Summerhill residential project. The table below summarizes the current uses, land use and zoning designations related to the project site and surrounding properties. The vicinity on the following page shows the site and surrounding area.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning Designation**
Subject Property	Vacant	Business Park (BP)	C-O (Commercial Office
North	Vacant / Future Flood Basin Facility	Medium High Density Residential (MHDR)	R-3 (General Residential)
South	Vacant (approved business park site)	Business Park (BP)	I-P (Industrial Park)
East	KB Home Summerhill Project	MDR (Medium Density Residential)	R-1 (One Family Dwelling)
West	Vacant	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)

Aerial Photo Exhibit of the Site



CEQA Mitigated Negative Declaration (MND):

In the course of the preliminary review of the proposed project, the Planning Director determined that there was substantial evidence that the Monte Vista Ranch II Townhome 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 of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (SCH No. 2021080301). The City Council has the authority to review and make a determination on the MND/MMRP.

General Plan Amendment No. 2021-04:

In accordance with Section 17.08.040 of the Wildomar Municipal Code, the proposed project requires approval of GPA to change the existing land use designation from Business Park (BP) to HDR (High Density Residential, 8-14 units/acre) to accommodate the 62-unit townhome community at a density of 9.58 units/acre on for the 7.93-acre site. The applicant did receive general support from the Planning Commission and City Council via the city's General Plan Initiation Process (GPIP) back in June/July 2020. This proposed GPA will be the 4th and final GPA for the 2021 calendar year. The City Council has the authority to review and make a determination on the proposed general plan amendment.

Change of Zone No. 21-0045:

In accordance with Section 17.280 of the WMC, the Applicant is requesting approval of a Change of Zone to change the existing zoning designation of C-O (Commercial Office) to R-3 (General Residential) for the 7.93-acre site. The zone change to R-3 will allow for development of the 62-unit townhome community in accordance with Section 17.44 of the WMC. The City Council has the authority to review and make a determination on the proposed change of zone.

Tentative Tract Map No. 38155:

In accordance with Section 16.12.060 of the WMC, the Applicant is requesting approval of a Schedule A tentative tract map to subdivide the 7.93-acre site into six (6) lots for condominium purposes. The tract map will facilitate the development of the 62-unit townhome community. The City Council has the authority to review and make a determination on the proposed tentative tract map.

Plot Plan No. 21-0045:

In accordance with Section 17.216 of the WMC, the Applicant is requesting approval of a Plot Plan to develop the 62-unit townhome community on the 7.93-acre parcel with related on-site and off-site improvements and recreational amenities in accordance with the development standards of the R-3 zone. The City Council has the authority to review and make a determination on the proposed plot plan.

PROJECT ANALYSIS:

CEQA Analysis and Determination:

The Planning Director in a preliminary review of the proposed project determined that there was substantial evidence that the proposed Monte Vista Ranch II Townhome project may have one or more significant effects on the environment. Therefore, in accordance with the California Environmental Quality Act ("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). Based on the CEQA analysis, all potential environmental impacts created by the project have been mitigated to a level of non-significance, and each of the 15 mitigation measures have been incorporated into the projects' conditions of approval matrix.

Upon completion of the draft IS/MND and in accordance with CEQA Guidelines Section 15072, the Planning Department on August 18, 2021 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 Initial Study/Mitigated Negative Declaration 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 August 18, 2021 and concluded on September 16, 2021. In addition, the draft Initial Study/Mitigated Negative Declaration was uploaded to the City's Environmental Documents Center webpage during the same 30-day public review period, and a hard copy was made available to the general public at the Planning Department.

During the 30-day public review period, the City did not receive any public comments on the draft Initial Study/Mitigated Negative Declaration. Therefore, the Planning Department did not have to prepare any response to comments. In accordance with CEQA Guideline Section 15097, the Planning Department has also prepared a Mitigation Monitoring and Reporting Program (MMRP) to monitor compliance with the proposed mitigation measures. The MMRP outlines the proposed mitigation measures for the project and the timing and department responsibility for implementing the mitigation measures. Also, the mitigation measures have also been included into the conditions of approval matrix for the project. A copy of the IS/MND/MMRP package is provided for Commission consideration in Attachment A, Exhibits 1 – 3.

SB 18/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 and SB 18 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 IS/MND mitigation measures (MMRP) as well as the conditions of approval. As a result, consultation has been completed.

Staff is recommending City Council adoption of the MND/MMRP. The findings for the staff's recommendation are provided in the IS/MND Resolution (Attachment A).

General Plan Amendment Analysis:

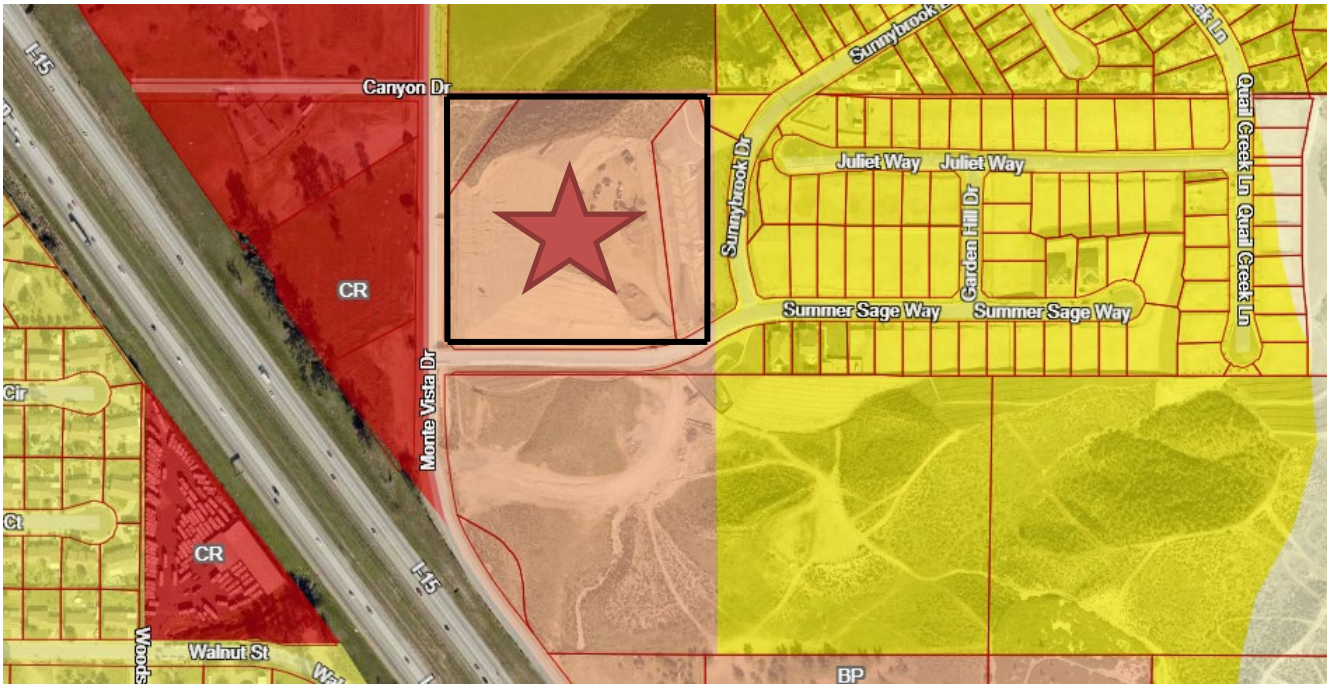
In accordance with Section 17.08.040 of the Wildomar Municipal Code, the proposed project requires approval of GPA to change the existing land use designation from Business Park (BP) to HDR (High Density Residential, 8-14 units/acre) to accommodate the 62-unit townhome community at a density of 9.58 units/acre on for the 7.93-acre site. The proposed density falls within the allowable range according to the HDR land use designation. The applicant did receive general support from the Planning Commission and City Council via the city's General Plan Initiation Process (GPIP) back in June/July 2020. This proposed GPA will be the 4th and final GPA for the 2021 calendar year.

The HDR land use designation is intended to promote and encourage the development of multi-family residential projects. The proposed townhome community will provide local residents with housing that is more affordable than traditional single family homes, and provide home ownership opportunities to meet the needs of the missing middle housing category. Lastly, the land use change will result in the project meeting several goals and policies of the Land Use and Housing Elements, which encourage the development of a variety of housing types within the Wildomar community.

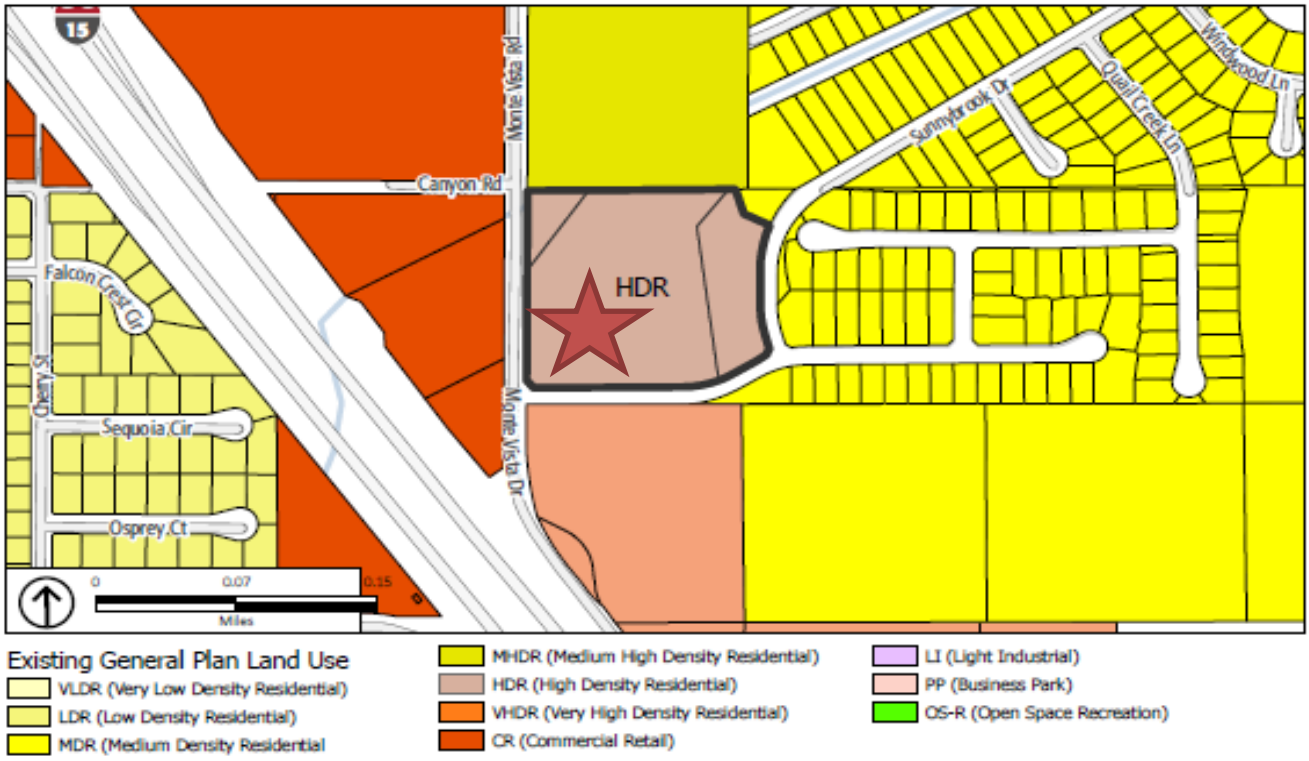
Staff is recommending City Council approval of the proposed general plan amendment. The findings for the staff's recommendation are provided in the GPA No. 2021-04 Resolution (Attachment B).

The following exhibits reflect the current land use designation and the proposed land use designation.

Existing GP Land Use Exhibit (Business Park - BP)



Proposed GP Land Use Exhibit (High Density Residential – HDR)

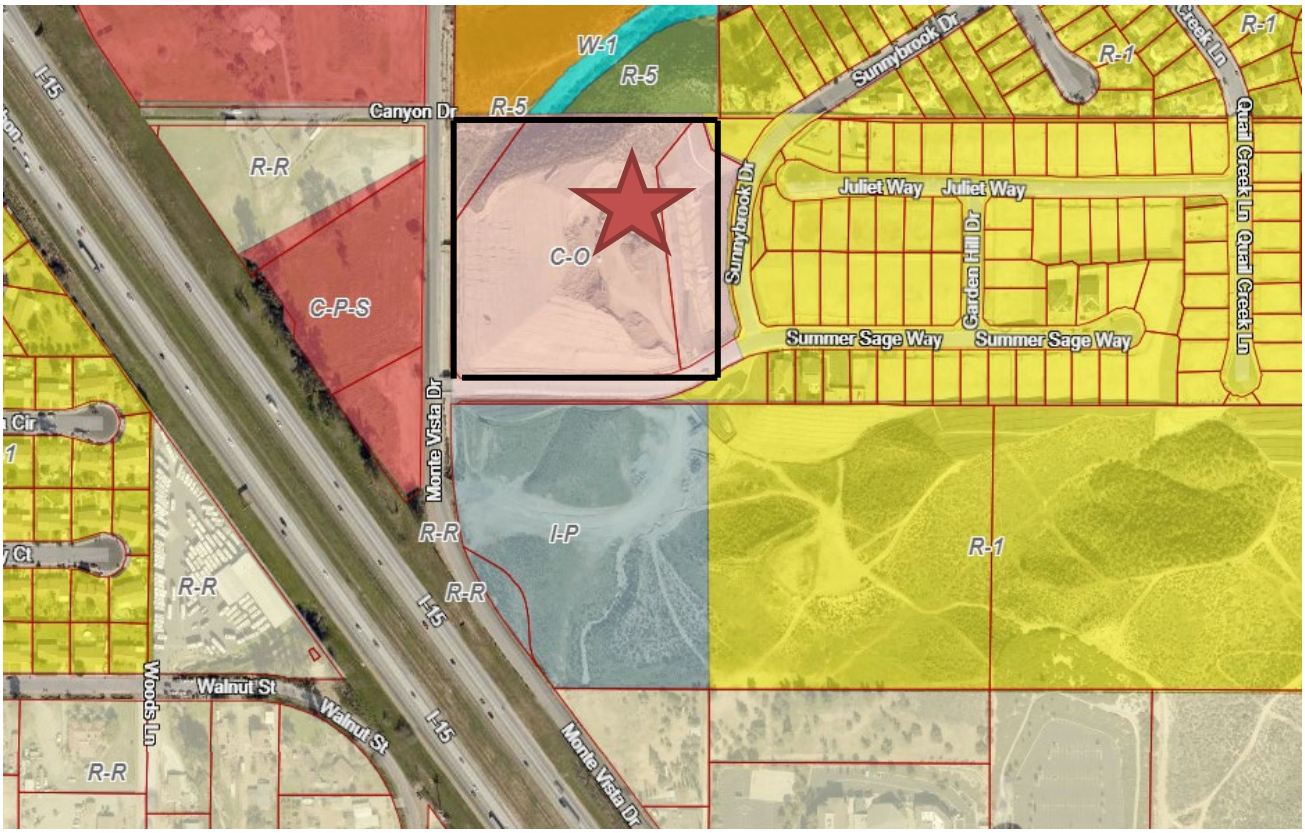


Change of Zone 21-0045 Analysis:

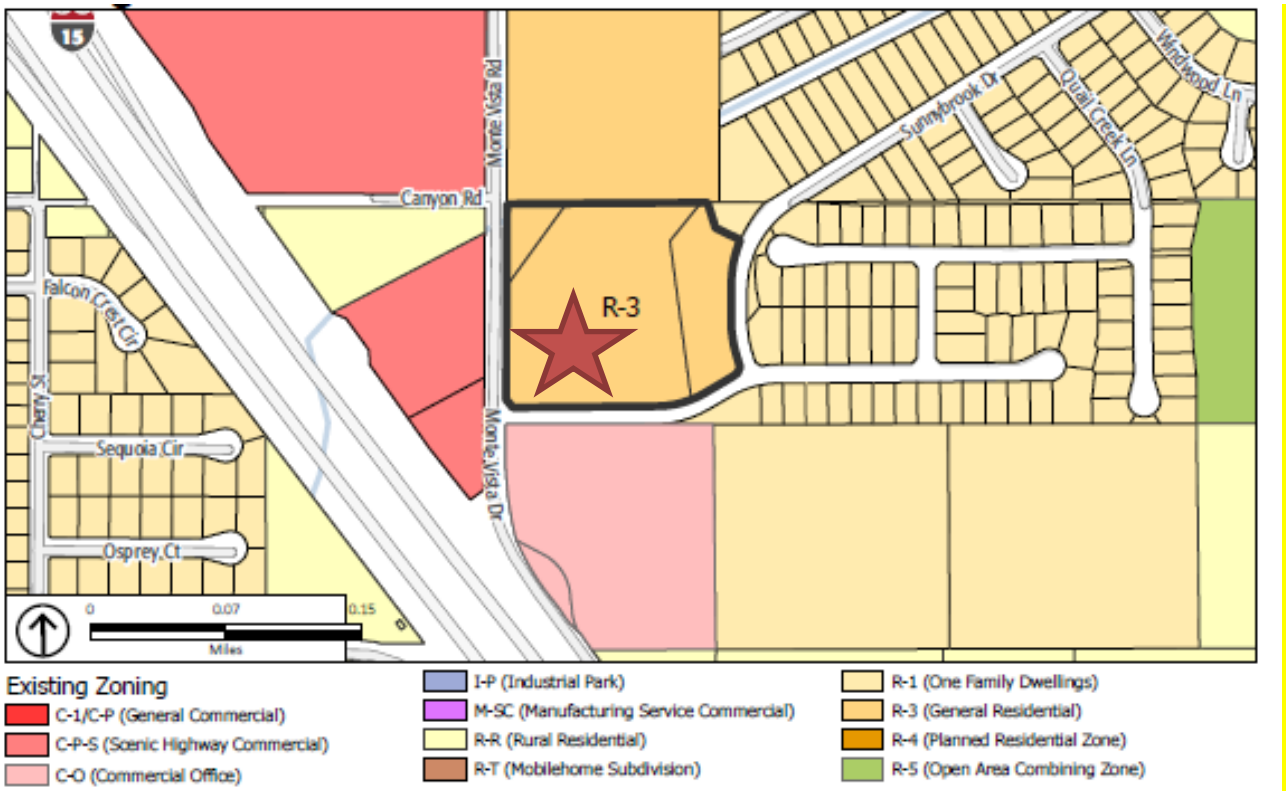
The Applicant is proposing a change of zone to change the existing zoning designation for the 7.93-acre site from C-O (Commercial Office) to R-3 (General Residential) to accommodate the 62-unit townhome community. Staff believes the change of zone is appropriate as the R-3 zone is highly consistent with the HDR land use designation. Further, the R-3 (General Residential) zone in intended to promote and encourage the development of multi-family residential projects. Similarly to the land use amendment, the proposed townhome community will provide local residents with housing that is more affordable than traditional single family homes, and provide home ownership opportunities to meet the needs of the missing middle housing category.

Lastly, the land use change will result in the project meeting several goals and policies of the Land Use and Housing Elements, which encourage the development of a variety of housing types within the Wildomar community. Staff is recommending approval of the proposed change of zone. The findings for the staff's recommendation are provided in the Change of Zone No. 21-0045 Ordinance (Attachment C). The following exhibits reflect the current land use designation and the proposed land use designation.

Existing Zoning Designation Exhibit (C-O)



Proposed Zone Change Exhibit (R-3)

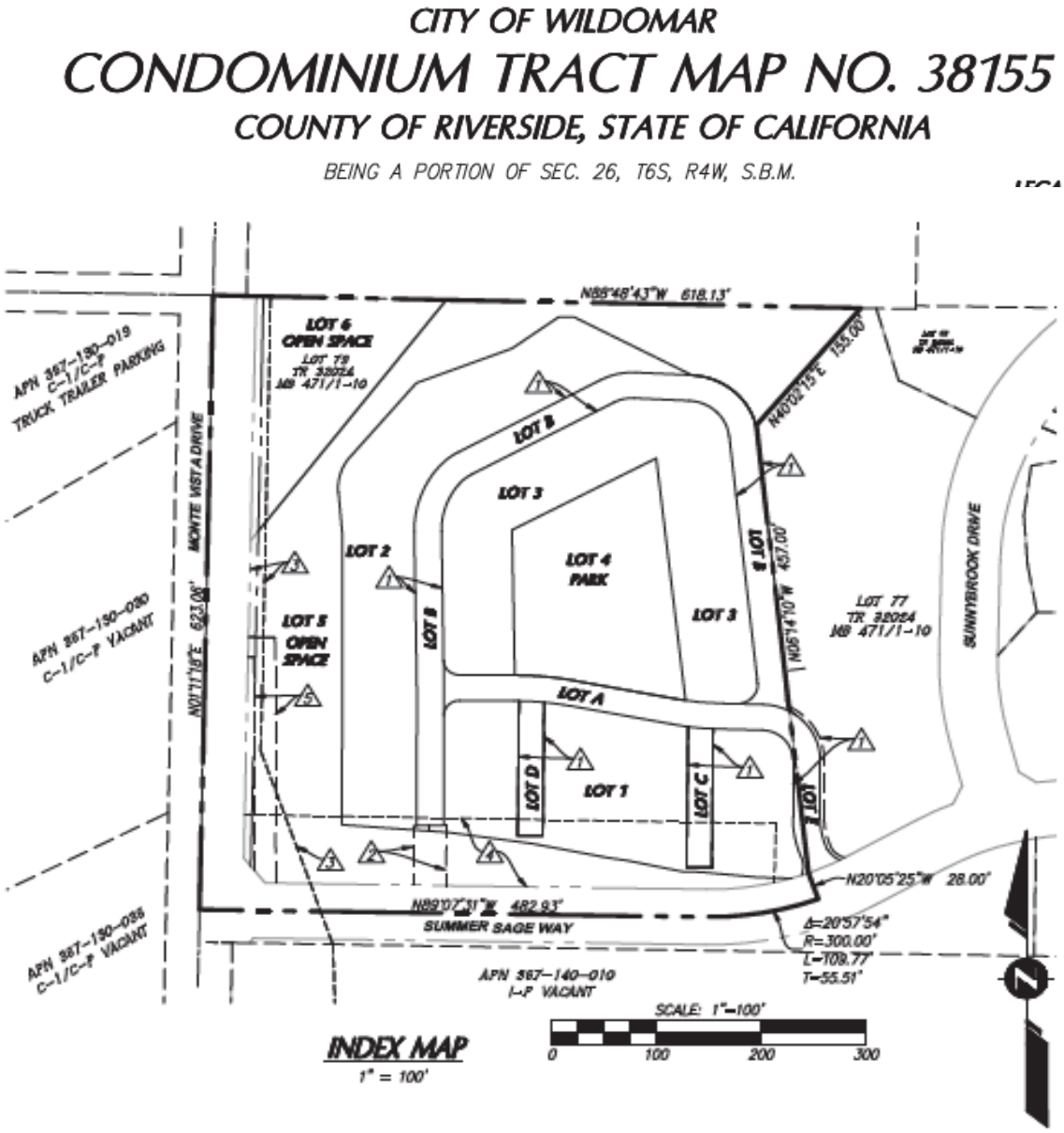


Tentative Tract Map 38155 Analysis:

The Applicant is requesting approval of a tentative tract map in accordance with Title 16.12 of the Wildomar Municipal Code. The proposed Tentative Tract Map No. 38155 is a request to subdivide the 7.93 acre site into six (6) lots for condominium purposes (lettered lots are for streets) to accommodate the 62-unit townhome community. Since the site is zoned will be rezoned to R-3 (with approval of Change of Zone 21-0045), the tract map needs to comply with the lot size requirements of this zone. Based on staff's review of the tentative tract map, all lots meet and exceed the minimum requirements of the R-3 zones. Refer to the lot summary table on the following page.

Lot/Parcel Number	Proposed Parcel Size	Minimum Lot Size Requirement	Meets Code Standards
1	41,699 s.f.	No Minimum	Yes
2	45,427 s.f.	No Minimum	Yes
3	45,411 s.f.	No Minimum	Yes
4	29,518 s.f.	No Minimum	Yes
5	75,411 s.f.	No Minimum	Yes
6	20,793 s.f.	No Minimum	Yes

Staff is recommending City Council approval of Tentative Tract Map No. 38155. The findings for the staff's recommendation are provided in the Tentative Tract Map No. 38155 Resolution (Attachment D). A reduced exhibit of the tract map is below.



Plot Plan No. 21-0045 Analysis:

The proposed Plot Plan is needed to develop the 62-unit townhome (for sale) community. The townhome development plans, and architecture is designed in compliance with the city's Multi-family Residential Design Standards (refer to project description discuss for specific details). The Plot Plan was reviewed and analyzed in detail as part of the city's development review process to ensure that the R-3 development standards related to setbacks, building height, landscaping, parking, etc. were complied with.

In addition, the development standards of Chapter 17.188 (Parking) and 17.276 (Water Efficient/Landscaping) were reviewed in detail and the project is in compliance with these provisions. Based on this review, the proposed Plot Plan meets and/or exceeds the R-3 development standards. The Planning Commission has the authority to review and recommend City Council approval of Plot Plan No. 21-0045 for the Monte Vista Ranch II project. Staff is recommending the City Council approve Plot Plan No. 21-0045. The findings for staff's recommendation are provided in the Plot Plan No. 21-0045 Resolution (Attachment E).

Site Plan Layout:
The proposed 62-unit townhome complex (with interior roads, carports, landscaping and recreation facilities) has been designed in a "clustered-concept" strategically situated on the vacant parcel. Summer Sage Way will provide access to the site for residents and visitors. The interior private street system will loop around the townhome units providing easy access to the attached garages. All townhome units will have a 2-car attached garage with additional 47 visitor spaces provided throughout the site. A recreation center/building complex is the focal point of the site with the townhome units surrounding this recreation area which contains a pool, spa, cabana, shaded bistro seating, picnic tables, barbeque area, etc. Refer to Attachment E for the detailed development plan proposal and landscaping plan features.

The proposed project is subject to the development standards of the R-3 zone (Chapter 17.44.020 of the WMC). This section establishes standards and requirements related to lot area, setbacks, building height, etc. The tables on the following pages summarize compliance with the R-3 standards. A full set of the development plans and tract map are provided for Commission consideration in Attachment D & E.

R-3 Development Standards Table

Development Standards	Development Standard	Proposed Project	Meets/Exceeds Requirements
Minimum Lot Area	7,200 square feet (60' x 100')	7.93 acres	Yes
Required Setbacks			
Street/Front Setback (from Monte Vista Drive)	10' min.	80' min.	Yes
Rear Setbacks	10' min.	29' min.	Yes
Side Setbacks (Summer Sage Way & north boundary	5' min.	16' & 30' min. respectively	Yes
Building Height	50' maximum	32' maximum at its highest point (all units are 2 story)	Yes
Floor Area Ratio	50%	19%	Yes
Density Range (HDR)	8-14 units/acre	9.58 units/acre	Yes

Off-Street Parking (Section 17.188):

The proposed townhome project is subject to the multi-family parking requirements outlined in Chapter 17.188.030 of the WMC. Based on the number of units (62) and bedrooms (3 & 4 bedrooms only @ 2.75 spaces/unit), the project is required to provide a minimum of 171 parking spaces which the project provides. Of the 171 spaces provided, 124 spaces are provided in attached garages to each townhome unit (2 spaces/unit) and 47 open spaces are provided open/visitor spaces. Since this project was submitted prior to adoption of ZOA 2021-02 (Ordinance No. 204), the new multi-family parking standards do not apply. For reference, the total parking required under the new standards would be 179 spaces, including the new 15% visitor parking standard. The table below summarizes compliance with the R-3 parking standards. The development plans illustrate this information (refer to Attachment D & E).

Parking Standards Table (17.188)

Development Standards	Minimum Parking Requirement Standard	Proposed Project	Meets/Exceeds Requirements
Proposed Apartments 3 – 4 bedroom units (62 units @ 2.75 spaces/unit)	171 spaces (124 sp. in garage & 41 spaces open)	171 spaces	Yes
Parking Stall Size (open/covered)	9’ x 18’ 11’ x 18’ (end stalls)	9’ x 18’ 11’ x 18’ (end stalls)	Yes
Garage Stall Size: 2 Car Garage	18’ x 20’	20’-5” x 20’-3”	Yes
On-site Drive Aisles	28 feet	28 feet	Yes

Proposed Unit Type / Floor Plans:

The 62 townhome units (2 stories) will be provided in 12 buildings with 5 units in 10 buildings and 6 units in 2 buildings laid out in a semicircular fashion around the pool/recreation area. The design layout of each unit will be a “townhouse design” that allows for a 2-car attached garage in each unit on the 1st floor with living space also on the 1st floor and 2nd floor. There are 38, 3-bedroom units (61%) and 24, 4-bedroom units (39%) in the proposed project. The 3-bedroom units are either 1,406 or 1,459 square feet in size. The 4-bedroom units are 1,726 square feet in size. The table below summarizes the units breakdown.

Unit Type	# of Bedrooms	Unit Quantity	Unit Size(s)
2-Story Townhome	3	38 units	1,406 s.f. or 1,459 s.f.
2-Story Townhome	4	24 units	1,726 s.f.
Total Count		**62 Units**	**1,106 s.f. to 1,726 s.f.**

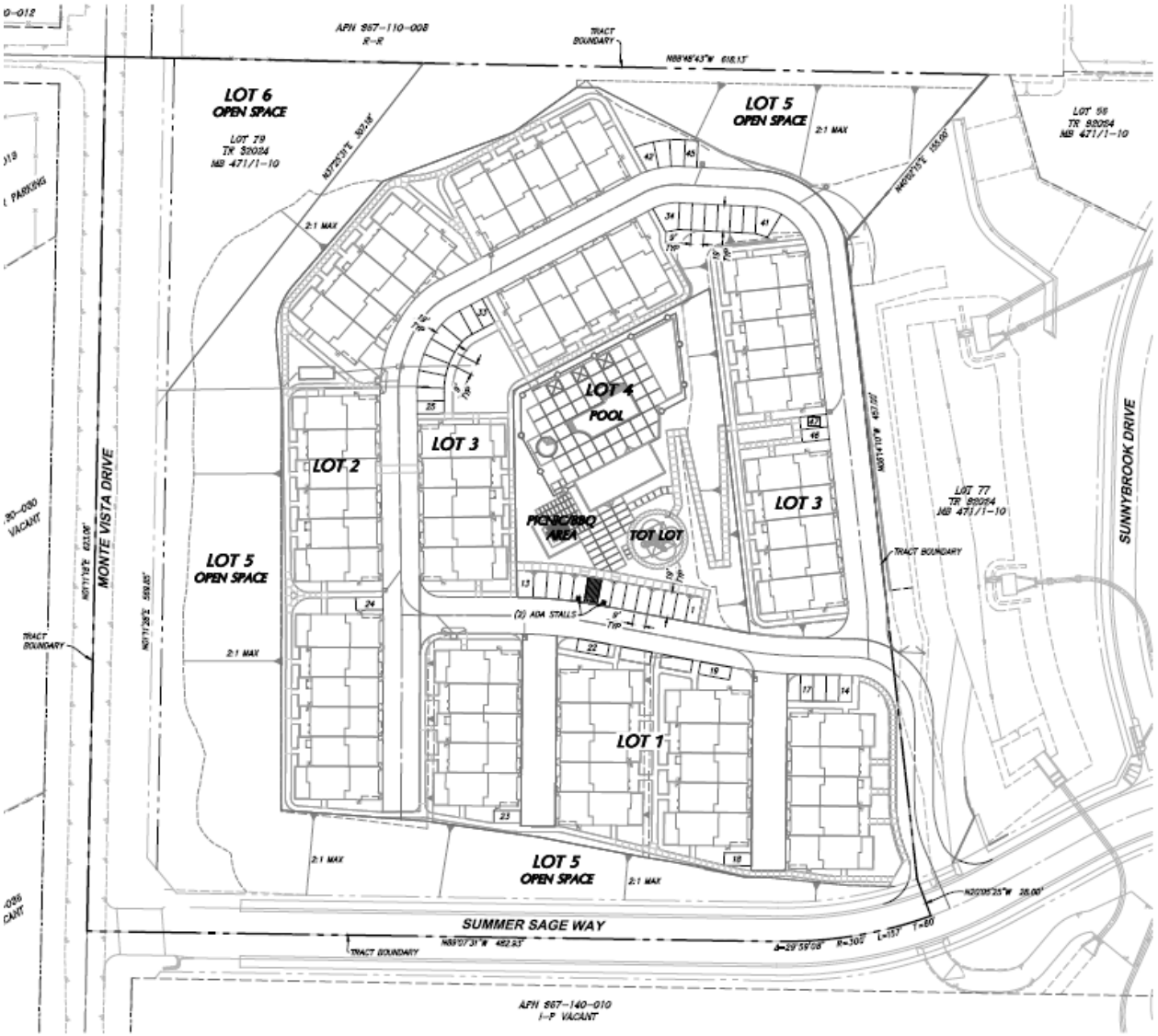
Landscaping/Water Efficient Standards (Chapter 17.276):

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.

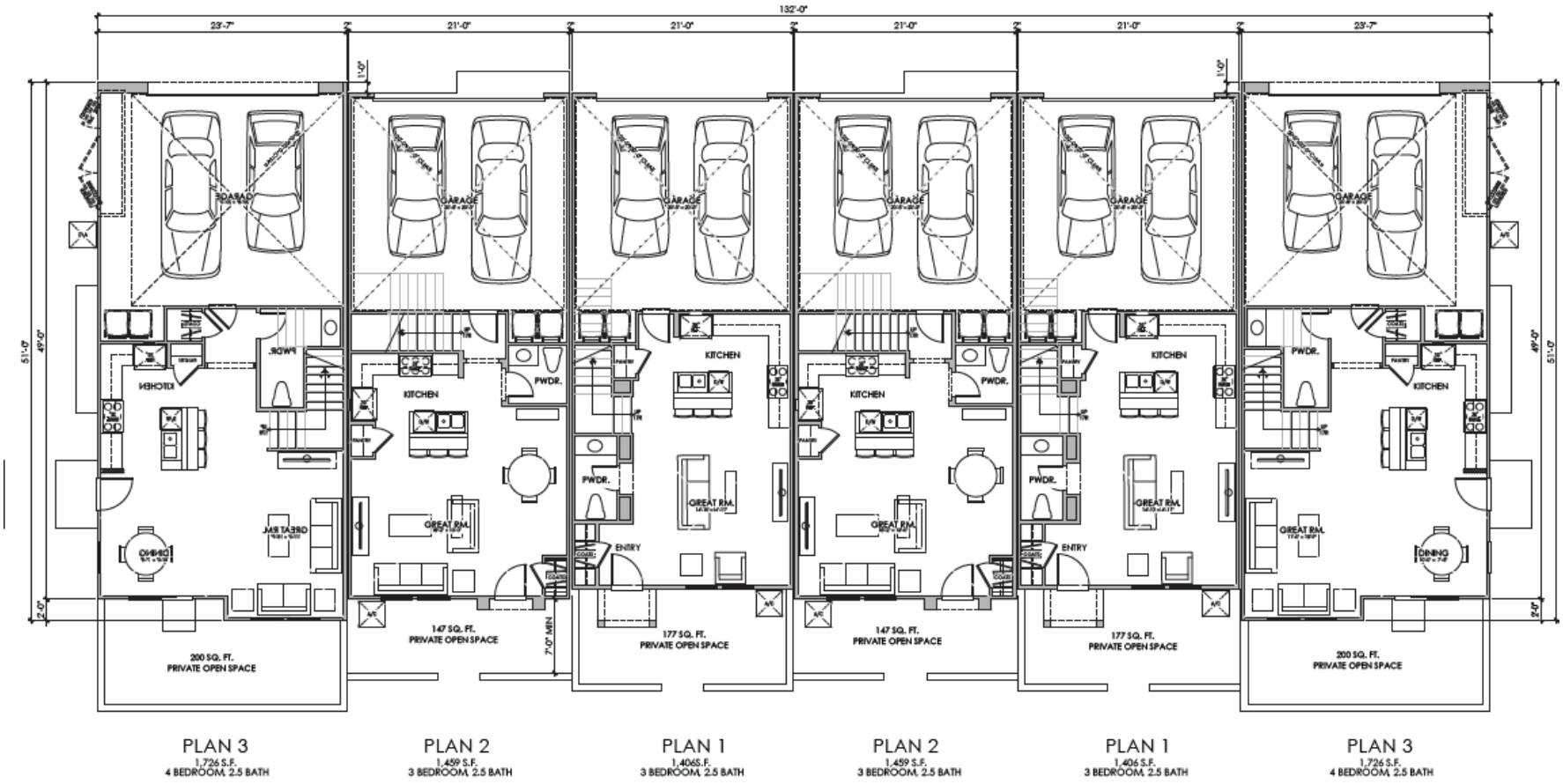
The landscape plans provide for a variety of landscape species (including drought tolerant turf) in varying sizes to accommodate the project. The landscape plans were reviewed by the City's Landscape Architect in accordance with the provisions of this code section. Based on this review, the conceptual 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 E.

The following exhibits reflect the proposed site plan, floor plan layout and landscape plan for the townhome project. For more detailed information, refer to development plans provided in Attachment D & E.

Site Plan Exhibit



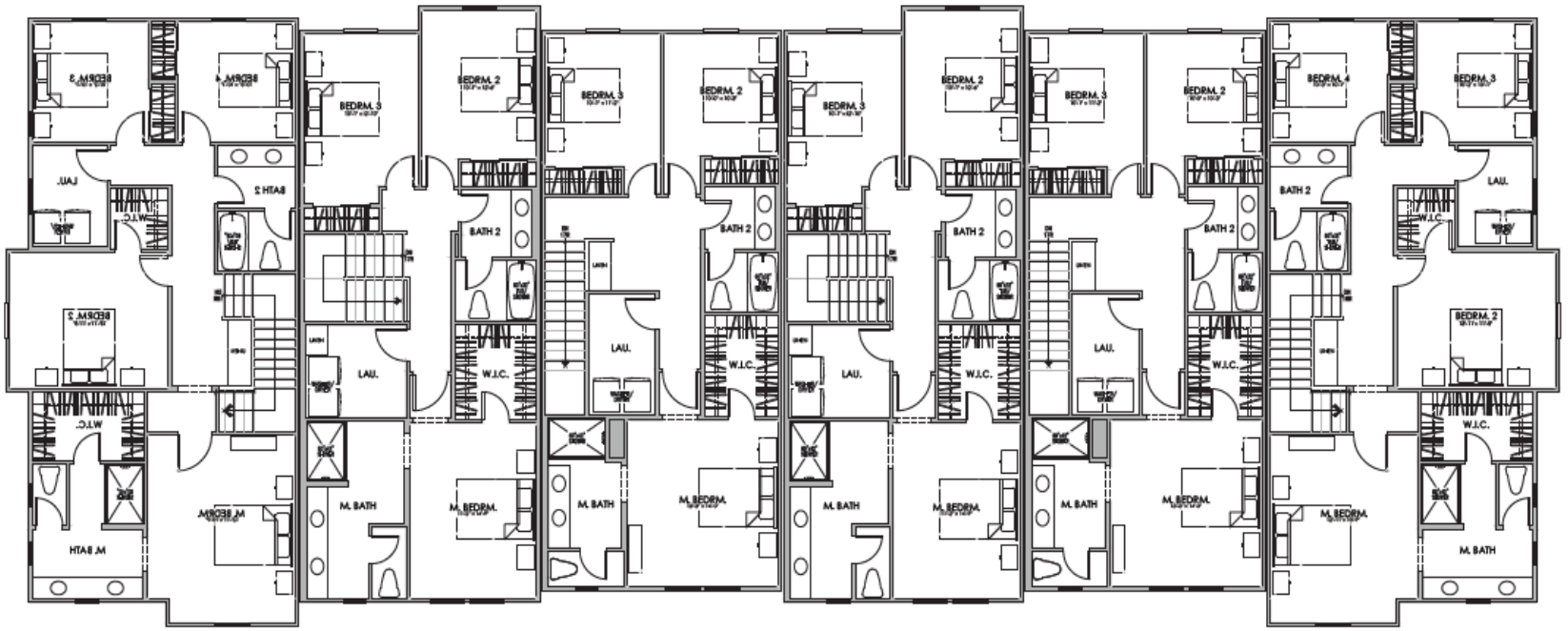
Floor Plan Layout Exhibits



FIRST FLOOR PLAN

BUILDING - 601 (6-PLEX)

OCCUPANCY: R3 TOWNHOME/
SPRINKLER SYSTEM: NFPA 13
CONSTRUCTION: VB



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

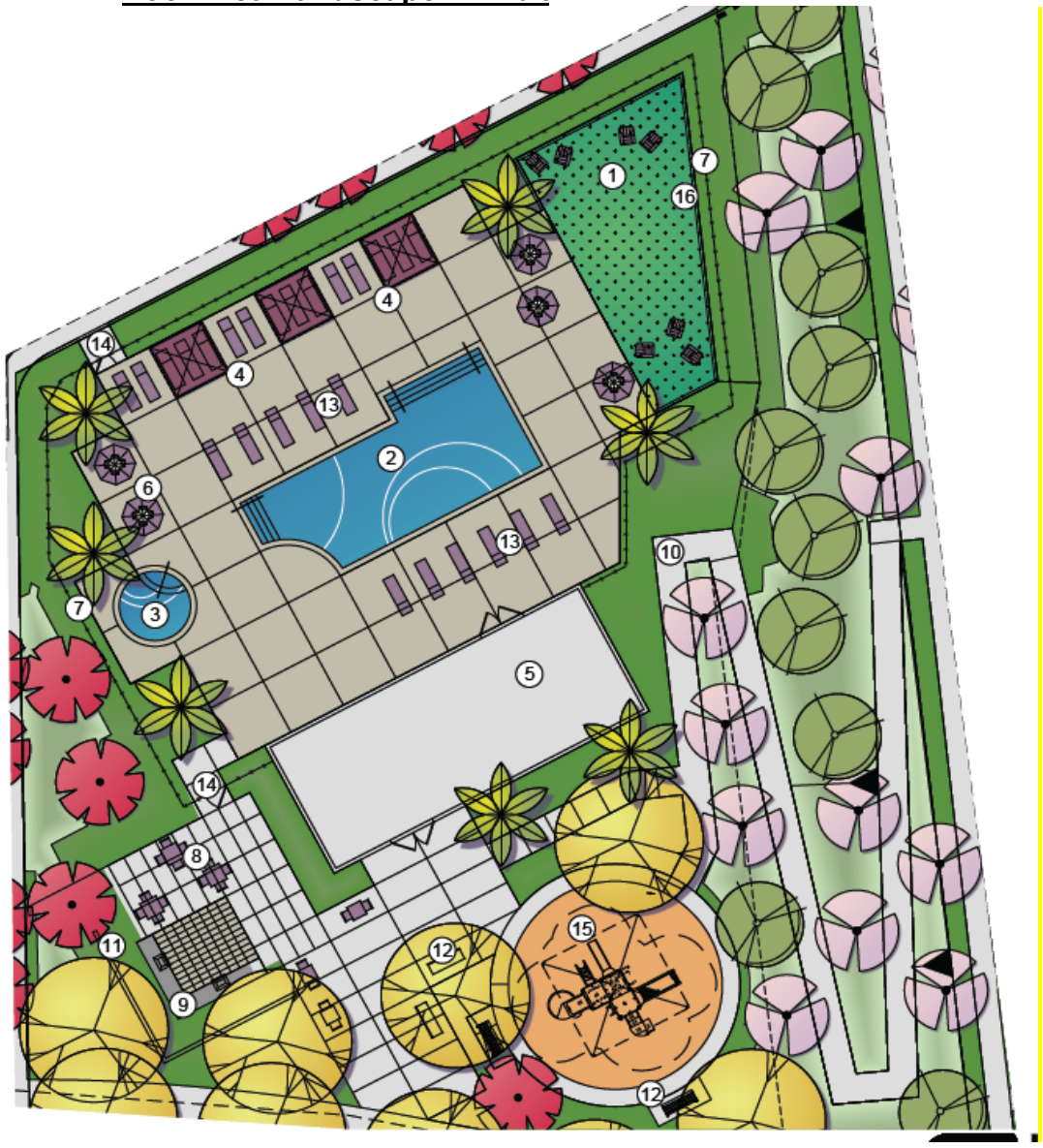
SECOND FLOOR PLAN

BUILDING - 601 (6-PLEX)

Landscape Plan Exhibit – Overall Site



Pool Area Landscape Exhibit



Proposed Architecture:
The architectural design of the townhome community is consistent with the city's multi-family objective design standards and guidelines. Of the four (4) design themes approved by the Commission and Council, the Applicant has chosen to use the "Colonial Revival" style. Our design standards and guidelines provide general criteria for architecture and landscaping in order to ensure a high-quality development and strong community character. The overall goal is to create a unique, community within the context of the project.

The Colonial Revival style of multi-family housing incorporates elements of American domestic architecture dating back to the early English and Dutch houses built in the first century of colonial settlement. These precedents have been interpreted and re-interpreted during successive waves of residential design and development over the past 140 years, and presently incorporate an eclectic mixture of elements. Common characteristics of new Colonial Revival buildings include materials such as wood and brick; front entrances accentuated with pediments and pilasters; windows with double-hung sashes and articulated lintels and sills; and porches supported by thin columns.

Based on staff's review, the proposed architectural design is consistent with the city's multi-family design standards and guidelines. Detailed exhibits of the architectural elevations are provided in Attachment E. The following exhibits reflect the proposed elevation design in a smaller scale for reference.

Architectural Elevation Exhibits (Front/Rear)



© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locatio

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

FRONT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS	WALL:	HARDIE PANEL OR SIMILAR
GARAGE DOOR:	METAL SECTIONAL	WINDOWS:	VINYL W/ GRIDS
ROOF:	COMPOSITION SHINGLE	SHUTTERS:	SIMULATED WOOD
FASCIA:	2x6 WOOD	POT SHELF	SIMULATED WOOD
BARGE:	2x6 WOOD	LINTEL & TRIM:	HARDIE TRIM OR SIMILAR
GABLE END:	DECORATIVE VENT	PORCH:	WOOD POST AND BEAM



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

REAR

COLOR SCHEME 1

COLONIAL REVIVAL

BUILDING - 601 (6-PLEX)

Architectural Elevation Exhibits (Side Elevations)



PLAN 3
RIGHT



PLAN 3R
LEFT
COLOR SCHEME 1

COLONIAL REVIVAL
BUILDING - 601 (6-PLEX)

FISCAL IMPACTS:

The Monte Vista Ranch II 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 (including parkland acquisition and park improvement fees), the Applicant will pay the City approximately $536,000 in DIF fees (multi-family category). Required regional impact fees (i.e., TUMF, LEUSD, etc.) are about $392,000. Total impact fees equal approximately $928,000. These fees are paid typically prior to the issuance of building permits or occupancy permits.

In addition, the project is conditioned to be annexed into the city-wide CFD 2013-1 which will pay its fair share of park maintenance fees through the CFD services and the equivalent share of the Measure Z tax of $28/year (for 62 townhome units = $1,736). The CFD revenue will be determined and finalized based on final plans and the level of maintenance required.

PUBLIC NOTICING:

In accordance with Chapters Chapter 16.12.140 and 17.192.040 of the Wildomar Municipal Code, the Planning Department on December 1, 2021 mailed a public notice to all property owners within a 1,000-foot radius of the project boundary notifying said property owners of the December 15, 2021 City Council meeting at which time the City Council would consider the Monte Vista Ranch II Townhome project. In accordance with Ordinance No. 135, the Planning Department on December 3, 2021 posted two (2) public hearing notice "sign boards" along Monte Vista Road and Summer Sage Way notifying the general public of the December 15, 2021 City Council meeting. In accordance with Chapter 16.12.140 and 17.192.040 of the Wildomar Municipal Code, the Planning Department on December 3, 2021 published a legal notice in the "Press Enterprise", a local newspaper of general circulation notifying the general public of the December 15, 2021 City Council meeting.

Respectfully Submitted, Gary Nordquist City Manager	Reviewed By, Thomas D. Jex City Attorney

ATTACHMENTS:

A. City Council Resolution for IS/MND
   - Exhibit 1 - IS/MND Document
   - Exhibit 2 - IS/MND Technical Appendices
   - Exhibit 3 - Mitigation Monitoring & Reporting Program (MMRP)

B. City Council Resolution for General Plan Amendment No. 2021-04
   - Exhibit 1 - GPA Map Exhibit

C. City Council Ordinance for Change of Zone No. 21-0045
   - Exhibit 1 - Change of Zone Map Exhibit

D. City Council Resolution for Tentative Tract Map No. 38155
   Exhibit 1 - TTM 38155 Conditions of Approval Matrix
E. City Council Resolution for Plot Plan No. 21-0045
   Exhibit 1 - Plot Plan 21-0045 Conditions of Approval Matrix
F. Tentative Tract Map No. 38155 Exhibits
G. Plot Plan/Development Plans Package

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

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

MONTE VISTA RANCH II PROJECT
TTM 38155 / PLOT PLAN 21-0045
EOT #1

Planning Commission Meeting

October 2, 2024

Agenda Item 3.2

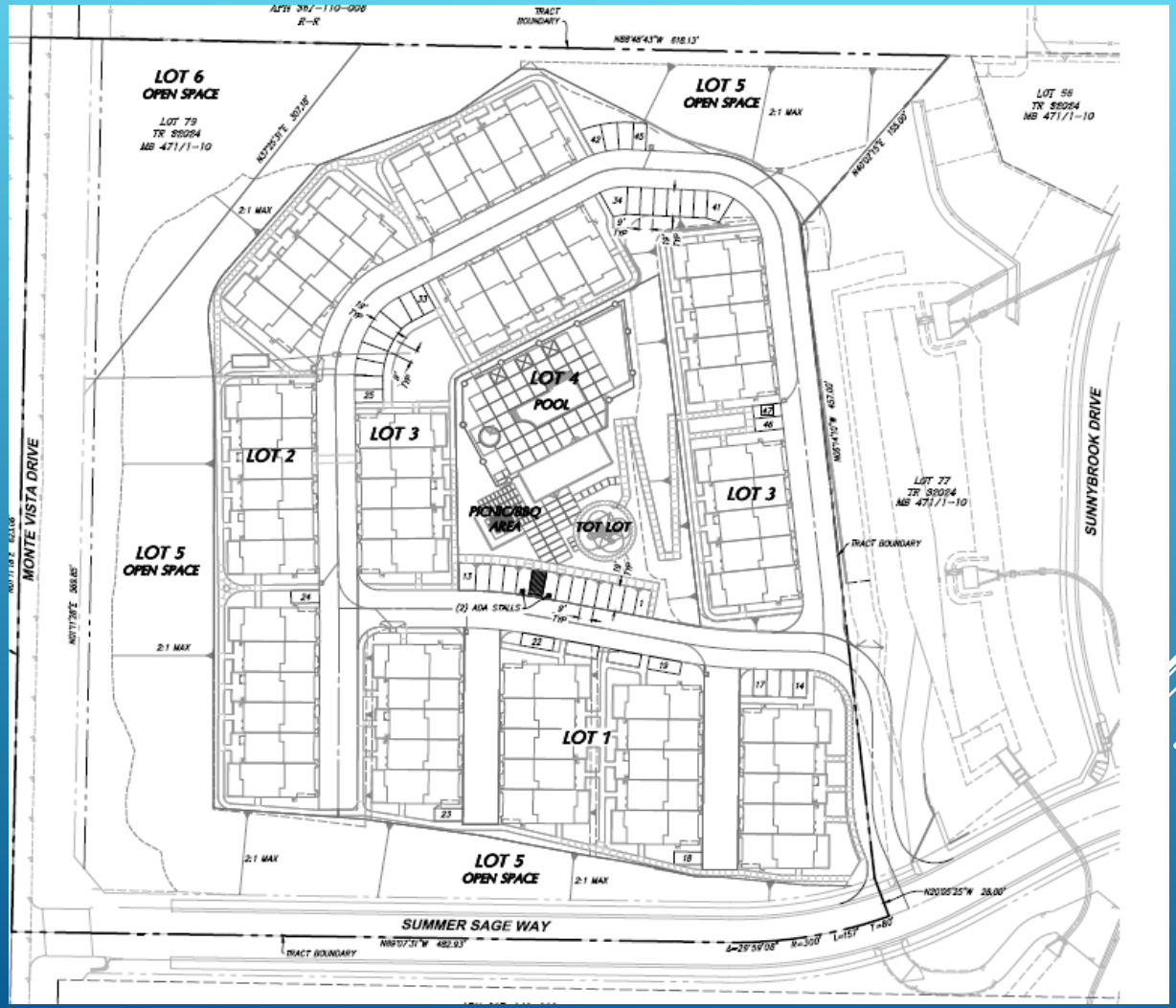


PROJECT LOCATION

- **Monte Vista Drive & Summersage Way**
- **The project site encompasses about 7.93 +/- acres….**

PROJECT BACKGROUND:

- **Monte Vista Ranch II Tract Map and Plot Plan were originally approved by the City Council on December 15, 2021, and included the following actions:**
  - **Adoption of a Mitigated Negative Declaration (MND) and an MMRP;**
  - **Approval of a GPA (HDR) and Zone Change (R-3) to allow for a 62-unit townhome community.**
  - **Approval of Tentative Tract Map No. 38155 to subdivide a 7.93-acre site for condominium purposes;**
  - **Plot Plan (FSPOD) to build the 62-unit townhome community**



TTM No. 38155 Exhibit



Plot Plan (FSPOD) 21-0045 Exhibit

EOT #3 - DESCRIPTION:

- **The applicant submitted their EOT#1 application & fee on September 5, 2024…….well in advance of the December 15, 2024, expiration date.**
- **The Applicant is now requesting the 1st time extension for a 3-year period as permitted by Section 16.12.240 of the Subdivision Ordinance.**
- **With the Commission approval of EOT #1, the new expiration date to record Tract Map and begin construction of the project will be December 15, 2027.**
- **If the Tentative Map is not recorded and construction begins on the project, by the new deadline, the Applicant may request a 2nd (2-year time extension.**

EOT #1 FINDINGS:

- **The proposed EOT #2 meets the required findings for approval in that:**

1. **The approved TTM No. 36388 remains consistent with the General Plan goals and policies….**
2. **The approved TTM No. 36388 remains in conformance with the Farm/Oak Creek Canyon Specific Plan….**
3. **The approved TTM No. 36388 remains compatible with the area and does not adversely affect the general health, safety, and welfare of the public.**
4. **The EOT application & fee were filed on July 18, 2024, prior to the Nov. 22, 2024 expiration date….**

STAFF RECOMMENDATION:

Staff recommends the Planning Commission adopt PC Resolution No. 2024-16 taking the following actions:

1) **Determine that no new further Environmental Review is needed by Section 15162 of CEQA; and**

2) **Approve a 3-year Extension of Time (#1 of 3) to December 15, 2027, for Tentative Tract Map 38155 and Plot Plan 21-0045.**

Note: All original conditions of approval and MND/MMRP mitigation measures will remain in full force and effect for this project.