PLANNING COMMISSION - PC - REGULAR MEETING

WEDNESDAY, AUGUST 2, 2023
REGULAR SESSION: 6:00 P.M.

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

Kim Strong - Chair
Eric Filar - Vice Chair
Arrin Banks - Commissioner
Brianna Bernard - Commissioner
George Cambero - 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 - July 19, 2023 Special Meeting
Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:
Staff recommends the Planning Commission approve the July 19, 2023 Special Meeting Minutes as presented.

2. PUBLIC HEARINGS
None scheduled.

3. GENERAL BUSINESS

3.1 **Tentative Parcel Map No. 30522 - Extension of Time #3.**
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

1. Find and determine that the Extension of Time #3 for Tentative Parcel Map No. 30522 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 1-YEAR EXTENSION OF TIME TO JULY 3, 2024 FOR TENTATIVE PARCEL MAP NO. 30522 CONSISTING OF THE SUBDIVISION OF APPROXIMATELY 10.26 ACRES INTO SEVEN (7) PARCELS FOR FUTURE COMMERCIAL/RETAIL DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD (APN: 367-100-026 & 367-100-032), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

3.2 **Tentative Tract Map No. 37156 / Plot Plan No. 16-0070 (Camelia EOT #2)**
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

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

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-21

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

PLANNING COMMISSION COMMUNICATIONS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

The City of Wildomar encourages your participation in the meeting. The following options are available for the public to participate:

1. You may view the Regular Session meeting live on the City of Wildomar's website at http://www.cityofwildomar.org or on cable TV through Frontier Channel 36 or AT&T channel 99.

2. You may participate in person.

PUBLIC COMMENT: During Public Comment not on the agenda and after each Agenda Item, the Chair will announce Public Comment. If you would like to speak on that item, please fill out a speaker slip and submit it in the inbox at the front of the room. When the City Clerk announces your name, please come up to the podium. Public Comments are limited to 3 minutes or such other time as the Commission may provide. Commissioners are not allowed to respond to public comments.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at 951-677-7751 x210.

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: https://www.cityofwildomar.org/129/Agendas-Minutes. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available by appointment for public inspection at City Hall during regular business hours.

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.

AFFIDAVIT OF POSTING

I, Janet Morales, 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.

Dated: July 26, 2023
Janet Morales, CMC
City Clerk

CITY OF WILDOMAR
PC - REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: August 2, 2023

SUBJECT: Planning Commission Meeting Minutes - July 19, 2023 Special Meeting

SUBMITTED BY: Matthew Bassi

PREPARED BY: Janet Morales

ACTION:
Staff recommends the Planning Commission approve the July 19, 2023 Special Meeting Minutes as presented.

ATTACHMENTS:
PC 07-19-2023 Minutes.pdf

MINUTES
CITY OF WILDOMAR
PLANNING COMMISSION PC - SPECIAL MEETING
WEDNESDAY, JULY 19, 2023
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA 92595

SPECIAL SESSION 6:00 PM

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

The special planning commission meeting was called to order by Chair Strong at 6:00 pm.

ROLL CALL

Members in attendance: Kim Strong, Eric Filar, Arrin Banks, Brianna Bernard arrived at 6:04pm, George Cambero

Staff in Attendance: Associate Planner Lachgar, Assistant City Attorney Justin Tamoyo, Deputy City Clerk Jemane-Lobjoit, IT Specialist Sung, Senior Engineer Stadnik, Economic Development Director Davidson and Intern Hafeez.

FLAG SALUTE

Commissioner Banks led the flag salute.

PUBLIC COMMENTS

No public comments.

APPROVAL OF THE AGENDA AS PRESENTED

No changes to the agenda as presented.

1. CONSENT CALENDAR

1.1 **Planning Commission Meeting Minutes - May 24, 2023 Special Meeting:**
Moved by Eric Filar; seconded by Arrin Banks to Approve the May 24, 2023 Special Meeting minutes as submitted.

Motion Passes: 4 - 0

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

1.2 **Planning Commission Meeting Minutes - June 7, 2023 Regular Meeting:**
Moved by Eric Filar; seconded by George Cambero to Approve the June 7, 2023 regular meeting minutes as submitted.

Motion Passes: 3 - 0

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

Absent: Brianna Bernard

2. PUBLIC HEARINGS

None scheduled.

3. GENERAL BUSINESS

3.1 Plot Plan No. 12-0053 – Rancon Medical and Education Center - Extension of Time #5:

Associate Planner Lachgar presented the report.
Moved by Arrin Banks; seconded by Eric Filar to Approve the Extension of Time #5 for Plot Plan No. 12-0053 and does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and Adopt PC Resolution No. 2023-18, a resolution of the Planning Commission of the City of Wildomar, California, approving a final, 2-year Extension Of Time to October 1, 2025 for Plot Plan no. 12-0053 to develop a 294,900 square-foot medical/professional office building complex with ancillary service commercial uses and a 9-building future industrial/business park located on a 28.7-acre site located at the southwest corner of Elizabeth Lane and Clinton Keith Road (APN: 380-520-001 to -008; and 380-250-052 to -055), and a determination that additional environmental review is not required per CEQA guidelines Chapter 15162.

Motion Approved: 5 - 0

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

3.2 Multi-Family Residential Design Standards & Guidelines – Amendment #1:

Associate Planner Lachgar and Placeworks representative Alan Loomis presented the report.
Moved by Eric Filar; seconded by Arrin Banks to Adopt PC Resolution 2023-19. A resolution of the Planning Commission of the City of Wildomar, California, recommending City Council approval of an amendment to the City of Wildomar multi-family objective, design standards and guidelines document for multi-family residential development projects.

Motion Approved: 5 - 0

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

PLANNING COMMISSION COMMUNICATIONS

None.

PLANNING DIRECTOR REPORT

Associate Planner Lachgar gave an update on the City Council study session and welcomed Intern Inmaa Hafeez to the team.

CITY ATTORNEY REPORT
None

FUTURE AGENDA ITEMS
None

ADJOURN THE MEETING
With there being no further business, Chair Strong adjourned the meeting at. 6:46pm.

AFFIDAVIT OF POSTING

Submitted by:

Matthew Bassi
Matthew C. Bassi
Community Development Director/Minutes Secretary

CITY OF WILDOMAR
PC - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: August 2, 2023

SUBJECT: Tentative Parcel Map No. 30522 - Extension of Time #3.

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

ACTION:
1. Find and determine that the Extension of Time #3 for Tentative Parcel Map No. 30522 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 1-YEAR EXTENSION OF TIME TO JULY 3, 2024 FOR TENTATIVE PARCEL MAP NO. 30522 CONSISTING OF THE SUBDIVISION OF APPROXIMATELY 10.26 ACRES INTO SEVEN (7) PARCELS FOR FUTURE COMMERCIAL/RETAIL DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD (APN: 367-100-026 & 367-100-032), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

PROJECT DESCRIPTION:
Background:
The Planning Commission originally reviewed Tentative Parcel Map No. 30522 on July 3, 2013. The Commission adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approved the subdivision of approximately 10.3 acres into seven (7) lots for future commercial and retail development, subject to conditions. Staff has provided an updated version of the approved conditions for TPM No. 30522 (Attachment A, Exhibit 1), and a copy of the adopted Initial Study/Mitigated Negative Declaration (Attachment B) for Commission consideration.

The approved tentative map was originally due to expire on July 3, 2016; however, it was granted an automatic 2-year time extension with the passage of AB 116 in 2016 by the State Legislature. On July 18, 2018, the Planning Commission approved a three (3) year time extension to July 3, 2021. The Applicant needed a 2nd time extension as the final parcel map was not ready for recordation. thus, the Planning Commission granted a 2-year time extension on s on December 21, 2021. As of today's date, the Applicant has yet to record the final parcel map, so they are now requesting a 3rd time extension in accordance with the WMC. This 3rd extension, if approved, represents the final time extension allowed by the WMC and is only good for one (1) year. If the final parcel map is not recorded by July 3, 2024, the map will expire and become null and void, and the Applicant will have to start over and submit a new development application.

PROJECT ANALYSIS:

The project site is located on the southeast corner of Orange Street and Bundy Canyon Road, west of Seller's Road (refer to Attachment E). The Applicant has submitted their 3rd and final EOT application and paid the required fee on June 29, 2023 in advance of the July 3, 2023 expiration date. This final extension for TPM No. 30522 is only good for 1-year to July 3, 2024 as allowed by Section 16.12.040.B.2 of the Subdivision Ordinance. If the final parcel map is not recorded by the new expiration date, the tentative parcel map will expire and become null and void. Any future subdivision map request will be required to follow the typical entitlement and CEQA process.

Surrounding Land Uses:

The project site is surrounded by existing commercial uses to the north, residential uses to the west, vacant property to the immediate south with existing residential uses across Canyon Drive. To the east is the Shell Gas station and Circle K mini-mart. Refer to the summary table in Attachment F.

Approved Tentative Parcel Map:

TPM No. 30522 was approved to subdivide two existing parcels totaling about 10.26 acres into seven (7) parcels for future commercial/retail development. The seven (7) new parcels range in size from 1.08 to 2.12 gross acres. The design of the approved subdivision is illustrated in the attached exhibit (Attachment D). In reviewing the final time extension request, the Planning and Engineering departments have determined that Tentative Parcel Map No. 30522 has not been modified from the design approved by the Planning Commission, nor has the Applicant requested any changes to the approved map at this time. Staff has determined that the approved tentative Parcel map remains in compliance with the current development standards of the C-P-S zone, which allows for commercial and retail development. Further, the C-P- S zoning for the site remains consistent with the General Plan land use designation of Commercial Retail (CR), which is encourages commercial and retail development. This will not change either as part of the General Plan update project.

CEQA Discussion:

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000 et seq. ("CEQA")), a Mitigated Negative Declaration was prepared, considered, and adopted by the Planning Commission on July 3, 2013, as part of its approval of Tentative Parcel Map No. 30522. A Notice of Determination was filed with the Riverside County Clerk within the prescribed time frame in accordance with CEQA. As part of the environmental assessment for Tentative Parcel Map No. 30522, the City identified twelve (12) areas with potentially significant impacts: aesthetics, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, and utilities and service systems. Of the impact categories identified, the conclusion in the MND was that all impacts were fully mitigated by the adopted mitigation measures and the approved Tentative Parcel Map's conditions of approval.

CEQA Guidelines § 15162 provides that once a Mitigated Negative Declaration (MND) is adopted for a project, if a further discretionary approval is required for the project, the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions in Guidelines §15162(a) are present (see below), the lead agency must prepare a subsequent EIR for the project:

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

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

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

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

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

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

(D) Mitigation measures or alternatives which are considerably different from those

analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of the conditions in Guidelines § 15162(a) above are present, the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all (Guidelines § 15162(b)). Based on staff's analysis, the Planning Department is recommending that the Planning Commission make the following findings to conclude that the final 1-year time extension for Tentative Parcel Map No. 30522 does not trigger any of the conditions that would require the preparation of a subsequent MND (as noted in CEQA Guidelines § 15162(a)) and that no further CEQA documentation is required.

Given the above, staff has determined that there have been no 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. § 15162. Thus, the Planning Commission can conclude with certainty that no additional CEQA documentation is required for the proposed 1-year time extension request for TPM No. 30522. Therefore, staff is recommending the Planning Commission make the following findings.

1) No Substantial Changes to the Project:
The Applicant is not proposing any changes to TPM No. 30522. Therefore, no revisions of the previously adopted environmental document are necessary because there are no new significant environmental effects or 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:
Tentative Parcel Map No. 30522 was evaluated in 2013 based on the City's General Plan and Zoning Ordinance. Since that time, the City has not made any amendments to the General Plan land use designation of CR that would affect the approved tentative parcel map. Further, the City has not made any amendments to the C-P-S zone that would affect the development standards applicable to the approved tentative parcel map. In addition, staff has thoroughly investigated whether the environmental setting for Tentative Parcel Map No. 30522 has changed since the tentative parcel map was first approved by the Planning Commission, and has determined that the environmental setting is substantially the same as it was in 2013. Therefore, no substantial changes to the circumstances under which the project is undertaken will require major revisions of the previously adopted environmental document due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

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 Planning Commission originally approved the project that evidences new or increased significant environmental effects or that new mitigation measures or mitigation measures previously found infeasible are available that would substantially decrease the project's environmental impacts.

EOT #3 Findings of Fact:

Pursuant to Chapter 16.12.240.C of the Wildomar Municipal Code, and in light of the record before it, including the staff report dated July 13, 2013, July 18, 2018, and December 21, 2020 and all evidence and testimony heard at the public meeting for said extension of time for Tentative Parcel Map No. 30522, staff recommends the Planning Commission hereby make the following findings in support of this final 1-year extension of time for TPM No. 30522.

Finding 1: The proposed extension of time for TPM No. 30522 remains consistent with the City of Wildomar General Plan.

Evidence: The existing General Plan land use designation for the project site remains Commercial Retail (CR), which allows commercial and retail land uses. The approved tentative parcel map still allows for the subdivision of seven (7) lots on 10.3 acres with 1.08 to 2.12-acre lots, which falls within the allowable lot sizes permitted under the CR land use designation. Further, the Land Use Element of the General Plan encourages the development of a variety of local and regional service retail and service uses. The approved tentative parcel map and subsequent commercial development remain consistent with this policy because it will provide future commercial and retail opportunities for Wildomar residents. Considering these facts, the proposed request for a final 1-year extension of time to July 3, 2024, for Tentative Parcel Map No. 30522 remains consistent with the General Plan.

Finding 2: The proposed extension of time for TPM No. 30522 remains consistent with the City of Wildomar Zoning Ordinance.

Evidence: The existing zoning designation for the project remains C-P-S (Scenic Highway Commercial), which is highly consistent with the General Plan land use designation of Commercial Retail. Further, the approved tentative parcel map will allow for the development of 7 lots on 10.3 acres with 1.08 to 2.12-acre lots which remains consistent with the C-P-S development standards. The proposed tentative parcel map and subsequent commercial development remain consistent with these zoning/development standards. Considering these facts, the proposed request for a final 1-year extension of time to July 3, 2024, for Tentative Parcel Map No. 30522 remains consistent with the Zoning Ordinance.

Finding 3: The proposed extension of time for TPM No. 30522 does not adversely affect the

general health, safety, and welfare of the public.

Evidence: The proposed extension of time does not adversely affect the general health, safety, and welfare of the public because the originally approved tentative parcel map remain in compliance with all the required design and development standards of the CR land use and C-P-S zoning designations. Further, all mitigation measures originally adopted for the project remain in full force and effect. As there have been no amendments to the CR land use or C-P-S zoning designations since the July 3, 2013 approval, the original land use policies and development standards remain the same. Further, the design of the subdivision remains in conformance with the City's Subdivision Ordinance (Title 16) in that the design and construction of all improvements related to the proposed project remain as originally conditioned which are intended to protect the general health, safety, and welfare of the public.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of TPM No. 32257.

Evidence: The Applicant submitted the EOT application and paid the required fees on June 29, 2023 in advance of the July 3, 2023 expiration date. Considering this fact, the proposed request for a final 1-year extension of time to July 3, 2024 for Tentative Parcel Map No. 32257 meets this finding.

ATTACHMENTS:

Attach A - PC Resolution No. 2023-20-COAs.pdf
Attach B - Adopted IS-MND-MMRP-RTC [7-3-13].pdf
Attach C - TPM 30522 Original PC Rept Packet 7-3-13.pdf
Attach D - TPM 30522 - Original-Approved TPM [7-3-13].pdf
Attach E - TPM 30522-R-1 PC Rept [3-18-20].pdf
Attach F - TPM 30522 - Revised TPM Exhibit [3-18-20].pdf
Attach G - Applicant Justification Letter [7-13-23].pdf

ATTACHMENT A

PC Resolution No. 2023-20

PC RESOLUTION NO. 2023-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 1-YEAR EXTENSION OF TIME TO JULY 3, 2024 FOR TENTATIVE PARCEL MAP NO. 30522 CONSISTING OF THE SUBDIVISION OF APPROXIMATELY 10.26 ACRES INTO SEVEN (7) PARCELS FOR FUTURE COMMERCIAL/RETAIL DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD (APN: 367-100-026 & 367-100-032) AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

WHEREAS, an application for an Extension of Time #3 for Tentative Parcel Map No. 30522 (Planning Application No. 23-0095) was submitted to the Planning DeparTPMent on June 29, 2023 by:

Applicant / Owner:	Mr. Mike Sater
Authorized Agent:	Ben Etemadi, Hunsaker & Associates
Project Location:	SEC of Orange Street and Bundy Canyon Road
APN Number:	367-100-026 & 367-100-032

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on June 29, 2023 requesting a final, 1-year extension of time for Tentative Parcel Map No. 30522, thereby meeting the requirements for an extension of time as outlined in Section 16.12.240 of the Wildomar Municipal Code; and

WHEREAS, the Wildomar Planning Commission has the authority to review the proposed two-year extension of time in accordance with Chapter 16.12.240 of the Wildomar Municipal Code; and

WHEREAS, the Planning Commission approved Tentative Parcel Map No. 30522 to subdivide 10.3 acres into 7 lots for future commercial development on July 3, 2013, and in connection with said approval, also adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and

WHEREAS, Tentative Parcel Map No. 30522 met all the state requirements for an automatic 2-year extension of time as outlined in AB 116, which resulted in a revised expiration date of July 3, 2018; and

WHEREAS, on July 18, 2018, the Planning Commission approved a 3-year time extension (EOT #1) for TPM No. 30522 establishing a new recordation deadline of July 3, 2021. Further, the Planning Commission on February 17, 2021 approved a 2-year time extension (EOT #2) establishing a new recordation deadline of July 3, 2023; and

WHEREAS, the Planning DeparTPMent on July 19, 2023, mailed a public meeting notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the public meeting to be held by the Planning Commission on August 2, 2023, to discuss the final 1-year extension of time (EOT #3) for Tentative Parcel Map No. 30522; and

WHEREAS, in accordance with Title 16, Chapter 16.12.240 of the Wildomar Municipal Code, the Planning Commission conducted the public meeting on August 2, 2023, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Extension of Time #3 for Tentative Parcel Map No. 30522, and at which time the Planning Commission received public testimony concerning the proposed Extension of Time.

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

SECTION 1. CEQA FINDINGS.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000 et seq. ("CEQA")), an Initial Study and Mitigated Negative Declaration were prepared, considered, and adopted by the Wildomar City Council on July 3, 2013, as part of its approval of Tentative Parcel Map No. 30522. A Notice of Determination was filed with the Riverside County Clerk within the prescribed time frame in accordance with CEQA. As part of the environmental assessment for Tentative Parcel Map No. 30522, the City identified twelve (12) areas with potentially significant impacts: aesthetics, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, and utilities and service systems. Of the impact categories identified, the conclusion in the Initial Study is that all impacts are fully mitigated by the adopted mitigation measures contained in the Initial Study, the resulting Mitigated Negative Declaration, and the approved Tentative Parcel Map's conditions of approval. The CEQA Guidelines § 15162 provides that once a Mitigated Negative Declaration (MND) is adopted for a project, if a further discretionary approval is required for the project, the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions in Guidelines § 15162(a) are present, the lead agency must prepare a subsequent EIR for the project. If none of the conditions in Guidelines § 15162(a) are present, the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all (Guidelines § 15162(b)).

Based on the foregoing, the Planning Commission hereby 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. Further, 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. § 15162. Therefore, the Planning Commission has concluded with certainty that no additional CEQA documentation is required for the proposed extension of time for TPM No. 30522 based on the following findings:

1) *No Substantial Changes to the Project:*
The Applicant is not proposing any technical or physical changes to TPM No. 30522 as part of the proposed extension of time. Therefore, no revisions of the previously adopted environmental document are necessary because there are no new significant environmental effects or 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:*
Upon incorporation of the City of Wildomar, the City adopted the General Plan and Zoning Ordinance of Riverside County that were used to consider and approve Tentative Parcel Map No. 30522. Since incorporation, the City has not made any amendments to the General Plan land use designation of CR that would affect the approved tentative Parcel map. Further, the City has not made any amendments to the C-P-S zone that would affect the development standards applicable to the approved Parcel map. In addition, staff has thoroughly investigated whether the environmental setting for Tentative Parcel Map No. 30522 has changed since the tentative Parcel map was first approved by the Wildomar City Council, and has determined that the environmental setting is substantially the same as it was in 2013. Therefore, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previously adopted environmental document due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

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 Wildomar City Council originally approved the project 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. EXTENSION OF TIME #3 FINDINGS.

Pursuant to Chapter 16.12.240.C of the Wildomar Municipal Code, and in light of the record before it, including the staff report dated August 2, 2023 and all evidence and testimony heard at the public meeting for this final 1-year extension of time for Tentative Parcel Map No. 30522, the Planning Commission hereby makes the following findings:

Finding 1: The proposed Extension of Time for TPM No. 30522 remains consistent with the City of Wildomar General Plan.

Evidence: The existing General Plan land use designation for the project site is Commercial Retail (CR), which allows commercial land uses. The approved tentative Parcel map would allow for the development of seven (7) lots on 10.3 acres with 1.08- to 2.12-acre lots, which falls within the allowable lot sizes permitted under the CR land use designation. Further, the Land Use Element of the General Plan encourages the development of a variety of local and regional service retail and service uses. The proposed Parcel map, and subsequent commercial development, remains consistent with this policy because it will provide commercial opportunities for Wildomar residents. Considering these facts, the proposed request for a final 1-year extension of time to July 3, 2023, for Tentative Parcel Map No. 30522 remains consistent with the General Plan.

Finding 2: The proposed extension of time for TPM No. 30522 remains consistent with the City of Wildomar Zoning Ordinance.

Evidence: The existing zoning designation for the project site is C-P-S (Scenic Highway Commercial) is highly consistent with the General Plan land use designation of Commercial Retail. Further, the approved tentative Parcel map will allow for the development of 7 lots consistent with the C-P-S development standards. The proposed Parcel map and subsequent commercial development remain consistent with these zoning/development standards. Considering these facts, the proposed request for a final 1-year extension of time to July 3, 2023, for Tentative Parcel Map No. 30522 remains consistent with the Zoning Ordinance.

Finding 3: The proposed extension of time for TPM No. 30522 does not adversely affect the general health, safety, and welfare of the public.

Evidence: The proposed extension of time does not adversely affect the general health, safety, and welfare of the public because the originally approved Parcel map and minor change amendment remain in compliance with all the required design and development standards of the CR land use designation and C-P-S zoning designation. Further, all mitigation measures adopted for the project remain in full force and effect. As there have been no amendments to the CR land use or C-P-S zoning designations since incorporation, the original land use policies and development standards remain the same. Further, the design of the subdivision remains in conformance with the City's Subdivision Ordinance (Title 16) in that the design and construction of all improvements related to the proposed project remain as originally conditioned and are intended to protect the general health, safety, and welfare of the public.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of TPM No. 30522.

Evidence: The Applicant submitted the EOT application and paid the required fees on June 29, 2023 in advance of the July 3, 2023 expiration date. Considering this fact, the proposed request for a final, 1-year extension of time to July 3, 2024 for Tentative Parcel Map No. 30522 meets this finding.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, hereby adopts PC Resolution No. 2023-20 approving a final, 1-year extension of time (#3 of 3) to July 3, 2024, for Tentative Parcel Map No. 30522, subject to the original conditions of approval adopted by the Planning Commission on July 3, 2013, as amended and attached hereto, and illustrated in Exhibit 1 of this Resolution.

PASSED, APPROVED AND ADOPTED this 2nd day of August 2, 2023, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Kim L. Strong
Planning Commission Chair

ATTEST:

_____
Matthew C. Bassi
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierrez,
Assistant City Attorney

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – ORANGE/BUNDY PARCEL MAP PROJECT

Project Application: Tentative Parcel Map No. 30522 / EOT #3 of 3

APN No.: 367-100-026 & 367-100-032

~~**Original TPM 30522 Approval Date: July 3, 2013**~~ ~~**AB 116 Implementation Date: July 3, 2016**~~ ~~**TPM 30522 EOT #1 Approval Date: July 18, 2018**~~ ~~**TPM 30522 EOT #2 Approval Date: Feb. 17, 2021**~~ ***TPM 30522 EOT #3 Approval Date: Aug. 2, 2023***	~~**Original Expiration Date: July 3, 2016**~~ ~~**Revised Expiration Date: July 3, 2018**~~ ~~**TPM 30522 EOT #1 Expiration Date: July 3, 2021**~~ ~~**TPM 30522 EOT #2 Expiration Date: July 3, 2023**~~ ***TPM 30522 EOT #3 Expiration Date: July 3, 2024***

Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PLANNING DEPARTMENT CONDITIONS			
General 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) days of project approval by the City Council. The Notice shall include the required California Department of Fish and Game (Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to the Riverside County Clerk in the amount of **$2,206.25** no later than **July 3, 2013**. 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 & Game = $2,156.25; and~~ ~~b. Riverside County Clerk Administrative Fee = $50.00~~	~~July 3, 2013~~	~~Planning Department~~	*Completed* Matthew Bassi
2. *The applicant shall review and sign below verifying the acceptance of these updated "Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than August 16, 2023.* *Applicant Signature:* *Date:*	*August 16, 2023*	Planning Department	

~~Original TPM 30522 Approval Date: July 3, 2013~~ ~~AB 116 Implementation Date: July 3, 2016~~ ~~TPM 30522 EOT #1 Approval Date: July 18, 2018~~ ~~TPM 30522 EOT #2 Approval Date: Feb. 17, 2021~~ *TPM 30522 EOT #3 Approval Date: Aug. 2, 2023*	~~Original Expiration Date: July 3, 2016~~ ~~Revised Expiration Date: July 3, 2018~~ ~~TPM 30522 EOT #1 Expiration Date: July 3, 2021~~ ~~TPM 30522 EOT #2 Expiration Date: July 3, 2023~~ *TPM 30522 EOT #3 Expiration Date: July 3, 2024*		
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 Subdivisions 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	On-Going	Planning Department	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – ORANGE/BUNDY PARCEL MAP PROJECT			
Project Application: Tentative Parcel Map No. 30522 / EOT #3 of 3			
APN No.: 367-100-026 & 367-100-032			
~~**Original TPM 30522 Approval Date: July 3, 2013**~~ ~~**AB 116 Implementation Date: July 3, 2016**~~ ~~**TPM 30522 EOT #1 Approval Date: July 18, 2018**~~ ~~**TPM 30522 EOT #2 Approval Date: Feb. 17, 2021**~~ ***TPM 30522 EOT #3 Approval Date: Aug. 2, 2023***	~~**Original Expiration Date: July 3, 2016**~~ ~~**Revised Expiration Date: July 3, 2018**~~ ~~**TPM 30522 EOT #1 Expiration Date: July 3, 2021**~~ ~~**TPM 30522 EOT #2 Expiration Date: July 3, 2023**~~ ***TPM 30522 EOT #3 Expiration Date: July 3, 2024***		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	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. 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 #3 for Tentative Parcel Map No. 30522 shall expire on July 3, 2024 if the Final Parcel Map has not been approved by the City Council and recorded with the Riverside County Clerk. The applicant has now exhausted all EOT's available per code, so the tentative parcel map will become null and void if the Final Parcel Map has not been approved by the City Council and recorded with the Riverside County Clerk.*	*July 3, 2024*	Planning Department	
5.	*Within 60 days of approval of EOT #3 for Tentative Parcel Map No. 30522, the applicant shall pay any applicable outstanding deposit account balances, as applicable. Failure to pay the outstanding balance by the due date may result in delays in the processing of the final parcel map.*	*October 2, 2023*	Planning Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
6.	The project shall be subdivided and developed in accordance with the tentative Parcel map approved by the Planning Commission on July 3, 2013. The applicant may request a modification/revision to the approved project as outlined in the Wildomar Subdivision and Zoning Ordinance.	On-Going	Planning Department	
CEQA/IS/MND Mitigation Measures *(These are still in full force and effect)*				
7.	**AES-01** Per Section 8.64.060 of the Wildomar Municipal Code, exterior lighting above 4050 lumens are restricted. In addition, all lighting must be fully shielded if feasible and partially shielded in all other cases and must be focused to minimize spill of light into the night sky and onto adjacent properties.	Upon submittal of development plans for the proposed project	City of Wildomar Planning and Public Works Departments	
8.	**AES-02** The precise lighting plan shall be submitted to the City of Wildomar at the time any future development application is proposed for the project site and will be evaluated by the City of Wildomar Planning Department as part of the plot plan process to ensure compliance with City ordinances.	Upon submittal of development plans for the proposed project	City of Wildomar Planning and Public Works Departments	
9.	**BIO-01** The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during nesting season, preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone, and a 250-foot radius surrounding the construction zone, to determine whether the activities taking place have	The project applicant shall incorporate requirements into the contract plans. The project applicant's construction	City of Wildomar Planning and Public Works Departments	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	the potential to disturb or otherwise harm nesting birds. If the biologist determines after consultation with wildlife agencies that there is potential harm to nesting birds, construction within the 250-foot setback area shall be prohibited until it is determined that construction activities will not harm the nesting birds.	inspector shall monitor to ensure that measures are implemented during construction.		
10.	**BIO-02** The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	
11.	**BIO-03** The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $6,597 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
12.	**CUL-01** Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the following wording shall be included in all construction contract documentation: 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 archeologist. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared. The report shall include a list of the resources recovered, documentation of each site/locality, and interpretation of resources recovered. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Building and Planning Departments	
13.	**CUL-02** At least 30 days prior to seeking a grading permit, the project applicant(s) for future development shall contact the appropriate Tribe to notify the Tribe of grading, excavation, and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation, and ground-disturbing activities;	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.			
14.	**CUL-03** Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
15.	**CUL-04** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project site, to the appropriate Tribe for proper treatment and disposition.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
16.	**CUL-05** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the appropriate culturally affiliated Native American Tribe. 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.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
17.	**CUL-06** Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the developer and Tribe shall meet and confer regarding the significance of and mitigation for such resources. If the developer and the Tribe cannot agree on the significance of or the mitigation for such resources, these issues will be presented to the City of Wildomar Community Development Director for decision. The	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Community Development Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Community Development Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.			
18.	**CUL-07** Prior to the issuance of a grading permit, the project applicant(s) for future development shall identify to the City of Wildomar the qualified paleontologist who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the disposition of the paleontological resources to the City of Wildomar Community Development Director. The developer shall pay for all required treatment and storage of the discovered resources.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	

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	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
19.	**CUL-08** To address the possibility that cultural resources may be encountered during future grading or construction, a qualified professional shall initially monitor all construction activities that could potentially impact archaeological and/or paleontological deposits (e.g., grading, excavation, and/or trenching). However, monitoring should be discontinued as soon the qualified professional and the appropriate Tribe are satisfied that construction will not disturb cultural resources.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
20.	**GEO-01** Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
21.	**GEO-02** All grading shall conform to the California Building Code, Ordinance 457, 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.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
22.	**GEO-03** Prior to issuance of a grading permit, the developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resources Control Board (SWRCB).	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
23.	**GEO-04** 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 (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.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
24.	**GHG-01** Prior to building permit approval, the City of Wildomar Planning Department will evaluate the provisions of CARB's "Climate Change Proposed Scoping Plan: A Framework for Change" to determine which of the provisions are applicable to the building and occupancy anticipated and shall require that the project applicant implement measures to reduce short-term and long-term emissions of GHG's associated with construction and operation of the proposed project. Examples of measures that might be implemented include, but are not limited to the following: Construction • Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) to the extent practical.	Prior to issuance of a building permit	City of Wildomar Planning Department	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Operation • Bicycle parking facilities and preferential parking for carpooling and alternative-fueled vehicles shall be provided at locations determined by City of Wildomar Planning Department staff. This measure encourages use of alternative transportation by employees and helps to reduce the amount of vehicle miles traveled as a result of the project. • Proposed commercial uses shall provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. • Indoor water conservation measures shall be incorporated, such as use of low-flow toilets and faucets. • Future development of the annexation area shall ensure that low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) is installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.			
25.	**HAZ-01** As required by existing City of Wildomar Ordinance 8.56, subsequent development on the site will need to demonstrate compliance with the Riverside County Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials prior to occupancy or delivery of hazardous materials to the site.	As a condition of future development approval, and implemented prior to occupancy and delivery of hazardous materials to the site	City of Wildomar Engineering and Planning Departments	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
26. **HYD-01** Prior to the approval of the grading permit for future development on the project site, the project applicant(s) shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the Regional Water Quality Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant(s) will be required to submit, and obtain City approval of, a water quality management plan prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device.	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
27.	**HYD-02** The project applicant(s) will be required to submit, and obtain City Engineering approval of, a water quality management plan (WQMP) prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device. The intent of the BMPs shall be to ensure that development on the project site does not contribute to the degradation of water quality.	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	
28.	**HYD-03** To manage stormwater runoff flows prior to and after the full implementation of the site's underground infiltration pipe system, a sand filter basin will be constructed within Parcel 7 of the proposed project. The sand filter basin will provide the required storage, per the design guidelines in the Riverside County Low Impact Development BMP Design Handbook. The treated stormwater from the sand filter basin will be collected by an underdrain system. The sand filter basin will have two concrete drop inlets that will be constructed to collect the overflows. The concrete drop inlets will be set at different invert elevations and	Prior to the issuance of a building permit	City of Wildomar Engineering Department	

	opening sizes to control and limit the outflow of the developed site to undeveloped levels. Additionally, the concrete drop inlets will have 3-inch-diameter orifices to control the outflow. The orifices will be installed above the dead storage depth of 1.5 feet, which was determined by the preliminary WQMP prepared for the proposed project. The completed sand filter basin will provide 21,112 cubic feet (CF) of dead storage and the required Vbmp is 19,519 CF of dead storage. A 0.83-inch per hour filtration rate has been assumed per the specifications in the Riverside County Low Impact Development BMP Design Handbook.			
29.	**LUP/BIO-02** The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	
30.	**LUP/BIO-03** The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $6,597 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*			
31.	**NOI-01** Future development on the project site shall implement the following construction noise mitigation measures to reduce potential construction noise impacts to a less than significant level: • All construction and general maintenance activities (except in an emergency) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May). • Construction equipment staging and storage areas shall be located as far from the residential land uses as possible. • All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. • Residents living up to 1,000 feet from the property line shall be provided with a construction schedule and contact information to file a complaint. Timely notification shall accompany any major changes to this schedule.	During construction	City of Wildomar Building and Planning Departments	
32.	**NOI-02** On-site noise shall not exceed 65 dBA during the hours of 7:00 a.m. to 10:00 p.m. or 55 dBA during the hours of 10:00 p.m. to 7:00 a.m. This can be achieved by implementing the following policies: • In order to reach the City's daytime noise threshold of 65 dBA L_{eq} (10 minutes), the developer/builder shall use screens, shields, or	Prior to the issuance of occupancy permits and during project operations	City of Wildomar Building and Planning Departments	

	enclosures for all project HVAC units that provide at least 10 dBA of attenuation. • The use of HVAC systems shall be limited to the hours of 7:00 a.m. to 10:00 p.m. to protect residents from nighttime noise. The contact information for the City of Wildomar Code Compliance Officer should be given to nearby residents in case this measure is routinely violated. • HVAC units shall be placed as far away as possible from neighbors' windows and outdoor areas. • Ensure that air conditioners are well fastened to the façade/roof, as poor attachment can result in an increase in the noise level. Where vibration of the unit results in an increased noise level, isolation springs or feet can be used to reduce vibration. • Ensure that all equipment is regularly serviced to ensure all fixtures and fittings are safe, secure, and do not rattle or vibrate excessively. • Truck deliveries to future commercial uses shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 4:00 p.m. on Saturdays. No deliveries shall occur on Sundays or as otherwise specified by the City. • The owners or operators of commercial uses shall post a sign at each loading area that states the idling time for delivery truck engines shall be limited to no more than 3 minutes.			

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – ORANGE/BUNDY PARCEL MAP PROJECT			
Project Application: Tentative Parcel Map No. 30522 / EOT #3 of 3			
APN No.: 367-100-026 & 367-100-032			
~~**Original TPM 30522 Approval Date: July 3, 2013**~~ ~~**AB 116 Implementation Date: July 3, 2016**~~ ~~**TPM 30522 EOT #1 Approval Date: July 18, 2018**~~ ~~**TPM 30522 EOT #2 Approval Date: Feb. 17, 2021**~~ ***TPM 30522 EOT #3 Approval Date: Aug. 2, 2023***	~~**Original Expiration Date: July 3, 2016**~~ ~~**Revised Expiration Date: July 3, 2018**~~ ~~**TPM 30522 EOT #1 Expiration Date: July 3, 2021**~~ ~~**TPM 30522 EOT #2 Expiration Date: July 3, 2023**~~ ***TPM 30522 EOT #3 Expiration Date: July 3, 2024***		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
33.	**NOI-03** The proposed project shall comply with the development Noise Regulations as expressed in Chapter 9.48 of the City of Wildomar Zoning Code that regulates both construction activities and operational activities on the project site.	During all phases of construction and project operations	City of Wildomar Building and Planning Departments	
34.	**PUB-01** Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Fire Department are $1,063.00 for the approval of a commercial/industrial tentative parcel map and $321.82 per commercial/office unit approved by the department. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	Prior to the issuance of a building permit	City of Wildomar Planning Department	
35.	**PUB-02** Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for police services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Sheriff's Department are $157.07 per commercial/office unit approved by the department. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.).	Prior to the issuance of a building permit	City of Wildomar Planning Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
36.	**PUB-03** Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for the Lake Elsinore Unified School District pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Lake Elsinore Unified School District are $0.47 per square foot of commercial/office space approved by the district. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	Prior to the issuance of a building permit	City of Wildomar Planning Department	
37.	**TRA-01** Construct Orange Street from Bundy Canyon Road along the project frontage to the ultimate half-section width as a Secondary Highway Standard (100-foot right-of-way), including landscaping and parkway improvements, in conjunction with development.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
38.	**TRA-02** Construct Bundy Canyon Road from Orange Street to the I-15 freeway southbound onramp at its ultimate half-section width as an Urban Arterial Standard, including landscaping and parkway improvements, in conjunction with development.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
39.	**TRA-03** Prior to issuance of any building permit on the project site, the project applicant(s) shall pay the appropriate Transportation Uniform Mitigation Fee to the Western Riverside County Council of Governments. The required Transportation Uniform Mitigation Fee as of January 2013 required by the WRCOG is $10.49 per square foot of retail space. (Note that the fee amount is current as of this document;	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	however, the fee may change over time and the current fee must be paid at the time of issuance of building permits.)			
40.	**ULT-01** The project applicant(s) for future development on the project site shall obtain approval from the Riverside County Department of Environmental Health before receiving water and wastewater service from the Elsinore Valley Municipal Water District.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department; Riverside County Department of Environmental Health	
41.	**UTL-02** Prior to the issuance of a building permit for future development on the project site, the project applicant(s) shall submit a recycling collection and loading area plan to the Riverside County Waste Management Division for approval.	Prior to the issuance of a building permit for future development	Planning Department; Riverside County Waste Management Division	
Prior to Issuance of a Grading Permit				
42.	Prior to the issuance of the 1st first grading permit for Tentative Parcel Map No. 30522, the" applicant shall enter into a Tribal Monitoring Agreement" with the Pechanga Band of Luiseno Indians. The agreement shall, include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources and establishing on-site monitoring provisions/requirements during all on-site ground disturbing activities. A copy of this signed agreement shall be provided to the Community Development Director and Building Official prior to the issuance of the 1st grading permit.	Prior to Issuance of a Grading Permit	Planning Department	
43.	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	Prior to Issuance of a Grading Permit	Planning Department	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning 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."			
44.	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 Community Development 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	Prior to Issuance of a Grading Permit	Planning Department	

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	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 Community Development 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 Community Development 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 Community Development Director."			
45.	Prior to the issuance of the 1st grading permit the applicant shall receive approval of a haul permit for any import of material to the site or export of material off-site. 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 was not previously evaluated by the mitigated negative declaration, a grading environmental assessment shall be approved by the Community Development Director prior to the issuance of the haul permit.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
46.	Prior to the issuance of the 1st grading permit for each phase , the applicant shall provide a note on the grading plans that state the following: "*No ground disturbing or grubbing activities shall be allowed within the protected drip line of any preserved native, oak or riparian*	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

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	tree identified for preservation. Fencing shall be placed around these protected areas."			
47.	Prior to the issuance of a grading permit for any of the seven (7) vacant parcels, the applicant shall submit for review and approval by the Planning and Engineering Departments two sets of detailed landscape and irrigation plans for the public right-of-way and/or on-site.	Prior to Issuance of a Grading Permit	Planning Department	
Prior to Final Map Approval / Recordation				
48.	Prior to the approval of the final map for TTM No. 30522 by City Council, the Applicant shall submit a copy of the proposed Covenants, Conditions, and Restrictions (CC&R's) to the Community Development Director and City Attorney for review and approval. 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 with the permission of the City. The CC&R's shall be in the form and content approved by the Community Development 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.	Prior to Final Map Approval	Planning Department	
49.	Prior to recordation of the final parcel map, the applicant shall submit for Planning Department review and approval a comprehensive sign program for the proposed project area.	Prior to Recordation of Final Map	Planning Department	

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	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
50.	Prior to recordation of the final parcel map, the applicant shall submit for review and approval by the Community Development Director and City Attorney, a reciprocal access and parking agreement that covers all seven (7) parcels of the project.	Prior to Recordation of Final Map	Planning and Engineering Departments	
51.	Prior to the recordation of the final Parcel Map for TPM No. 30522, or any subsequent final maps within the project area, the Applicant shall pay all fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.	Prior to Final Map Approval	Planning & Building Depts.	
52.	Prior to the recordation of the final Parcel Map for TPM 30522, or any subsequent final maps within the project area, the applicant shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.	Prior to Final Map Approval	Planning & Building Depts.	
Prior to Issuance of a Building Permit				
53.	Prior to the issuance of a building permit for development of any of the seven (7) vacant parcels within the boundaries of Parcel Map No. 30522, the applicant shall submit a Plot Plan application (or Conditional Use Permit if applicable) to the Planning Department. Said Plot Plan application (or Conditional Use Permit if applicable) shall comply with all applicable provisions of CEQA and require review and approval by the Planning Commission.	Prior to Issuance of a Building Permit	Planning Department	
54.	Prior to the issuance of a building permit for any of the seven (7) vacant parcels, the applicant shall pay all applicable Development Impact Fees	Prior to Issuance of Building Permits	Building and Engineering Departments	

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	and City Mitigation Fees in accordance with the City's adopted Development Impact Fee Schedule at that time.			
Prior to Issuance of a Certificate of Occupancy				
55.	Prior to the issuance of a certificate of occupancy for any building within the boundaries of Parcel Map No. 30522, all conditions of approval listed herein shall be satisfied.	Prior to Issuance of a Certificate of Occupancy	Planning and Building Department	
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'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	On-Going	Engineering Dept.	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.			
5.	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.	
6.	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.	
7.	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.	
8.	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.	
9.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	On-Going	Engineering Dept.	
10.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	

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11.	All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	ALL PHASES
12.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (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 & 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	Engineering Dept.	
13.	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.	On-Going	Engineering Dept.	
14.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
15.	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.	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
16.	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.	
17.	All flood control plans to be reviewed shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer.	On-Going	Engineering Dept.	
Prior to the Issuance of Grading Permits				
18.	Prior to the issuance of a grading permit, 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.	
19.	Prior to the issuance of a grading permit, it shall be the sole responsibility of the developer to 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.	
20.	Prior to issuance of grading permit, the developer shall provide a letter from the District or Quit Claim the right to sink wells, conveyed to South Elsinore Water Company recorded by deed recorded on July 16, 1918 in Book 489, Page 165, prior to the issuance of any permit.	Prior to Issuance of a Grading Permit	Engineering Dept.	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
21.	Prior to the issuance of grading permits, the project specific SWPPP shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
22.	Prior to issuance of grading permits the Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resource Control Board (SWRRCB).	Prior to Issuance of a Grading Permit	Engineering Dept.	
23.	Prior to the issuance of a grading permit, 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 Community Development Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering Dept.	
24.	Prior to the issuance of a grading permit, the developer shall submit a 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. 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	Prior to Issuance of a Grading Permit	Engineering Dept.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	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 to the satisfaction of the City Engineer.			
25.	Prior to the issuance of grading permit, the developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will: a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition.	Prior to Issuance of a Grading Permit	Engineering Dept.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
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.			
26. Prior to the 1st Improvement Plan submittal, the developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflicts with existing easements shall result in the site being redesigned and potentially going back to Planning Commission..	Prior to Issuance of a Grading Permit	Engineering Dept.	
Prior to Recordation of the Final Map			
27. Prior to final map approval, improvement plans shall be prepared, processed, approved and complete 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 Recordation of Final Map	Engineering Dept.	
28. Prior to Final Map or first building permit, whichever comes first, the developer shall dedicate, design and construct the southern half - section of Bundy Canyon Road, measured, 84' from the approved centerline. Right of way will be based on a modified 152' urban arterial, Standard No. 91, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	From centerline to face of curb is 63' and from face of curb to back of landscaping is 29'. The additional dedication will allow a continuous right turn pocket along the Bundy Canyon Road frontage.			
29.	Access to Bundy Canyon Road is limited to right in/out with appropriate controls constructed to reinforce these turning movements. Construction proposed within State right-of-way may only be only be performed upon issuance of a valid Encroachment Permit from State of California Department of Transportation, District 8. State review and approval of grading, drainage and street construction plans and traffic signal, signing and striping plans are required prior to permit issuance.	Prior to Recordation of Final Map	Engineering Dept.	
30.	The Applicant shall provide a reciprocal access easement between the parcels of this development. The location of the access point(s) shall be to the satisfaction of the City Engineer and will be approved when these parcels are developed.	Prior to Recordation of Final Map	Engineering Dept.	
31.	Prior to Final Map or first building permit, whichever comes first, all appropriate offsite transition on Bundy Canyon Road in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	
32.	Prior to Final Map or first building permit, whichever comes first, the developer shall dedicate, design and construct Orange Street based on a 100' secondary highway, Standard No. 94, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Improvements shall consist of the	Prior to Recordation of Final Map	Engineering Dept.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	easterly half of Orange Street, measured 50' from approved centerline, including all appropriate slopes and off-site transitions.			
33.	Prior to Final Map or first building permit, whichever comes first, the developer shall dedicate, design and construct all appropriate offsite transition on Orange Street in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	
34.	Prior to Final Map or first building permit, whichever comes first, the developer shall dedicate, design and construct the intersection of Bundy Canyon Road / Orange Street based on the expanded intersection Standard No. 91 and 94, , in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. The northbound left turn pocket from Orange Street to Bundy Canyon Road is approved to be reduced from 200' to 175' of stacking.	Prior to Recordation of Final Map	Engineering Dept.	
35.	Prior to Final Map or first building permit, whichever comes first, 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	Engineering Dept.	
36.	Prior to Final Map or first building permit, whichever comes first, 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	Engineering Dept.	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
37.	Prior to Final Map or first building permit, whichever comes first, 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 Final Map	Engineering Dept.	
38.	Prior to Final Map or first building permit, whichever comes first, the developer shall submit and the City Engineer traffic control plans along Bundy Canyon Road and Orange Street to ensure the continued flow of traffic during construction.	Prior to Recordation of Final Map	Engineering Dept.	
39.	Prior to Final Map or first building permit, whichever comes first, the developer shall execute a maintenance agreement for the stormwater quality control treatment device to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	
Prior to Issuance of a Building Permit				
40.	Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept.	
41.	Prior to the issuance of a building permit 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.	

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	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
42.	Prior to issuance of a building permit the developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
43.	Prior to issuance of a building permit 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.	
44.	Prior to issuance of a building permit 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		
45.	Prior to issuance of a building permit the developer shall annex into all applicable Maintenance Districts, Community Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place.	Prior to Issuance of a Building Permit		
46.	Prior to issuance of a building permit the developer shall pay all fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.	Prior to Issuance of a Building Permit		
47.	Prior to issuance of a building permit the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.	Prior to Issuance of a Building Permit	Building Dept.	
48.	Prior to issuance of a building permit the developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform	Prior to Issuance of a Building Permit	Building Dept.	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and City Development Impact Fees.			
49.	Prior to issuance of a building permit 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		
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	10.FIRE.999 MAP #50-BLUE DOT REFLECTORS: Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Dept.	On-Going	Fire Department	
2.	10.FIRE.999 MAP-15-POTENTIAL FIRE FLOW: The water mains shall be capable of providing a potential fire flow 4,000 GPM and an actual fire flow available from any one hydrant shall be 2,500 GPM for 2 hours duration at 20 PSI residual operating pressure.	On-Going	Fire Department	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
3. 10.FIRE.999 MAP-#14-COM/RES/HYD/SPACING: Approved super fire hydrants, (6" x 4" x 2 ½ ") shall be located at each street not more than 1,000 feet apart in any direction.	On-Going	Fire Department	
Prior to Recordation of Final Map			
4. 50.FIRE.999 MAPS-#46-WATER PLANS: The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by local water company, the originals shall be presented to the Fire Department for signature.	Prior to Recordation of Final Map	Fire Department	
5. 50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUSTION: ECS map must be stamped by Riverside County Surveyor with the following (Note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.	Prior to Recordation of Final Map	Fire Department	
ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)			
General Conditions			
1. Prior to submittal of water and sewer improvement plans, the applicant shall meet with EVMWD staff regarding the final requirements for providing water and sewer service for this project.	Prior to Improvement Plan Submittal	EVMWD	

End

ATTACHMENT B

City Approved Initial Study and MND
for TPM No. 30522

INITIAL STUDY FOR THE

BUNDY CANYON ROAD AND ORANGE STREET SUBDIVISION

TENTATIVE PARCEL MAP (30522)

(Planning Application 10-0301)

Lead Agency:

CITY OF WILDOMAR

23873 Clinton Keith Road, Suite 201

Wildomar, CA 92595

Prepared by:

PMC

6020 Cornerstone Court West, Suite 260

San Diego, CA 92121

March 2013

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

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

APPENDICES

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B Site Photos

C Air Quality and Greenhouse Gas Emissions

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F Preliminary Hydrology Study

G Preliminary Water Quality Management Plan

H Acoustical Analysis

I Traffic Impact Analysis

I. INTRODUCTION

PURPOSE

This document is an Initial Study that evaluates the environmental impacts resulting from the implementation of a proposed Tentative Parcel Map that would subdivide approximately 10.3 acres into seven parcels zoned for commercial/retail development at the southeast corner of Bundy Canyon Road and Orange Street in Wildomar, California.

II. PROJECT DESCRIPTION

PROJECT LOCATION AND SETTING

The proposed project site (No. 10-0031) is located at the southeast corner of Bundy Canyon Road and Orange Street in Wildomar, California. The regional and local vicinity of the project site are shown in **Figures 1** and **2**. The Assessor's Parcel Numbers (APNs) for the project site are 367-100-026 and 367-100-032.

The proposed project site is located in the northwest portion of the city adjacent to Interstate 15 (I-15) at the Bundy Canyon Road exit. The project is located west of the southbound I-15 onramp, north of vacant land designated for Commercial Retail (CR) land uses, east of Orange Street, and south of Bundy Canyon Road. Currently, the project site is vacant. The site is approximately 1,345 to 1,391 feet above mean sea level. The latitude and longitude location for the site are 33°37'33.33"N and 117°16'27.83"W, respectively.

The north half of the site has been graded and the soils are compacted. The south half of the site has been disked. Mapped soils on the site are Ramona sandy loam, Ramona very fine sandy loam, Greenfield sandy loam, and Hanford coarse sandy loam (Soil Conservation Service 1971). Soils observed on the site appear consistent with these designations. One remnant drainage was identified within the proposed project area. The earthen channel begins in the northeastern quarter of the site and crosses the site from east to west. It is approximately 20 feet wide at its widest in the eastern portion of the site and approximately 2 feet wide at the western edge of the study area. The upstream feeding waters to this drainage were relocated underground in 2006/2007 by the Riverside County Flood Control District. Water is conveyed into the storm drainage system west of the site near its boundary with the I-15 right of way. The abandoned, on site drainage does not currently receive any storm flows from upstream areas and no longer has any connectivity to any upstream or downstream waters. This remnant drainage does not support any aquatic, wetland, or riparian habitat and no longer functions as a stream. No potential jurisdictional wetlands or jurisdictional streambed occur within the study area. (LSA, 2012)

The City of Wildomar General Plan land use designation for the project site is Commercial Retail (CR), which allows for local and regional-serving retail and service uses. The General Plan land use designation for the properties immediately adjacent to the project site on the north, northwest, south, east, and west is also Commercial Retail. The property to the southwest is designated for Medium Density Residential (MDR) land uses, and the nearest homes are across Orange Street approximately 100 feet west of the project site.

The project site is zoned Scenic Highway Commercial (C-P-S). The CPS zone district allows for retail and commercial uses conducted within a building and includes uses such as restaurants, retail, and convenience markets. Other uses permitted with a conditional use permit include larger gas service stations and automobile repair shops (17.80 Wildomar Municipal Code). The zoning for the adjacent properties includes Scenic Highway Commercial (C-P-S) to the north, south, and southeast; General Commercial (C-1/C-P) to the northwest and northeast; and Rural Residential (R-R) to the southwest.

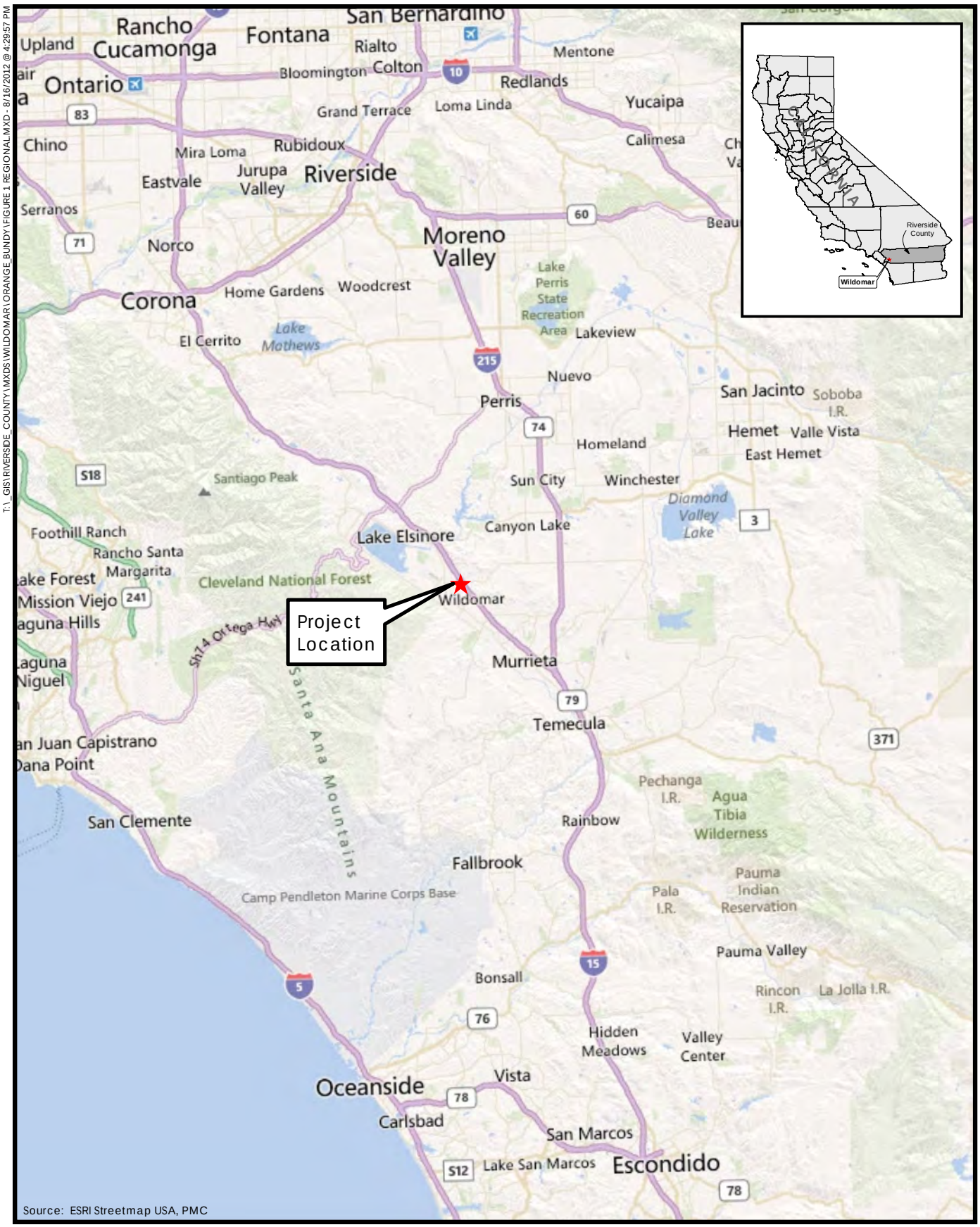

Figure 1
Regional Vicintiy Map

T:_GIS\RIVERSIDE_COUNTY\MXDS\WILDOMAR\ORANGE_BUNDY\FIGURE 2 PROJECT LOCATION.MXD - 8/16/2012 @ 4:30:31 PM



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Figure 2
Project Location Map

PROJECT DESCRIPTION

The applicant is applying for a Tentative Parcel Map (30522) to subdivide two existing parcels, totaling approximately 10.3 acres, into seven parcels for future commercial development. Existing parcels include APN 367-100-026, which encompasses approximately 2.4 acres, and APN 367-100-032, which encompasses approximately 7.9 acres. The seven new parcels would be numbered Parcels 1 through 7 and would be divided as shown in **Table 1-1** and **Figures 3A** and **3B**.

Table 1-1
Proposed Parcel Acreage

Parcel Number	Project Site Acreage		
	Gross	Net	Dedicated Land
1	1.31	1.02	0.29
2	1.38	1.29	0.09
3	2.12	1.99	0.13
4	1.43	1.43	–
5	1.18	1.18	–
6	1.76	1.74	0.02
7	1.08	0.86	0.22
Totals	**10.26**	**9.51**	**0.75**

Source: LDDC 2012, Figure 3A

As noted in **Table 1-1** above, the proposed project would dedicate approximately 0.75 acres of the project site to the City of Wildomar for right-of-way necessary to accommodate access to/from the future commercial development. As shown on **Figure 3A**, the property lines along proposed Parcels 1, 2, 3, and 7 would be realigned to accommodate future improvements to Orange Street and Bundy Canyon Road. The amount of land to be dedicated from each parcel is summarized in **Table 1-1**.

Development Assumptions

While there is no development proposed with the proposed Tentative Parcel Map project, this initial study and the underlying technical studies have assumed and evaluated the realistic potential near term development of a fast-food restaurant on Parcel 2 and a gasoline service station on Parcel 1. Both parcels front on Bundy Canyon Road, and Parcel 1 is on the southeast corner of Bundy Canyon Road and Orange Street and it is anticipated that they will be developed first in the near term as preliminary discussions and planning for such uses have recently begun. The development assumptions for these two parcels will be evaluated in this Initial Study. In addition, a driveway linking Parcels 1 and 2 to Bundy Canyon Road will be developed at the northern portion of Parcel 3, and the stormwater system for the entire site will be constructed in Parcel 7. There is no reasonably foreseeable near-term development anticipated at this time for the remainder of Parcel 3 or on Parcels 4 through 6; however, it is reasonable to anticipate that these parcels would be developed in the long-term with commercial uses given the existing commercial zoning of the site. As these are future projects, the evaluation of potential impacts will be more

programmatic than the evaluation of development assumptions on Parcels 1, 2, and 7 and the developed portion of Parcel 3.

Parcel Map

The proposed Tentative Parcel Map will result in the division of the property into seven parcels. As part of the map process, dedication of right-of-way will occur along both Bundy Canyon Road and Orange Street to enable development of the frontages on these roads to City Standard 201 and 401 for Bundy Canyon Road and Standard 94 for Orange Street. **Table 1-1** indicates the acreages associated with the dedication, and **Figure 3A** shows which parcels front Orange Street and Bundy Canyon Road. Note that Parcels 4 and 5 do not front either of the roadways and will not need to provide right-of-way dedication. The project proposes three shared driveways: a right-turn-in/right-turn-out only driveway on Bundy Canyon Road between Parcels 1 and 2, and two full-access driveways on Orange Street on Parcels 3 and 6. Access from the shared driveways to the parcels will be through mutual access easements shown in **Figure 3A**.

The division of the land will also necessitate the extension of municipal utilities to the project site. These utilities include water, sewer, power, cable television, and telephone. All utilities will be underground and within the road right-of-way or public utility easements. As part of the map, the project will provide a storm drainage system designed to accommodate buildout of all parcels. The entire site will be graded with the first phase of the project. The applicant has stated that there is no import or export of fill material required for the grading.

Development Assumptions

The City of Wildomar requires plot plan review (and when applicable, a conditional use permit) for all commercial projects, which also includes compliance with the California Environmental Quality Act (CEQA). At this time, there is no development plot plan before the City; all details of subsequent projects are assumptions based on the site zoning, similar development in the City, industry practice and primilary development discussions regarding the subject site. Parcels 1, 2, and 7 and a portion of Parcel 3 are assumed to have reasonably foreseeable projects and are evaluated accordingly at a project level in this Initial Study/Mitigated Negative Declaration (IS/MND); Parcels 4 through 6 and the remainder of Parcel 3 will be developed at an unknown later date. A conceptual plan for development of these parcels was required to ensure that the driveway and on-site circulation pattern was adequate. **Figure 5** illustrates the development assumptions for the proposed project.

Phase 1

Parcel 1

Development of the gas station will require approval of a conditional use permit. For purposes of environmental analysis in this Initial Study, Parcel 1 is assumed to develop with a 12 fueling position service station and convenience market with 30 parking spaces. Development of this parcel will also require City standard street improvements (i.e. curb, gutter, sidewalk, street lights, fire hydrants) along Bundy Canyon Road and Orange Street. (See Figure 3A)

Parcel 2

Restaurants are a permitted use in the C-P-S zone district. This environmental analysis assumes a 3,280-square-foot fast-food restaurant with drive-through window and 70 parking spaces. Development of this

parcel will also require City standard street improvements (i.e. curb, gutter, sidewalk, street lights, fire hydrants) along Bundy Canyon Road and Orange Street. (See Figure 3A) along Bundy Canyon Road.

Portion of Parcel 3

Because Parcel 3 has one of the shared driveways for the proposed project, at least a portion of the site must be paved to support development anticipated on Parcels 1 and 2. As shown in **Figure 5**, Parcel 3 would provide access in the short term with the development of Parcels 1 and 2.

Parcel 7

Parcel 7 will contain the stormwater facilities that will be capable of providing stormwater drainage to the entire site in its full buildout condition. Development of this parcel will also require City standard street improvements along Orange Street.

Phase 2

Remaining Portion of Parcel 3

In the long-term, approximately 200 parking spaces for development on Parcels 4 through 6 is anticipated. Development of this parcel will also require City standard street improvements along Orange Street (see **Figure 5**).

Parcels 4 through 6

These parcels would probably develop with commercial structures and parking and be designed to visually include the gas station and restaurant on Parcels 1 and 2 as "pad sites" in a small shopping center development oriented toward Orange Street and Bundy Canyon Road. As part of Phase I development these parcels would be graded as needed to help balance the site and eliminate the need for import/export of fill material.

Grading

The project site will be graded in at least two phases. The first phase will include all parcels to accommodate the potential for a restaurant, gas station, parking, and access on Parcels 1, 2, and 3. The remainder of the area will be graded as needed for unknown future development. As designed, the project will not need to import or export soil**.**

Access and Roadway Improvements

Access to Parcels 1 and 2 would be from a shared driveway on Bundy Canyon Road and through a mutual access and parking easement across Parcel 3 and a shared driveway on Orange Street. The Bundy Canyon Road driveway will only allow access to the project via the eastbound lanes of Bundy Canyon Road, while the Orange Street driveway will allow for access to the project site from both north- and southbound vehicles. An additional driveway along the southern property line of the project would allow for access to Parcels 4 through 6 from Orange Street. In addition, the project will construct frontage roadway improvements along Orange Street and Bundy Canyon Road.

South of the Orange Street/Bundy Canyon Road intersection, Orange Street would be realigned and striped to accommodate one southbound through lane, two northbound through lanes, one westbound left-turn lane, and one eastbound right-turn lane. East of the Orange Street/Bundy Canyon Road intersection, Bundy Canyon Road would be realigned and striped to accommodate one northbound right-

turn lane, one westbound through lane, one southbound left-turn lane, one eastbound right-turn-only lane (to the project site and/or I-15 onramp), two eastbound through lanes, and a 4-foot-wide raised-curb median. As part of the project improvements, the Orange Street and Bundy Canyon Road crosswalks will be realigned to join the realigned corner. Roadway improvements are shown in **Figure 3B**.

Phasing

Future development of buildings will require plot plan applications, and a conditional use permit for the gas station assumed for Parcel 1. Future development on the project site would occur in at least two phases. Phase I would include development of proposed Parcels 1, 2, and 7 and a portion of Parcel 3 as described above. Parcels 4 through 6 and the remainder of Parcel 3 would be developed at some currently undetermined point in the future.

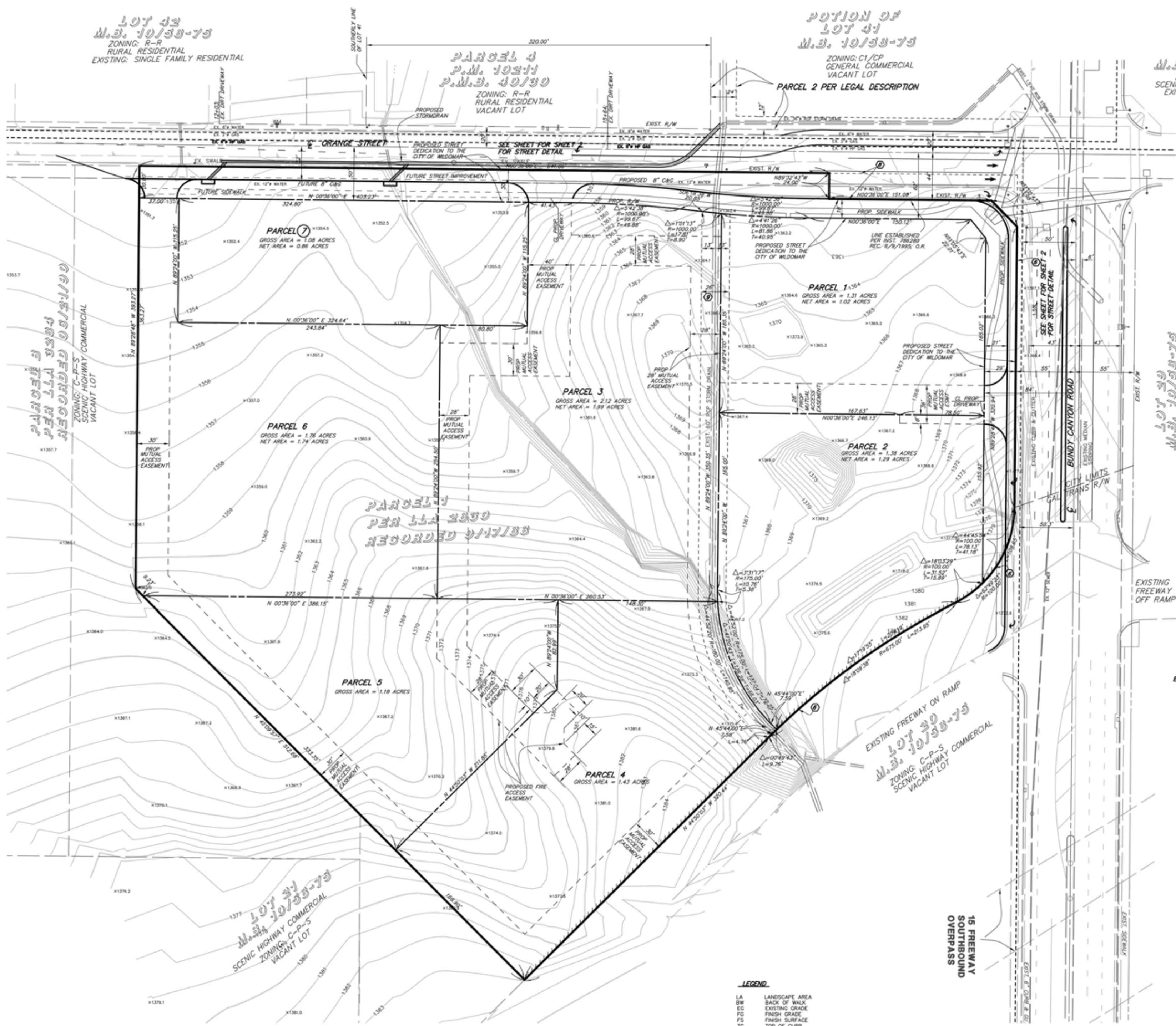
Water and Wastewater Demand Assumption

As the proposed project has no building plans, estimates of water and wastewater demand are based on similar development in the area. The City of Corona to the north of Wildomar uses an estimate of 1,050 gallons per day per acre for commercial uses in their Sewer Master Plan. The City of Murrieta to the south of Wildomar uses 0.402 gallons per day of water demand per square foot of commercial space in their General Plan Update Water Supply Assessment. Assuming a floor area ratio of between 0.25 and 0.50 for the proposed project, the 9.50 acres of developable land remaining after roadway improvements on the Bundy Canyon Road and Orange Street site could result in a water demand of between 4,200 and 8,300 gallons of water per day. Wastewater demand would be approximately 10,000 gallons per day. As the wastewater demand is seldom more than the water usage for commercial property, 10,000 gallons per day for both water demand and wastewater generation will be used in the analysis.

According to the California Regional Water Quality Control Board Order No. R8-2005-0003, the EVMWD treatment plant has a capacity of 8 million gallons per day (mgd) with an average flow of approximately 4.66 mgd resulting in a treatment capacity of approximately 3.34 mgd.

Sewer Service

Sewer service will be provided through connection to an existing 12-inch sewer line in Bundy Canyon Road. The existing sewer line connects to the Regional Wastewater Treatment Plant located on 14980 Strickland Avenue, in the City of Lake Elsinore. Although only Parcels 1 and 2 of the proposed project front onto Bundy Canyon Road, sewer connection for other parcels on the project site will be through mutual access and utility easements under the parking and driveway areas shown on the Parcel Map (see **Figure 3a**).



LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOTS 20, 30 AND 31 OF SEDCO TRACT NO. 1, IN SEC. 26, T6S, R4W, AS SHOWN BY MAP OF FILE IN BOOK 10 PAGES 58 THROUGH 75 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30;
THENCE SOUTH 00°37'20" WEST ALONG THE WEST LINE OF SAID LOT 30 A DISTANCE 35.00 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED SEPTEMBER 21,1978 AS INSTRUMENTS NO. 199386 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID SOUTH LINE BEING 55.00 FEET SOUTHERLY MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF BUNDY CANYON ROAD, BEING THE POINT OF BEGINNING. THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:
(1) THENCE SOUTH 89°26'10" EAST AND PARALLEL WITH THE CENTERLINE OF BUNDY CANYON ROAD, A DISTANCE OF 307.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET;
(2) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 49'23" AN ARC DISTANCE OF 109.65 FEET TO A POINT AF A REVERSE CURVATURE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 675.00 FEET;
(3) THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°09'38" HAVING AN ARC DISTANCE OF 213.45 FEET;
(4) THENCE SOUTH 44°47'25" EAST A DISTANCE OF 320.44 FEET;
THENCE SOUTH 45°12'35" WEST A DISTANCE OF 300.44 FEET;
THENCE NORTH 89°26'10" WEST A DISTANCE OF 392.96 FEET TO A POINT ON THE WEST LINE OF SAID LOT 31, SAID POINT BEING 210.00 FEET SOUTH 00°37'20" WEST OF THE NORTHWEST CORNER OF SAID LOT 31, SAID WEST LINE BEING ALSO THE EAST LINE OF ORANGE STREET, 40.00 FEET WIDE;
THENCE NORTH 00°37'20" EAST ALONG THE WEST LINE OF SAID LOT 31 AND LOT 30, A DISTANCE OF 816.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTION, USING, REPAIRING AND MAINTAINING A STORM DRAIN UPON THE TERMS AND CONDITIONS AS SET FORTH IN THE AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED APRIL 30, 1991 AS INSTRUMENT NO. 142375 OF OFFICIAL RECORDS, OVER AND ACROSS THE FOLLOWING:

THAT PORTION OF LOT 41 IN SEDCO TRACT NO. 1, AS SHOWN BY PARCEL MAP 10211 ON FILE IN BOOK 49, PAGE 30 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THERE FROM THE SOUTH 320 FEET THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PORTION OF LOT 41; THENCE NORTH 89° 57' 26" WEST, ALONG THE SOUTHERLY LINE OF SAID PORTION OF LOT 41, 639.79 FEET TO THE SOUTHWESTERLY CORNER OF SAID PORTION OF LOT 41; THENCE NORTH 00° 35' 44" EAST, ALONG THE WESTERLY LINE OF SAID PORTION OF LOT 41, 62.01 FEET; THENCE SOUTH 44° 57' 26" EAST, 42.57 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 67° 27' 25" EAST, 20.66 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.00 FEET MEASURED AT RIGHT ANGLES TO THE SAID SOUTHERLY LINE; THENCE SOUTH 89° 57' 26" EAST, ALONG SAID PARALLEL LINE, 590.24 FEET TO THE EASTERLY LINE OF SAID PORTION OF LOT 41; THENCE SOUTH 00° 36' 52" WEST ALONG SAID EASTERLY LINE 24.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE EASTERLY 12 FEET OF SAID PORTION OF LOT 41, EXCEPTING THEREFROM THE SOUTHERLY 24.00 FEET.

EASEMENT NOTES

(1) THE RIGHT TO SINK WELLS, TO ESTABLISH AND MAINTAIN PUMPING PLANTS UPON THE HEREIN DESCRIBED PROPERTY AND TO DEVELOP WATER FOR IRRIGATION AND DOMESTIC USE; ALSO RIGHTS OF WAY THROUGH AND ACROSS ANY PORTION OF SAID PROPERTY FOR THE CONSTRUCTION OF ELECTRIC TRANSMISSION LINES; WITH PERPETUAL RIGHT OF ENTRY FOR THE AFORESAID PURPOSES, AS CONVEYED TO SOUTH ELSINORE WATER COMPANY, A CORPORATION, BY DEED RECORDED JULY 16, 1918, IN BOOK 489, PAGE 165 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

(2) THE EFFECT OF DECLARATION OF OWNERSHIP OF EXCESS WATER RIGHTS BY THE SOUTH ELSINORE MUTUAL WATER COMPANY, DATED JUNE 18, 1934 AND RECORDED JUNE 20, 1934 IN BOOK 176, PAGE 293 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHEREIN SAID WATER COMPANY DECLARES ITSELF TO BE THE OWNER OF 600 MINERS INCHES CONSTANT FLOW OR UNDERGROUND WATER SUPPLY UNDERLYING THE PROPERTY HEREIN DESCRIBED, AND OTHER PROPERTY. SAID DECLARATION OF OWNERSHIP OF UNDERGROUND WATER RIGHTS BEING SUBJECT TO THE RIGHT OF OWNERS OF OVERLYING LANDS TO SINK WELLS, DEVELOP AND USE WATER THEREFROM TO THE EXTENT THAT THE USE OF SAID WATER MAY BE NECESSARY FOR SAID OWNERS OF SAID OVERLYING LANDS. NOT PLOTABLE.

(3) AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. RECORDED ON DECEMBER 14, 1948 IN BOOK 1035, PAGE 595 OF OFFICIAL RECORDS. (NOT PLOTTED, AFFECTING PARCEL 2)

(4) AN EASEMENT IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY FOR PUBLIC UTILITIES PURPOSED AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED ON DECEMBER 13, 1960 AS INSTRUMENT NO. 105220. (NOT PLOTTED, AFFECTING PARCEL 2)

(5) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED ON OCTOBER 31, 1967 AS INSTRUMENT NO. 95930. (NOT PLOTTED, AFFECTING PARCEL 2)

(6) THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT RECORDED ON SEPTEMBER 21, 1978 AS INSTRUMENT NO. 199386 OF OFFICIAL RECORDS.

(7) A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. AMENDMENT ON AN EASEMENT AGREEMENT DATED JULY 15, 1989 RECORDED ON JULY 26, 1989 AS INSTRUMENT NO. 24891 OF THE OFFICIAL RECORDED OF RIVERSIDE COUNTY, RESTATED ON AUGUST 16, 1991 AND RECORDED RECORDED ON APRIL 30, 1991 AS INSTRUMENT NO. 142375 OF OFFICIAL RECORDS. (NOT PLOTTED, AFFECTS PARCEL 2)

(8) AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, A BODY CORPORATE AND POLITIC FOR BUNDY CANYON ROAD AND ORANGE STREET PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED ON JUNE 9, 1995 AS INSTRUMENT NO. 186280 OF OFFICIAL RECORDS.

(9) AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES RECORDED ON MAY 15, 2007 AS INSTRUMENT NO. 2007-0322156 OF OFFICIAL RECORDS.

NOTES:

1. SITE HAS NO SPECIFIC PLAN.
2. TYPE OF CONSTRUCTION IS DEFERRED.
3. PROJECT IS WITHIN LAKE ELSINORE COMMUNITY SERVICES DIST.
4. SEWER SHALL CONNECT TO EXIST. SEWER MAIN IN BUNDY CANYON ROAD.
5. SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS.
6. SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
7. THERE ARE NO OPEN CHANNELS, THERE IS NATURAL RAVINE.
8. THERE ARE NO EXISTING STRUCTURES AND PAVED AREAS.
9. THERE ARE NO FLAMMABLE/COMBUSTIBLE FLUIDS STORED ONSITE.
10. LANDSCAPE PLANS TO BE DEFERRED.
11. SITE HAS NO COMMON AREA, OPEN SPACES AND RECREATIONAL AREA.
12. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP.
13. SITE IS NOT WITHIN A SPECIAL STUDIES ZONE.
14. SEPTIC SEWAGE DISPOSAL IS NOT INTENDED.
15. THE PARCEL HAS NO EXISTING WELL ON THE PROPERTY OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.

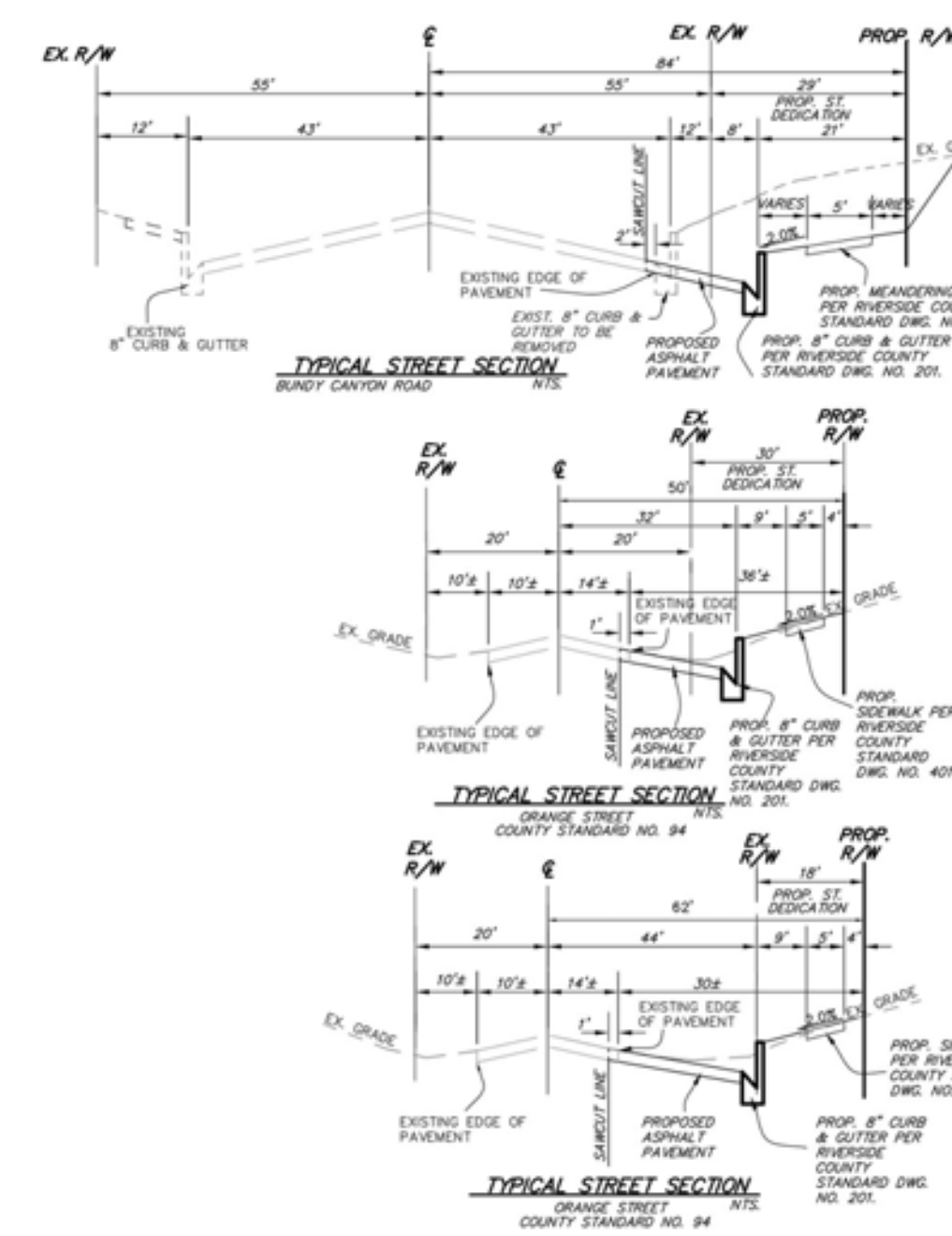
DEVIATION NOTES

1. THE WIDTH OF BUNDY CANYON IS MODIFIED TO 63' FROM 55' AS SHOWN ON COUNTY OF RIVERSIDE STANDARD DWG. NO. 91.
2. THE STACKING LENGTH AND TRANSITION LENGTH OF LEFT TURN POCKET FOR ORANGE STREET HAS BEEN MODIFIED FROM STD. 94.

NOTES:

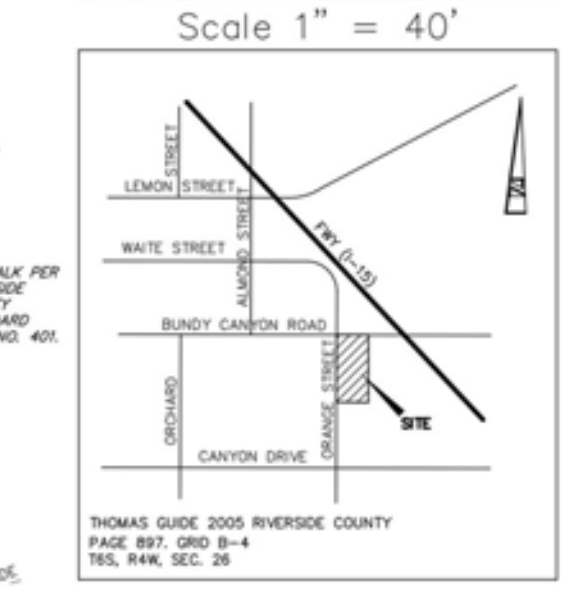
GROSS ACREAGE:	10.26 ACRES
NET ACREAGE:	9.50 ACRES
EXISTING ZONING:	C-P-S SCENIC HIGHWAY COMMERCIAL
PROPOSED ZONING:	C-P-S SCENIC HIGHWAY COMMERCIAL
SPECIFIC PLAN:	NONE
COMMUNITY PLAN:	SOUTHWEST AREA
IMPROVEMENT SCHEDULE:	"E"
FLOOD ZONE:	"C", PANEL NO. 2070C, COMMUNITY NO. 060245, NOVEMBER 20,1996
ASSESSOR'S PARCEL #:	367-100-026 & 367-100-032
TOWNSHIP AND RANGE:	T6S, R4W, SEC. 26

SEE SHEET 2 FOR STREET STRIPING DETAIL



PREPARED DATE: OCTOBER 1, 2010
REVISION DATE: AUGUST 10, 2012

40 0 40 80 120
Scale 1" = 40'



VICINITY MAP
NTS

LEGEND

LA	LANDSCAPE AREA
BW	BACK OF WALK
EG	EXISTING GRADE
FG	FINISH GRADE
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
PAD	PAD GRADE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT
	TOP OF SLOPE
	RATE OF SLOPE
	TOE OF SLOPE
	EXISTING CONTOUR
—S—	EXISTING SEWER
—W—	EXISTING WATER
	EXISTING FIRE HYDRANT
	PROPOSED CURB OUTLET
	FINISH CONTOURS
	RELINQUISHED RIGHTS OF ACCESS PER INST. #199386, RECORDED SEPT. 21, 1978

NOTES:

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 810075962-X59 DATED AS OF OCTOBER 15, 2010 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTED PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

DENNIS C. FARNSWORTH
RCE 31653 EXP. 12/31/12

DATE:

TOPOGRAPHY SOURCE

FROM FIELD SURVEY PERFORMED JULY 2001 BY:
LAND DEVELOPMENT DESIGN CORP.

APPLICANT:

J.L. MANAGEMENT CO.
629 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
(949) 489-0450

OWNER:

ORANGE BUNDY PARTNERS, LTD
629 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
(949) 489-0450

COMMUNITY SERVICES DISTRICT

LAKE ELSINORE COMMUNITY DISTRICT
(909)674-3124

UTILITY PURVEYORS

ELSINORE VALLEY MUNICIPAL WATER DISTRICT
(909)674-3146

ELSINORE VALLEY MUNICIPAL WATER DISTRICT SEWER
(909)674-3146

SOUTHERN CALIFORNIA EDISON COMPANY
1(800)655-4555

SOUTHERN CALIFORNIA GAS COMPANY
1(800)472-2200

UNDERGROUND SERVICE ALERT
(800) 422-4133

VERIZON
1(800)483-4000

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
(909)674-7731

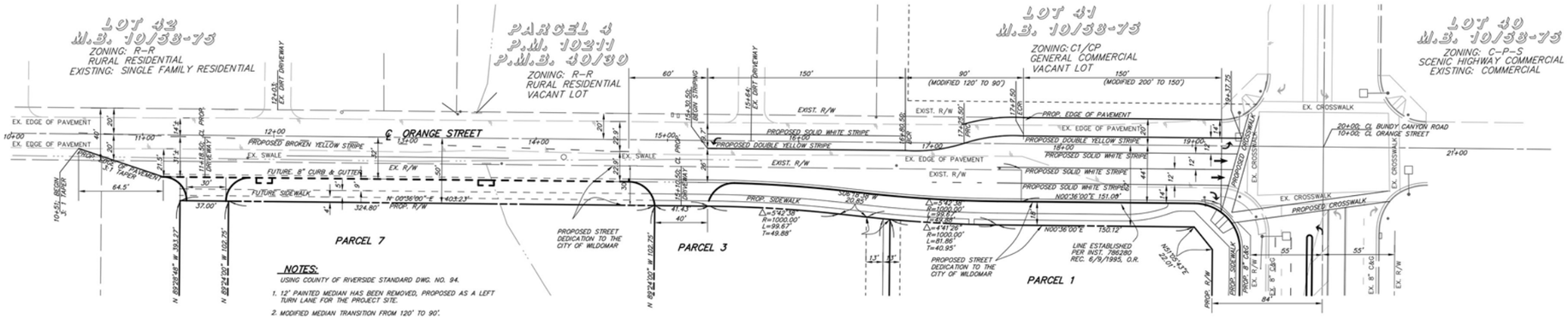
Source: Land Development Design Company, LLC

0 80 160
FEET

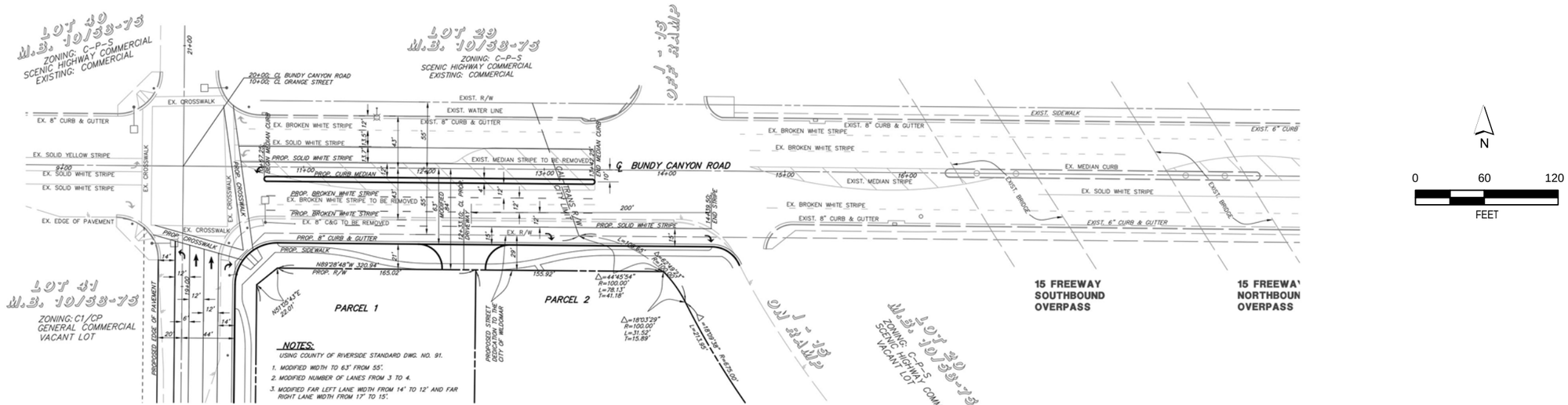
N

Figure 3A
PM 30522 Sheet 1 8-13-12

T:_CS\Work\Wildomar, City of\ Orange_Bundy Commercial_10-0301-1 Figures



ORANGE STREET
STRIPING DETAIL



BUNDY CANYON ROAD
STRIPING DETAIL

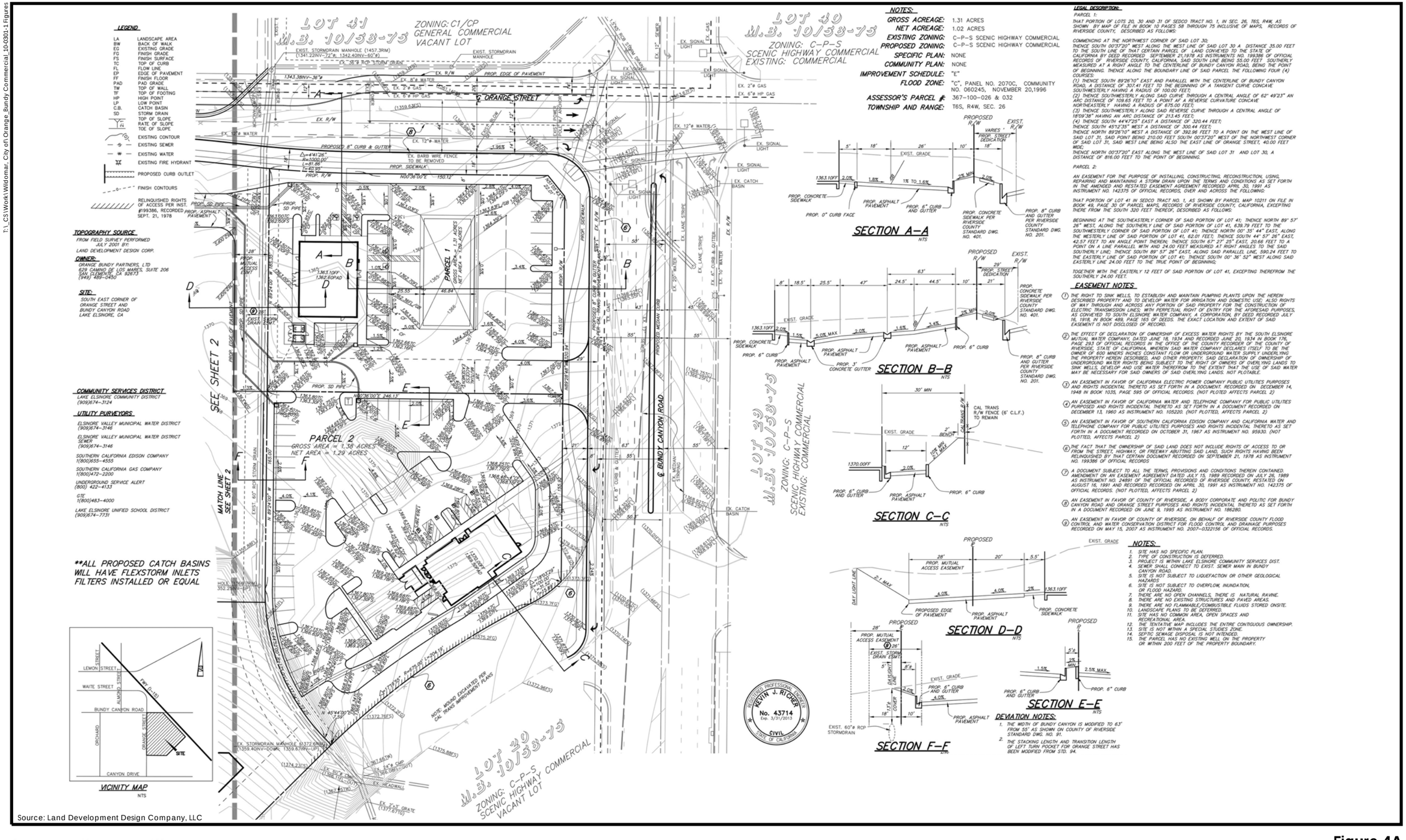
Source: Land Development Design Company, LLC

0 60 120
FEET

Figure 3B
PM 30522 Sheet 2 8-13-12

PMC®

T:_CS\Work\Wildomar, City of\ Orange_Bundy Commercial_10-0301-1 Figures


LEGEND
LA LANDSCAPE AREA
BW BACK OF WALK
EG EXISTING GRADE
FG FINISH GRADE
FS FINISH SURFACE
TC TOP OF CURB
FL FLOW LINE
EP EDGE OF PAVEMENT
FF FINISH FLOOR
PAD PAD GRADE
TW TOP OF WALL
TF TOP OF FOOTING
HP HIGH POINT
LP LOW POINT
C.B. CATCH BASIN
SD STORM DRAIN
TOP OF SLOPE
RATE OF SLOPE
TOE OF SLOPE
EXISTING CONTOUR
EXISTING SEWER
EXISTING WATER
EXISTING FIRE HYDRANT
PROPOSED CURB OUTLET
FINISH CONTOURS
RELINQUISHED RIGHTS OF ACCESS PER INST. #199386, RECORDED SEPT. 21, 1978
TOPOGRAPHY SOURCE
FROM FIELD SURVEY PERFORMED JULY 2001 BY: LAND DEVELOPMENT DESIGN CORP.
OWNER:
ORANGE BUNDY PARTNERS, LTD
639 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
(949) 489-0450
SITE:
SOUTH EAST CORNER OF ORANGE STREET AND BEAVER CANYON ROAD LAKE ELSINORE, CA
COMMUNITY SERVICES DISTRICT
LAKE ELSINORE COMMUNITY DISTRICT
(909)674-3124
UTILITY PURVEYORS
ELSINORE VALLEY MUNICIPAL WATER DISTRICT (909)674-3145
ELSINORE VALLEY MUNICIPAL WATER DISTRICT SEWER (909)674-3146
SOUTHERN CALIFORNIA EDISON COMPANY 1(800)655-4555
SOUTHERN CALIFORNIA GAS COMPANY 1(800)472-2200
UNDERGROUND SERVICE ALERT (800) 422-4133
GTE 1(800)483-4000
LAKE ELSINORE UNIFIED SCHOOL DISTRICT (909)674-7731
**ALL PROPOSED CATCH BASINS WILL HAVE FLEXSTORM INLETS FILTERS INSTALLED OR EQUAL
LOT 41 M.B. 10/58-75
ZONING: C1/CP GENERAL COMMERCIAL VACANT LOT
LOT 40 M.B. 10/58-75
ZONING: C-P-S SCENIC HIGHWAY COMMERCIAL EXISTING: COMMERCIAL
ORANGE STREET
BUNDY CANYON ROAD
PARCEL 1
GROSS AREA = 1.31 ACRES
NET AREA = 1.02 ACRES
PARCEL 2
GROSS AREA = 1.38 ACRES
NET AREA = 1.29 ACRES
SEE SHEET 2
MATCH LINE SEE SHEET 2
PROPOSED 8" CURB & GUTTER
EX. BARB WIRE FENCE TO BE REMOVED
PROP. SIDEWALK
PROP. R/W
EX. R/W
PROP. EDGE OF PAVEMENT
PROP. MUTUAL ACCESS EASTMENT
PROP. SD PIPE
PROP. ASPHALT PAVEMENT
EX. 8" WATER
EX. 12" WATER
EX. 2" GAS
EX. 6" HP GAS
EX. SIGNAL LIGHT
EX. CATCH BASIN
EX. LANE STRIPE
EX. 4" CURB & GUTTER
EX. 10" WATER
EX. 20" WATER
EX. 12" SEWER
EX. 8" SEWER
EX. 60" RCP STORM DRAIN
EX. 24" RCP STORM DRAIN
PROP. MEDIAN CURB
PROP. 6" CURB & GUTTER
PROP. 4" CURB & GUTTER
PROP. SD PIPE
EX. 60" RCP STORM DRAIN
EX. STORMDRAIN MANHOLE (1457.3RIM) (1341.22INV-72"ø, 1342.40INV-60"ø)
EX. 96"ø RCP STORM DRAIN
EX. STORMDRAIN MANHOLE
EX. 60" RCP STORM DRAIN
EX. 48" RCP STORM DRAIN
EX. 24" RCP STORM DRAIN
EX. 18" RCP STORM DRAIN
EX. 15" RCP STORM DRAIN
EX. 12" RCP STORM DRAIN
EX. 10" RCP STORM DRAIN
EX. 8" RCP STORM DRAIN
EX. CATCH BASIN
EX. HEADWALL
EX. 2'x3' GRATE
EX. 60"ø CMP
EX. 48"ø CMP
EX. 24"ø CMP
EX. 18"ø CMP
EX. 15"ø CMP
EX. 12"ø CMP
EX. 10"ø CMP
EX. 8"ø CMP
EX. 6"ø CMP
EX. 4"ø CMP
EX. 2"ø CMP
EX. 1"ø CMP
EX. 0.5"ø CMP
EX. 0.25"ø CMP
EX. 0.125"ø CMP
EX. 0.0625"ø CMP
EX. 0.03125"ø CMP
EX. 0.015625"ø CMP
EX. 0.0078125"ø CMP
EX. 0.00390625"ø CMP
EX. 0.001953125"ø CMP
EX. 0.0009765625"ø CMP
EX. 0.00048828125"ø CMP
EX. 0.000244140625"ø CMP
EX. 0.0001220703125"ø CMP
EX. 0.00006103515625"ø CMP
EX. 0.000030517578125"ø CMP
EX. 0.0000152587890625"ø CMP
EX. 0.00000762939453125"ø CMP
EX. 0.000003814697265625"ø CMP
EX. 0.0000019073486328125"ø CMP
EX. 0.00000095367431640625"ø CMP
EX. 0.000000476837158203125"ø CMP
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EX. 0.000000000000000000000000000000000000000000019913648889155653462861004972096397432365151571308110891563702378467613395931204675542392387372872853717127306906469396240615663528442382812500"ø CMP
EX. 0.0000000000000000000000000000000000000000000099568244445778267314305024860481987161825785654055445781851189232338066979656023377711961936864264358585636534532346981203078317642211914062500"ø CMP
EX. 0.00000000000000000000000000000000000000000000497841222228891336571525124302409935809128928270277228909255946161690334898280116888559809684321321792928182672661734906015391588211059570312500"ø CMP
EX. 0.000000000000000000000000000000000000000000024892061111444566828576256215120496790456446413513861445462797308084516744914014044427990484216066089646409133633086745300769579410552978515625"ø CMP
EX. 0.0000000000000000000000000000000000000000000124460305557222834142881281075602483952282232067569307227313986540422583724570070222139952421080330448232045668165433726503847897052764892578125"ø CMP
EX. 0.00000000000000000000000000000000000000000000622301527786114170714406405378012419761411160337846536136569932702112918622850351110699762105401652241160228340827168633519239485263824462890625"ø CMP
EX. 0.000000000000000000000000000000000000000000031115076389305708535720320268900620988070558016892326806828496635105645931142517555534988105270082612058011417041358425975961974263191223144531250"ø CMP
EX. 0.0000000000000000000000000000000000000000000155575381946528542678601601344503104940352790084461634034142483175528229655712587777674940526350413060290057085208516792987980986315955722332763671875"ø CMP
EX. 0.00000000000000000000000000000000000000000000777876909732642713393008006722515524701763950422308170170712415877641148278562938888374702631752065301450285426042583964939904931579778616619873046875"ø CMP
EX. 0.000000000000000000000000000000000000000000038893845486632135669650400336125776235088197521115408508535620793882057413928146944418735131587603265072514271302129198246995246578988930830993652343750"ø CMP
EX. 0.0000000000000000000000000000000000000000000194469227433160678348252001680628881175440987605577042542678103969410287069640734722093675657938016325362571356510645991234976232894944654154968261718750"ø CMP
EX. 0.00000000000000000000000000000000000000000000972346137165803391741260008403144405877204938027885212713390519847051435348203673610468378289690081626812856782553229956174881161447472327077484130859375"ø CMP
EX. 0.000000000000000000000000000000000000000000048617306858290169587063000420157220293860246901394260635669525992352571767410183680523418914484504081340642839127661497808744058072373616353874206542968750"ø CMP
EX. 0.0000000000000000000000000000000000000000000243086534291450847935315002100786101469301234506971303178347629961762858837050918402617094572422520406703214195638307489043720290361868081769371032714843750"ø CMP
EX. 0.00000000000000000000000000000000000000000001215432671457254239676575010503930507346506172534856515891738149808814294185254592013085472862112602033516070978191537445218601451809340884684851562744140625"ø CMP
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EX. 0.0000000000000000000000000000000000000000000030385816786431355991914375262598262683662654313371412897293453745220357354631364800327136821552815050837901774454788436130463036295035202335521211713623046875"ø CMP
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EX. 0.0000000000000000000000000000000000000000000059347298410998742171707764184762231804028621705803540815026276846133510458264384375638939104595341896167776903272673106711514030303125456156486645340919494628906250"ø CMP
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EX. 0.000000000000000000000000000000000000000000028978173052245479576029181730840933498060848172755635163587049241276128153449406433417450706032319285238172316051109886010520979257351970707231312947409600019454956054687500"ø CMP
EX. 0.0000000000000000000000000000000000000000000144890865261227397880145908654204667490304240863778175817935246206380640767247032167087253530161596426190861580255549430052604896286759853536156564737048000097274780273437500"ø CMP
EX. 0.00000000000000000000000000000000000000000000724454326306136989400729543271023337451521204318890879089676231031903203836235160835436267650807982130954307901277747150263024481433799267680782823685240004863739013671875"ø CMP
EX. 0.000000000000000000000000000000000000000000036222716315306849470036477163551166872576060215944543954483811551595160191811758041771813382540399106547715395063887357513151224071671589963384041184262000243186950683593750"ø CMP
EX. 0.0000000000000000000000000000000000000000000181113581576534247350182385817755834362880301079722719772419057757975800959058790208859066912701995273576976531943678756575612035835794819916920592131000121593475341796875"ø CMP
EX. 0.00000000000000000000000000000000000000000000905567907882671236750911929088779171814401505398613598862095288789879004795293951044295334563506347636788488265971839378287806017917897409584602960655000607967376708984375"ø CMP
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EX. 0.000000000000000000000000000000000000000000088434366004167112963956243075076090997500147011583359263876493045886621562040406656694662659674166761405080722381249218931429355643728733939046246334521464849687186423173623536737109375"ø CMP
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EX. 0.000000000000000000000000000000000000000000221085915010417782409890607687690227493750367528958398159691232614716553905101016641736656649185416903501805904762484797328571389109364659348115616206133621212171796718105793088418427734375"ø CMP
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EX. 0.000000000000000000000000000000000000000001381786968815111140061816298048063921835939797059989988498073070216978461906881354010854104057408855635948786904765529983303571181933529120925722601325760737294881612068026364208984375"ø CMP
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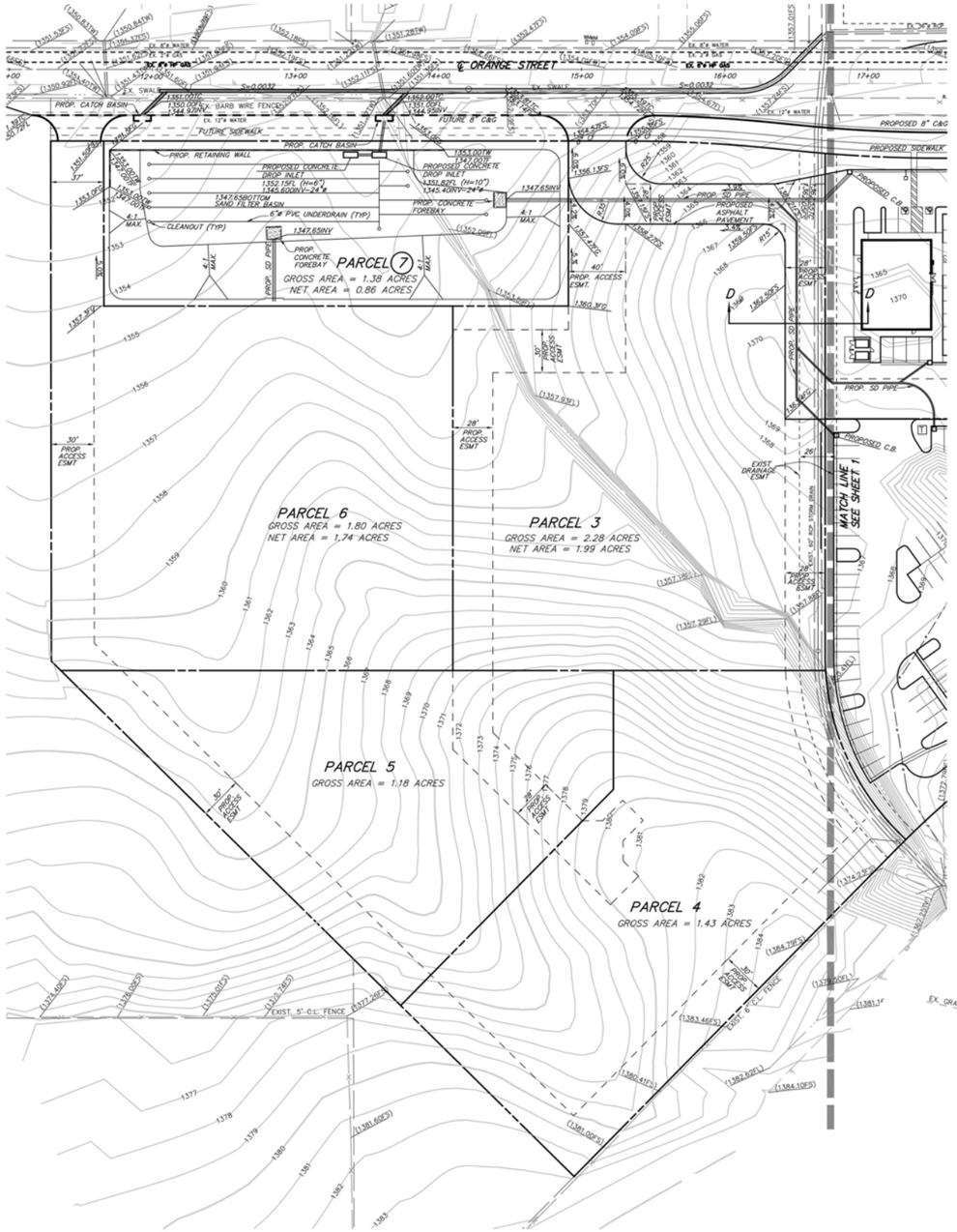
EX. 0.000000000000000000000000000000000000000008636168555094444625386351862800399511474623618749365612962956688856115386918008462567838150358805347724679818154784562395647369887084570005786266582860046080430930075425164763806152343750"ø CMP
EX. 0.00000000000000000000000000000000000000000431808427754722231269

T:_CS\Work\Wildomar, City of\ Orange_Bundy Commercial_10-0301-1 Figures



GRADING QUANTITIES:

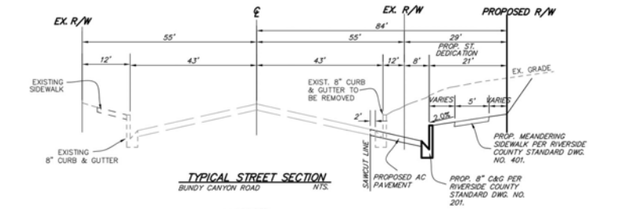
ONSITE:

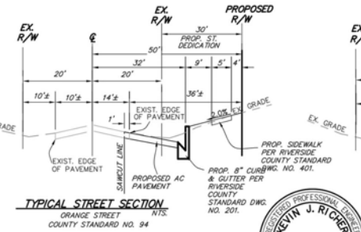
ITEM	A CUT (C.Y.)	B FILL (C.Y.)
1. RAW VOLUME	21,200	16
2. SUBSIDENCE (0.15)	720	------
3. OVEREXCAVATION	670	670
4. TOTAL CUT (1A–2A+3A)	21,150	------
5. SHRINKAGE (15% 4A) (SUBTOTAL)	3,170	------
6. CUT AVAILABLE (3A–4A)	17,980	------
7. TOTAL FILL (1B+3B)	------	686

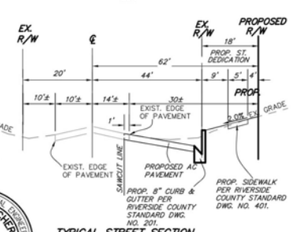
PARCELS 3 TO 6 WILL BE USED TO BALANCE EXCESS MATERIAL ONSITE

*****ALL PROPOSED CATCH BASINS WILL HAVE FLEXSTORM INLETS FILTERS INSTALLED OR EQUAL***

SEE SHEET 1 FOR SECTION D–D







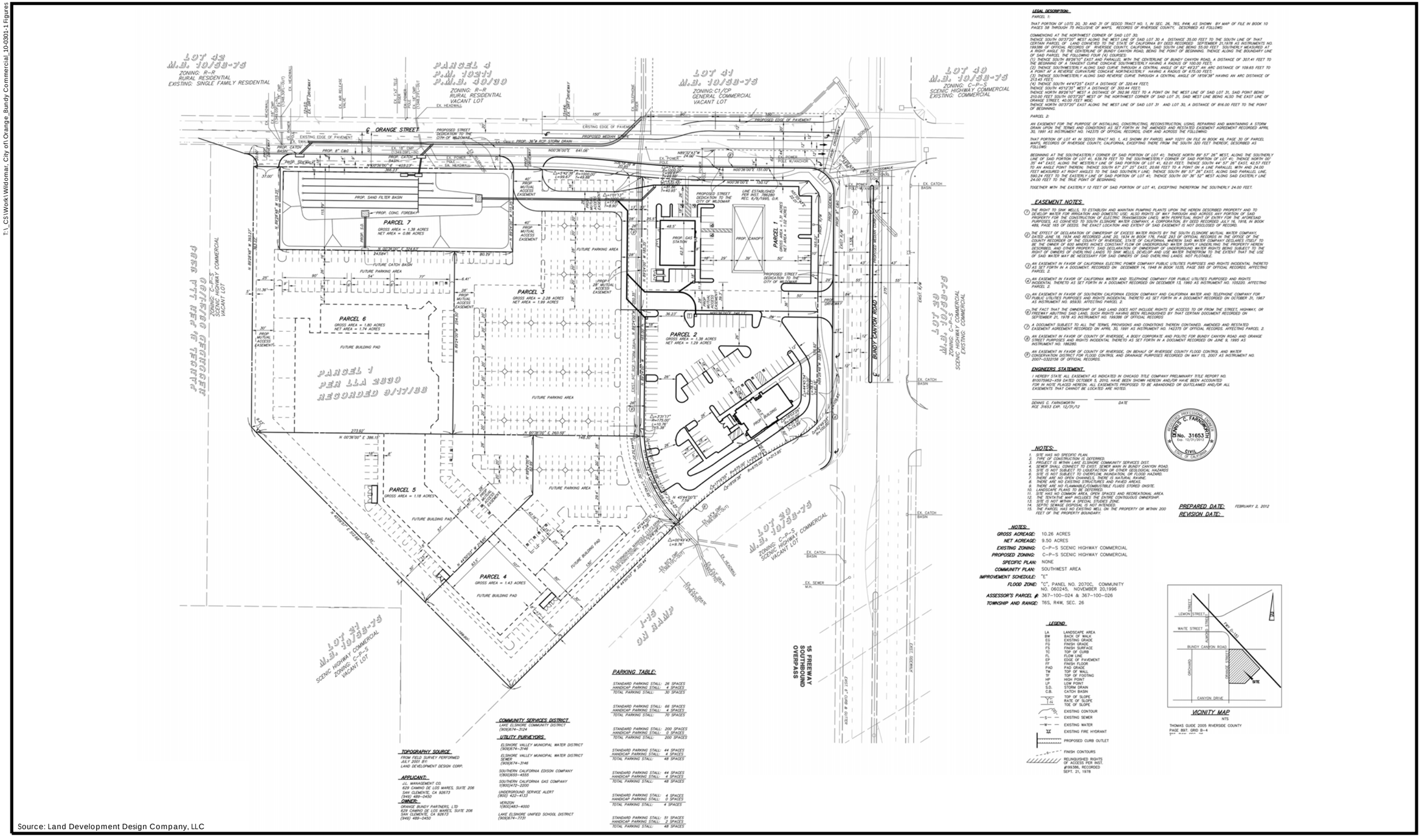
REGISTERED PROFESSIONAL ENGINEER
KEVIN J. RICRER
No. 43714
Exp. 3/31/2013
CIVIL
STATE OF CALIFORNIA

Source: Land Development Design Company, LLC

0 80 160
FEET
N

Figure 4B
Grading Plan 2 of 2

PMC®


ORANGE STREET
BUNDY CANYON ROAD
PARCEL 1
GROSS AREA = 11.37 ACRES
NET AREA = 11.01 ACRES
PARCEL 2
GROSS AREA = 4.38 ACRES
NET AREA = 1.29 ACRES
PARCEL 3
GROSS AREA = 2.28 ACRES
NET AREA = 1.89 ACRES
PARCEL 4
GROSS AREA = 1.43 ACRES
PARCEL 5
GROSS AREA = 1.18 ACRES
PARCEL 6
GROSS AREA = 1.80 ACRES
NET AREA = 1.74 ACRES
PARCEL 7
GROSS AREA = 1.38 ACRES
NET AREA = 0.86 ACRES
PARCEL 1 PER PM 3888 RECORDED 9/17/80
LOT 42 M.B. 10/38-39
ZONING: R-R
RURAL RESIDENTIAL
EXISTING: SINGLE FAMILY RESIDENTIAL
PARCEL 4 P.M. 10311 P.M.B. 60/30
ZONING: R-R
RURAL RESIDENTIAL
VACANT LOT
LOT 41 M.B. 10/38-39
ZONING: C1/CP
GENERAL COMMERCIAL
VACANT LOT
LOT 40 M.B. 10/38-39
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
EXISTING: COMMERCIAL
15 FREEWAY SOUTHBOUND OVERPASS
PROP. GAS STATION
PROP. CANOPY
PROP. SAND FILTER BASIN
FUTURE BUILDING PAD
FUTURE PARKING AREA
PROPOSED STREET DEDICATION TO THE CITY OF WILDOMAR
LINE ESTABLISHED PER INST. 286280 REC. 6/6/1995, O.R.
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
PROPOSED MEDIAN
PROP. 36"ø RCP STORM DRAIN
EXIST. 42" RCP STORM DRAIN
EXIST. 24" RCP STORM DRAIN
EXIST. 8" SEWER
EXIST. 12" WATER
EXIST. 8" WATER
PROP. 8" CMP
PROP. 8" CAC
PROP. CATCH BASIN
EX. CATCH BASIN
EX. SEWER M.H.
EX. POWER POLE W/ANCHOR
EX. TELEPHONE
EX. HEADWALL
EX. 18" CMP (TIMES CMP OUT)
EX. 24" CMP (TIMES CMP OUT)
EX. 48" RCP
EX. 24" CMP
EX. 36" RCP
EX. 18" RCP
EX. 12" RCP
EX. 8" RCP
EX. 6" RCP
EX. 4" RCP
EX. 2" RCP
EX. 1" RCP
EX. 3/4" RCP
EX. 1/2" RCP
EX. 1/4" RCP
EX. 1/8" RCP
EX. 1/16" RCP
EX. 1/32" RCP
EX. 1/64" RCP
EX. 1/128" RCP
EX. 1/256" RCP
EX. 1/512" RCP
EX. 1/1024" RCP
EX. 1/2048" RCP
EX. 1/4096" RCP
EX. 1/8192" RCP
EX. 1/16384" RCP
EX. 1/32768" RCP
EX. 1/65536" RCP
EX. 1/131072" RCP
EX. 1/262144" RCP
EX. 1/524288" RCP
EX. 1/1048576" RCP
EX. 1/2097152" RCP
EX. 1/4194304" RCP
EX. 1/8388608" RCP
EX. 1/16777216" RCP
EX. 1/33554432" RCP
EX. 1/67108864" RCP
EX. 1/134217728" RCP
EX. 1/268435456" RCP
EX. 1/536870912" RCP
EX. 1/1073741824" RCP
EX. 1/2147483648" RCP
EX. 1/4294967296" RCP
EX. 1/8589934592" RCP
EX. 1/17179869184" RCP
EX. 1/34359738368" RCP
EX. 1/68719476736" RCP
EX. 1/137438953472" RCP
EX. 1/274877906944" RCP
EX. 1/549755813888" RCP
EX. 1/1099511627776" RCP
EX. 1/2199023255552" RCP
EX. 1/4398046511104" RCP
EX. 1/8796093022208" RCP
EX. 1/17592186044416" RCP
EX. 1/35184372088832" RCP
EX. 1/70368744177664" RCP
EX. 1/140737488355328" RCP
EX. 1/281474976710656" RCP
EX. 1/562949953421312" RCP
EX. 1/1125899906842624" RCP
EX. 1/2251799813685248" RCP
EX. 1/4503599627370496" RCP
EX. 1/9007199254740992" RCP
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EX. 1/590295810358705651712" RCP
EX. 1/1180591620717411303424" RCP
EX. 1/2361183241434822606848" RCP
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Water Service

Water services will also be provided by the EVMWD, which obtains potable water supplies from imported water from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. The EVMWD has access to groundwater from the Elsinore Basin, Coldwater Basin, San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and Riverside-North Basin. Almost all of the groundwater production for potable use occurs in the Elsinore Basin. Imported water supply is purchased from Metropolitan via the Eastern Municipal Water District and Western Municipal Water District. The EVMWD plans to expand its recycled water system to provide recycled water for irrigation users and to maintain water levels in Lake Elsinore during normal and dry years (EVMWD UWMP 2011). Per Metropolitan's Regional Water Urban Water Management Plan (RUWMP), Metropolitan indicates that its existing supplies are adequate to meet the projected demands in all hydrologic conditions through 2035 (Metropolitan Water District 2010). Implementation of planned supplies by Metropolitan increases reliability and maintains an adequate reserve. Based on Metropolitan's 2010 RUWMP, it is assumed that imported water is fully reliable during average, dry, and wet years. The EVMWD Urban Water Management Plan projects a 2035 water demand of 65,258 acre-feet per year, with a projected supply of 70,581 acre-feet per year. With an estimated water demand of 10,000 gallons per day, the proposed project represents 11.2 acre-feet per year. As the project is consistent with the General Plan land use designation and the zoning for the site, the water demand is included in the 2011 Urban Water Management Plan. The project will connect to an existing 12-inch water line in Orange Street. Development of the project was considered in the Urban Water Master Plan as part of the City of Wildomar General Plan.

Other Services

Electric, gas, cable, and telephone services would be extended onto the site from existing lines in Orange Street (see **Figure 3a**). Electricity would be provided by Southern California Edison. The site is located within the boundaries of the Lake Elsinore Unified School District. Local government services are provided by the City of Wildomar. Fire and security services are provided by the City of Wildomar through contracts with the Riverside County Fire Department and the Riverside County Sheriff's Department.

III EXECUTIVE SUMMARY

Summary of Impacts and Mitigation Measures

The following represents a summary of impacts and mitigation measures associated with the proposed project. Note that the City has standard conditions and ordinances that may also address impacts. All subsequent development will be required to comply with the plot plan and/or conditional use permit requirements of the City of Wildomar.

1. Aesthetics

AES-01 Per Section 8.64.060 of the Wildomar Municipal Code, exterior lighting above 4050 lumens is restricted. In addition, all lighting must be fully shielded if feasible and partially shielded in all other cases, and must be focused to minimize spill of light into the night sky and onto adjacent properties.

Timing/Implementation: *Upon submittal of development plans for the proposed project*

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

AES-02 The precise lighting plan of any future development on the proposed project site will be evaluated by the City of Wildomar Planning Department as part of the plot plan process to ensure compliance with City ordinances.

Timing/Implementation: *Upon submittal of development plans for the proposed project*

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

2. Agricultural Resources

The proposed project has no impact on agricultural resources.

3. Air Quality

All impacts are less than significant without mitigation.

4. Biological Resources

The following mitigation measure will reduce biological impacts to less than significant:

BIO-01 The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during nesting season, preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone, and a 250-foot radius surrounding the construction zone, to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.

Timing/Implementation: *The project applicant shall incorporate requirements into the contract plans. The project applicant's construction inspector*

shall monitor to ensure that measures are implemented during construction.

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

BIO-02 The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *The fee must be paid prior to the issuance of a grading permit*

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

BIO-03 The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $9,492 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *The fee must be paid prior to the issuance of a grading permit*

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

5. Cultural Resources

The following mitigation measures will reduce impacts to cultural resources to a less than significant level:

CUL-01 Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the following wording shall be included in all construction contract documentation:

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 archeologist. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared. The report shall include a list of the resources recovered, documentation of each site/locality, and interpretation of resources recovered. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.

Timing/Implementation: *As a condition of future development approval, and implemented during ground-disturbing construction activities*

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

CUL-02 At least 30 days prior to seeking a grading permit, the project applicant(s) for future development shall contact the appropriate Tribe[1] to notify the Tribe of grading, excavation, and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

CUL-03 Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation:

If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Timing/Implementation: *As a condition of future development approval, and implemented during ground-disturbing construction activities*

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

CUL-04 The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project site, to the appropriate Tribe for proper treatment and disposition.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

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

[1] It is anticipated that the Pechanga Band of Luiseño Indians will be the "appropriate" Tribe due to their prior and extensive coordination with the surrounding cities in determining potentially significant impacts and appropriate mitigation measures.

CUL-05 All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the appropriate culturally affiliated Native American Tribe. 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.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

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

CUL-06 Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation:

If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the developer and Tribe shall meet and confer regarding the significance of and mitigation for such resources. If the developer and the Tribe cannot agree on the significance of or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.

Timing/Implementation: *As a condition of future development approval, and implemented during ground-disturbing construction activities*

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

CUL-07 Prior to the issuance of a grading permit, the project applicant(s) for future development shall identify to the City of Wildomar the qualified paleontologist who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the disposition of the paleontological resources to the City of Wildomar Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.

Timing/Implementation: *Prior to the issuance of a grading permit*

Enforcement/Monitoring: *City of Wildomar Planning Department*

CUL-08 To address the possibility that cultural resources may be encountered during future construction, a qualified professional shall initially monitor all construction activities that could potentially impact archaeological and/or paleontological deposits (e.g., grading, excavation, and/or trenching). However, monitoring should be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources.

Timing/Implementation: *As a condition of future development approval, and implemented during ground-disturbing construction activities*

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

6. Geology and Soils

GEO-01 Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

GEO-02 All grading shall conform to the California Building Code, Ordinance 457, 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.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

GEO-03 Prior to issuance of a grading permit, the developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resources Control Board (SWRCB).

Timing/Implementation: *Prior to the issuance of a grading permit*

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

GEO-04 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 (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.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

7. Greenhouse Gas Emissions

Subsequent development may be required to comply with City and Air District requirements regarding greenhouse gases. These requirements are based on the type of buildings, occupancy, and intensity of use, none of which is known at this time. The extent of any subsequent GHG measures will be determined during review of plot plans. It is important to note that the California Building Code has energy efficiency requirements that also address greenhouse gases, which will be applied to future construction.

GHG-01 Prior to building permit approval, the City of Wildomar Planning Department shall require that the project applicant implement the following measures to reduce short-term and long-term emissions of GHGs associated with construction and operation of the proposed project:

Construction

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) to the extent practical.

Operation

- Bicycle parking facilities and preferential parking for carpooling and alternative-fueled vehicles shall be provided at locations determined by City of Wildomar Planning Department staff. This measure encourages use of alternative transportation by employees and helps to reduce the amount of vehicle miles traveled as a result of the project.
- Proposed commercial uses shall provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
- Indoor water conservation measures shall be incorporated, such as use of low-flow toilets and faucets.
- Future development of the annexation area shall ensure that low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) is installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.

Timing/Implementation: *During construction activities and project operations*

Enforcement/Monitoring: *City of Wildomar Planning Department*

8. Hazardous and Hazardous Materials

HAZ-01 As required by existing City of Wildomar Ordinance 8.56, subsequent development on the site will need to comply with the Riverside County Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.

Timing/Implementation: *As a condition of future development approval, and implemented during ground disturbing construction activities*

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

9. Hydrology and Water Quality

The following mitigation measure will reduce impacts to hydrology and water quality to a less than significant level:

HYD-01 Prior to the approval of the grading permit for future development on the project site, the project applicant(s) shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the Regional Water Quality Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant(s) will be required to submit, and obtain City approval of, a water quality management plan prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device.

Timing/Implementation: *Prior to the issuance of a grading permit*

Enforcement/Monitoring: *City of Wildomar Engineering Department*

HYD-02 The project applicant(s) will be required to submit, and obtain City Engineering approval of, a water quality management plan (WQMP) prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device.

Timing/Implementation: *Prior to the issuance of a grading permit*

Enforcement/Monitoring: *City of Wildomar Engineering Department*

HYD-03 To manage stormwater runoff flows prior to and after the full implementation of the site's underground infiltration pipe system, a sand filter basin will be constructed within Parcel 7 of

the proposed project. The sand filter basin will provide the required storage, per the design guidelines in the Riverside County Low Impact Development BMP Design Handbook. The treated stormwater from the sand filter basin will be collected by an underdrain system. The sand filter basin will have two concrete drop inlets that will be constructed to collect the overflows. The concrete drop inlets will be set at different invert elevations and opening sizes to control and limit the outflow of the developed site to undeveloped levels. Additionally, the concrete drop inlets will have 3-inch-diameter orifices to control the outflow. The orifices will be installed above the dead storage depth of 1.5 feet, which was determined by the preliminary WQMP prepared for the proposed project.

The completed sand filter basin will provide 21,112 cubic feet (CF) of dead storage and the required Vbmp is 19,519 CF of dead storage. A 0.83-inch per hour filtration rate has been assumed per the specifications in the Riverside County Low Impact Development BMP Design Handbook.

Timing/Implementation: *Prior to the issuance of a building permit*

Enforcement/Monitoring: *City of Wildomar Engineering Department*

10. Land Use and Planning (Note that these mitigation measures are the same as those described in the Biological Resources section of this IS/MND.)

BIO-02 The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP Fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *The fee must be paid prior to the issuance of a grading permit*

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

BIO-03 The proposed project is within Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $9,492 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *The fee must be paid prior to the issuance of a grading permit*

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

11. Mineral Resources

The proposed project has no impact on mineral resources.

12. Noise

The following mitigation measure will reduce noise impacts to a less than significant level.

NOI-01 Construction on the project site shall implement the following noise mitigation measures to reduce potential construction noise impacts to a less than significant level:

- All construction and general maintenance activities (except in an emergency) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May).

- Construction equipment staging and storage areas shall be located as far from the residential land uses as possible.

- All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.

- Residents living up to 1,000 feet from the property line shall be provided with a construction schedule and contact information to file a complaint. Timely notification shall accompany any major changes to this schedule.

Timing/Implementation: *During construction*

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

NOI-02 On-site noise shall not exceed 65 dBA during the hours of 7:00 a.m. to 10:00 p.m. or 55 dBA during the hours of 10:00 p.m. to 7:00 a.m. This can be achieved by implementing the following policies:

- In order to reach the City's daytime noise threshold of 65 dBA L_{eq} (10 minutes), the developer/builder shall use screens, shields, or enclosures for all project HVAC units that provide at least 10 dBA of attenuation.

- The use of HVAC systems shall be limited to the hours of 7:00 a.m. to 10:00 p.m. to protect residents from nighttime noise. The contact information for the City of Wildomar Code Compliance Officer should be given to nearby residents in case this measure is routinely violated.

- HVAC units shall be placed as far away as possible from neighbors' windows and outdoor areas.

- Ensure that air conditioners are well fastened to the façade/roof, as poor attachment can result in an increase in the noise level. Where vibration of the unit results in an increased noise level, isolation springs or feet can be used to reduce vibration.

- Ensure that noisy equipment is regularly serviced to ensure all fixtures and fittings are safe, secure, and do not rattle or vibrate excessively.

- Truck deliveries to future commercial uses shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 4:00 p.m. on Saturdays. No deliveries shall occur on Sundays or as otherwise specified by the City.

- The owners or operators of commercial uses shall post a sign at each loading area that states the idling time for delivery truck engines shall be limited to no more than 3 minutes.

Timing/Implementation: *Prior to the issuance of occupancy permits and during project operations*

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

NOI-03 The proposed project shall comply with the development standard of Chapter 9.48 of the City of Wildomar Zoning Code.

Timing/Implementation: *During all phases of construction and project operations*

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

13. Population and Housing

The proposed project has no impact on population and housing.

14. Public Services

PUB-01 Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Fire Department are $1,063.00 for the approval of a commercial/industrial tentative parcel map and $321.82 per commercial/office unit approved by the department. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *Prior to the issuance of a building permit*

Enforcement/Monitoring: *City of Wildomar Planning Department*

PUB-02 Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for police services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Sheriff's Department are $157.07 per commercial/office unit approved by the department. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *Prior to the issuance of a building permit*

Enforcement/Monitoring: *City of Wildomar Planning Department*

PUB-03 Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for the Lake Elsinore Unified School District pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Lake Elsinore Unified School District are $0.47 per square foot of commercial/office space approved by the district. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *Prior to the issuance of a building permit*

Enforcement/Monitoring: *City of Wildomar Planning Department*

15. Recreation

The proposed project has no impact on recreation.

16. Transportation/Traffic

The following mitigation measures will mitigate any transportation/traffic impacts to a less than significant level.

TRA-01 Construct Orange Street from Bundy Canyon Road along the project frontage to the ultimate half-section width as a Secondary Highway Standard (100-foot right-of-way), including landscaping and parkway improvements, in conjunction with development.

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department*

TRA-02 Construct Bundy Canyon Road from Orange Street to the I-15 freeway southbound onramp at its ultimate half-section width as a Urban Arterial Standard, including landscaping and parkway improvements, in conjunction with development.

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department*

TRA-03 Prior to issuance of any building permit on the project site, the project applicant(s) shall pay the appropriate Transportation Uniform Mitigation Fee. The required Transportation Uniform Mitigation Fee as of January, 2013 required by the WRCOG is $6.66 per square foot of retail space. *(Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department*

17. Utilities and Service Systems

ULT-01 The project applicant(s) for future development on the project site shall obtain approval from the Riverside County Department of Environmental Health before receiving water and wastewater service from the Elsinore Valley Municipal Water District.

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department; Riverside County Department of Environmental Health*

UTL-02 Prior to the issuance of a building permit for future development on the project site, the project applicant(s) shall submit a recycling collection and loading area plan to the Riverside County Waste Management Division.

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department; Riverside County Waste Management Division*

IV. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Project Title:

Tentative Parcel Map (30522) at the Southeast Corner of Bundy Canyon Road and Orange Street (PA 10-0301)

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

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

4. Project Location:

Southeast corner of Bundy Canyon Road and Orange Street in the City of Wildomar; Assessor's Parcel Numbers: 367-100-026 and 367-100-032; Township 6 south, Range 4 west, Section 36

5. Project Sponsor's Name and Address:

Orange Bundy Partners, Ltd., 629 Camino de Los Mares #206, San Clemente, CA 92673

6. General Plan Designation:

Commercial Retail (CR)

7. Zoning:

Scenic Highway Commercial (C-P-S)

8. Description of Project:

A Tentative Parcel Map (PM No. 30522) subdividing two existing parcels, totaling 10.3 acres, into seven parcels, all for future commercial development

9. Surrounding Land Uses and Setting:

North – Zoning: Scenic Highway Commercial; Land Use: Commercial Retail

South – Zoning: Scenic Highway Commercial (vacant land) and Rural Residential; Land Use: Commercial Retail (vacant land)

East – Zoning: Scenic Highway Commercial and General Commercial; Land Use: Commercial Retail

West – Zoning: General Commercial and Rural Residential; Land Use: Commercial Retail and Medium Density Residential

10. Other Public Agency Required Approvals:

None

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

C. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

City Representative

Matthew Bassi

Signature

4/2/13

Date

Matthew C. Bassi, Planning Director

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.

Signature

4/2/13

Date

Joseph Lacko, Applicant

Printed Name

V. ENVIRONMENTAL ANALYSIS

1. Aesthetics

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 on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		
e) Interfere with the nighttime use of the Mount Palomar Observatory, as protected through the Mount Palomar Observatory Lighting Ordinance?		✓		

DISCUSSION

a) **Less Than Significant Impact**. The project site is located adjacent to a section of Interstate 15 (I-15) that is eligible to be designated a state scenic highway (County of Riverside 2003 [Figure C-9]; Caltrans 2012). The project site would mostly be visible from the immediate surrounding area, including I-15. While this portion of I-15 may be considered scenic and is eligible to be designated as a scenic highway, the scenic vistas from the freeway are of the surrounding mountains and their ridgelines. This property will be well below the scenic views from I-15 and is only partially visible to those traveling southbound on I-15. The project will not impair or otherwise impact scenic views of the mountains and ridgelines from the I-15 freeway. The site is not visible at all to northbound I-15 traffic. Any project-level visual impacts for future development will be addressed through the City's plot plan application process, which will ensure compliance with City zoning and design standards regulating building design, mass, bulk, height, color, etc. Therefore, the proposed project's effect on the scenic vista would be considered a less than significant impact. See **Appendix B** for site photos.

b) **Less Than Significant Impact**. The project site does not contain and therefore would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. The vegetation observed on the site was characterized by LSA Associates during an October 2012 site survey as consisting of disturbed non-native species with scattered early-colonizing Riversidean sage scrub species, including two identified tree species: Mexican palo verde (*Parkinsonia aculeate*) and Mount Atlas mastic tree (*Pistacia atlantica*). A complete

list of the vegetation observed on the site during this survey is provided in **Table 4-1**. Considering the report of the surveying biologist and the site photos taken by staff during a site visit in October 2012 (**Appendix B**), there is nothing unique or particularly scenic about the existing site or its vegetation. Since there are no scenic resources of aesthetic value located on the project site and development on the site cannot obstruct the views of ridge tops seen from I-15, the proposed project would not substantially damage scenic resources within a state scenic highway. Any impact to scenic resources would be considered less than significant.

c) **Less Than Significant Impact**. The project site is a vacant lot located along Bundy Canyon Road, an urban arterial roadway, and the Interstate 15 southbound onramp. The site is covered with disturbed and non-native vegetation, with evidence present that the site has recently been disked and that site vegetation clearance has occurred since prior to 2005. The proposed project would subdivide the existing property into seven parcels for future commercial development consistent with the existing land use designations and zoning and most of the surrounding uses. Across Bundy Canyon Road to the north there is an existing Arco gas station and Jack in the Box fast-food restaurant. The property across Orange Street to the west is vacant and is designated for commercial uses similar to the proposed project. The proposed project does not include building elevations, landscape plans, or other specific building development details. It is reasonable to assume that the future commercial development on the site will be similar to others in the area such as the commercial buildings north of the project site across Bundy Canyon Road. The City's plot plan application process will ensure compliance with City zoning and design standards regulating building design, mass, bulk, height, color, etc. Section 17.216 of the Wildomar Municipal Code regulates plot plan submittals and requires CEQA analysis based on the plot submittal. Through compliance with the plot plan process, the proposed project will have a less than significant impact.

d, e) **Less Than Significant Impact With Mitigation Incorporated**. The future development as a result of the proposed project would create new sources of light and glare. Project-level light and glare impact would be evaluated at the time a specific development application is proposed. The City's plot plan application process will ensure compliance with City zoning and design standards regulating lighting, siding materials, etc. This process will require submittal of lighting photometric plans for review and approval prior to issuance of building permits. Therefore, the proposed project would not create new sources of light or glare that would adversely affect day or nighttime views in the area, and this would be considered a less than significant impact. However, all development within 45 miles of the Mt. Palomar Observatory is subject to Section 8.64, Light Pollution, of the Wildomar Municipal Code. To ensure that any proposed development at the site complies with Section 8.64, mitigation measure **AES-01** will be implemented. In addition to mitigation measure **AES-01**, mitigation measure **AES-02** will require a review of the lighting plan of any future development at the proposed project site. Following the implementation of mitigation measures **AES-01** and **AES-02**, any impact would be less than significant.

MITIGATION MEASURES

AES-01 Per Section 8.64.060 of the Wildomar Municipal Code, exterior lighting above 4050 lumens is restricted. In addition, all lighting must be fully shielded if feasible and partially shielded in all other cases, and must be focused to minimize spill of light into the night sky and onto adjacent properties.

Timing/Implementation: Upon submittal of development plans for the proposed project

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

AES-02 A precise lighting plan shall be submitted to the City of Wildomar at the time any future development application is proposed for the project site and will be evaluated by the City of Wildomar Planning Department as part of the plot plan process to ensure compliance with City ordinances.

Timing/Implementation: *Upon submittal of development plans for the proposed project*

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

2. Agricultural Resources

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

DISCUSSION

a–e) **No Impact.** According to the Riverside County Land Information System (2012), the site is not located within an agricultural preserve (Williamson Act) or classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Department of Conservation; therefore, there is no potential to convert farmland to nonagricultural uses. The site is located within an urbanized area of the City of Wildomar. As seen in the photos included in **Appendix B,** the site is not forested and there is no current agricultural use on the site. There is no evidence of previous agricultural activity on the site and no way of knowing the last time the site was used for agriculture. There will be no impact to agricultural uses.

MITIGATION MEASURES

None.

3. Air Quality

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

DISCUSSION

a) **No Impact.** The project site is located within the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment (i.e., ozone [O_3], particulate matter equal to or less than 10 microns and less than 2.5 microns in diameter [PM_{10} and $PM_{2.5}$, respectively]), and nitrogen oxide (NOx). These are considered criteria pollutants because they are four of several prevalent air pollutants known to be hazardous to human health.

In order to reduce emissions for which the SoCAB is in nonattainment, the SCAQMD has drafted the 2012 Air Quality Management Plan (AQMP). The 2012 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2012 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA). The 2012 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts (SCAQMD 2011a). (SCAG's latest growth forecasts were defined in consultation with local governments and reference to local general plans.) The project is subject to the SCAQMD's Air Quality Management Plan.

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

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

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

- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP in 2013 or increments based on the years of project build out phase.

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

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The proposed project is consistent with the land use designation and development density presented in the City's General Plan and therefore would not exceed the population or job growth projections used by the SCAQMD to develop the AQMP. Thus, no impact would occur as the project is also consistent with the second criterion.

b) **Less Than Significant Impact**. As discussed previously, the project site is located within the SoCAB. State and federal air quality standards are often exceeded in many parts of the basin.

As stated in the Project Description, Parcels 1, 2, and 7 and a portion of Parcel 3 are assumed to have reasonably foreseeable projects and are evaluated accordingly in the IS/MND; Parcels 4 through 6 and the remainder of Parcel 3 will be developed at a later date. Future development on Parcels 4 through 6 would require a separate application and would be subject to subsequent plot plan approval.

Construction Emissions

The SCAQMD has established methods to quantify air emissions associated with construction activities such as air pollutant emissions generated by operation of on-site construction equipment, fugitive dust emissions related to grading and site work activities, and mobile (tailpipe) emissions from construction worker vehicles and haul/delivery truck trips (SCAQMD 1993). Emissions would vary from day to day, depending on the level of activity, the specific type of construction activity occurring, and, for fugitive dust, prevailing weather conditions. The use of construction equipment on site would result in localized exhaust emissions.

Fugitive Dust

Fugitive dust emissions are generally associated with land clearing and exposure of soils to the air and wind, as well as cut-and-fill grading operations. Dust generated during construction varies substantially on a project-by-project basis, depending on the level of activity, the specific operations, and weather conditions at the time of construction. Per General Plan Policies AQ 1.4 and 4.9, the proposed project will be required to comply with SCAQMD Rules 402 and 403, described in greater detail below, to control fugitive dust.

Grading and Site Preparation

Construction-related air quality impacts are temporary in nature. Future projects located within the proposed project area have not yet been adequately defined to allow for a precise estimation of construction-generated emissions. For the purposes of this analysis, air pollutant emissions associated with building construction and the paving of Parcels 1, 2, and 3, as well as the excavation of Parcel 7 as a storm drainage basin, are estimated since these parcels are proposed with more specific and anticipated land uses and sizes. As previously stated, Parcels 1 and 2 as well as a driveway on a small portion of Parcel 3 would be developed first during a construction period identified as Phase I. For the purposes of this analysis, it is anticipated that a 200-space parking lot would be constructed on the remainder of Parcel 3 after Phase 1.

The resultant emissions of these activities were calculated using the CalEEMod air quality model (see **Appendix C**). CalEEMod (SCAQMD 2011b) is a statewide land use emissions computer model designed to provide a uniform platform for the use of government agencies, land use planners, and environmental professionals. This assessment includes quantification of net increases of ozone precursor pollutants (i.e., reactive organic gases [ROG] and nitrogen oxide [NOx]) and airborne particulate matter (i.e., $PM_{2.5}$ and PM_{10}) attributable to the proposed project, including mobile-source emissions generated by construction worker commutes. These quantified emissions projections are then compared with SCAQMD significance thresholds (SCAQMD 2011c).

The overall unmitigated construction-related air pollutant emissions associated with initial grading of the entire 10-acre site, as well as the specific development anticipated for Parcel 1, Parcel 2, and Parcel 7, are summarized in **Table 3-1**. Initial site grading activities would not occur concurrently with the specific development anticipated for Parcel 1, Parcel 2, and Parcel 7. These projected emissions include grading activities in addition to construction-related activities such as building construction, paving, and painting. As shown, all criteria pollutant emissions would remain below their respective thresholds.

Table 3-1
Maximum Short-Term Unmitigated Emissions
Associated with the Construction of Parcel 1, Parcel 2, Driveway on Parcel 3 and Parcel 7 (Phase I) (pounds per day)

Construction Phase	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Initial Site Grading (includes grading of entire 10 acres)	8.60	70.69	38.89	0.07	12.34	6.73
Phase I – Parcel 1, Parcel 2 & Parcel 7 (includes finish grading, building, paving, painting, and detention basin excavation/development)	72.46	46.48	31.69	0.05	14.73	8.65
SCAQMD Threshold	75.00	100.00	550.00	150.00	150.00	NA
Exceed Threshold?	No	No	No	No	No	NA

Source: CalEEMod (SCAQMD 2011a). See Appendix C for CalEEMod outputs. Notes: Load factors reduced by 33 percent as directed by CARB to account for OFFROAD emissions overestimation (CARB 2010). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment. CalEEMod defaults identified the following construction equipment and average daily hours of use for each: ***Grading Phase*** *= one grader 8 hours daily, one dozer 8 hours daily, two tractor/loader/backhoes 7 hours daily.* ***Building Construction Phase*** *= one crane 8 hours daily, two forklifts 7 hours daily, one generator set 8 hours daily, one tractor/loader/backhoe 6 hours daily, three welders 8 hours daily.* ***Paving Phase*** *= one cement/mortar mixer 8 hours daily, one paver 8 hours daily, one paving equipment 8 hours daily, two rollers 8 hours daily, one tractor/loader/backhoe 8 hours daily.* ***Painting Phase*** *= one air compressor 6 hours daily. The following was assumed for construction of the detention basin:* ***Detention Basin Construction*** *= one tractor/loader/backhoes 7 hours daily, one dozer 8 hours daily, one excavator 8 hours daily, one plate compactor 4 hours daily.*

ROG = reactive organic gas
NO_X = nitrogen oxides
CO = carbon monoxide
SO_X = sulfur oxides
PM_{10} = particulate matter equal to or less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter

As previously stated, while the driveway from Parcel 3 onto Orange Street will occur as part of Phase I, the potential 200-space parking lot has been identified as being built after Phase I, most likely at the same time that Parcels 4, 5, and 6 are developed. While this 200-space parking lot is not specifically proposed at this time, it has been identified as likely and therefore has been modeled for construction emissions for disclosure purposes. The unmitigated construction-related air pollutant emissions associated with the 200-space parking lot that is anticipated are summarized in **Table 3-2**. As shown, all criteria pollutant emissions would remain below their respective thresholds.

Table 3-2
Maximum Short-Term Unmitigated Emissions Associated
with the Future Construction of a 200 Space Parking Lot on Parcel 3 (pounds per day)

Construction Phase	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Parcel 3	2.49	17.78	10.92	0.02	5.92	3.38
SCAQMD Threshold	75.00	100.00	550.00	150.00	150.00	NA
Exceed Threshold?	No	No	No	No	No	NA

Source: CalEEMod (SCAQMD 2011a). See Appendix C for CalEEMod outputs. Notes: Load factors reduced by 33 percent as directed by CARB to account for OFFROAD emissions overestimation (CARB 2010). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment. CalEEMod defaults identified the following construction equipment and average daily hours of use for each: ***Grading Phase*** *= one grader 6 hours daily, one dozer 6 hours daily, one tractor/loader/backhoe 7 hours daily.* ***Paving Phase*** *= one cement/mortar mixer 6 hours daily, one paver 6 hours daily, one paving equipment 6 hours daily, one roller 7 hours daily, one tractor/loader/backhoe 8 hours daily.*
ROG = reactive organic gas
NO_X = nitrogen oxides
CO = carbon monoxide
SO_X = sulfur oxides
PM_{10} = particulate matter equal to or less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter

As identified above, all criteria pollutant emissions would remain below their respective thresholds (see **Appendix C** for CalEEMod outputs). Emissions associated with the development of Parcels 4 through 6 are not quantified, as this development has not yet been adequately defined for such an estimation. However, as stated above, future development on each of the proposed parcels (1 through 6) would require a separate application and would be subject to subsequent CEQA environmental review as well as plot plan approval. Parcel 7 will be fully developed as a storm drainage basin as part of Phase I of the proposed project. Furthermore, as required by General Plan Policy AQ 4.9, the proposed project is subject to SCAQMD rules and regulations to reduce specific emissions and to mitigate potential air quality impacts. The following is a list of noteworthy SCAQMD rules that are required of the project during construction activities:

- **Rule 402 (Nuisance)** – This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the

comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does 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 requires fugitive dust sources to implement Best Available Control Measures for all sources and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM_{10} suppression techniques are summarized below.

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

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

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

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

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

- **Rule 1113 (Architectural Coatings)** – This rule requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce ROG emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.

Since future development on each of the proposed parcels (1 through 7) would require a separate application and would be subject to subsequent air quality analysis during plot plan approval, and preliminary pollutant quantification indicates SCAQMD thresholds would not be surpassed during grading activities of the entire site or the construction of Parcels 1, 2, 3, and 7 as currently anticipated to be developed, construction emissions associated with the proposed Tentative Parcel Map would be less than significant. Also, SCAQMD rules and regulations to reduce specific emissions and to mitigate potential air quality impacts would be required at the time of future construction.

Construction Localized Significance Analysis

The SCAQMD has issued guidance on applying CalEEMod modeling results to local significance threshold (LST) analyses. While future projects located within the proposed project area have not yet been adequately defined to allow for a precise estimation of construction-generated emissions, for the purposes of this analysis air pollutant emissions associated with grading and site preparation activities were quantified for the entire project site since the precise land use proposed is not necessary to obtain this projection. 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, **Table 3-3** has been provided by the SCAQMD to determine the maximum daily disturbed acreage for comparison to local significance thresholds.

Table 3-3
Equipment-Specific Grading Rates

Equipment Type	Acres/8-Hour Day
Crawler Tractor	0.5
Graders	0.5
Rubber-Tired Dozers	0.5
Scrapers	1.0

Source: CalEEMod User Guide Appendix A (SCAQMD 2011b)

CalEEMod identifies that two excavators (crawler tractor), one grader, one rubber-tired dozer, two tractors (crawler tractor), and two scrapers could be used simultaneously on a peak day. Based on **Table 3-3**, the proposed project will result in a maximum of 2.5 acres disturbed on any one day during the grading phase. Thus, local significance thresholds for a 5-acre site are applicable to the proposed project and represent a conservative analysis.

Sensitive receptors include residences, schools, hospitals, and similar uses. There are existing residential uses to the southwest of the project site. **Table 3-4** shows that the emissions of NOx, carbon monoxide (CO), PM_{10}, and $PM_{2.5}$ on the peak day of construction will not result in concentrations of pollutants at nearby residences or other sensitive receptors, and less than significant impacts would occur.

Table 3-4
Construction Local Significance Threshold (LST) Impacts (pounds per day)

Emissions Source	Nitrogen Oxide	Carbon Monoxide	PM_{10}	$PM_{2.5}$
On-Site Grading Emissions	70.56	37.43	12.07	6.71
LST Threshold [1]	371	1,965	13	8
Significant Emissions?	**No**	**No**	**No**	**No**

Source: [1]SCAQMD 2006

Operational Impacts

The SCAQMD has also established significance thresholds to evaluate the potential impacts associated with long-term project operations (SCAQMD 1993). Regional air pollutant emissions associated with project operations include area source emissions, energy-use emissions, and mobile source emissions. Area source emissions comprise emissions from fuel combustion from space and water heating, landscape maintenance equipment, evaporative emissions from architectural coatings and consumer products, and unpermitted emissions from stationary sources. Energy-use emissions comprise emissions from on-site natural gas usage, and mobile source emissions comprise emissions from automobiles.

While future projects within the proposed project area have not yet been adequately defined to allow for a precise estimation of generated emissions, for the purposes of this analysis, air pollutant emissions associated with the anticipated operations of Parcels 1 and 2 are estimated since these parcels are proposed with more specific and anticipated land uses and sizes. Parcel 3 is anticipated to accommodate a driveway to Orange Street as well as 200 parking spaces and therefore would not be built with land uses that emit operational emissions (see **Appendix C**).

Emissions associated with the operation of Parcels 4 through 6 are not quantified, as this development has not yet been adequately defined. However, future development on each of the proposed parcels (1 through 6) would require a separate application and would be subject to plot plan approval. Parcel 7 will be fully built as a storm drainage basin as part of the proposed project and therefore would not emit operational air pollutant emissions (see **Appendix C**).

Operational area source emissions, energy-use emissions, and mobile source emissions (e.g., trucks, cars, parking lot sweepers) for the anticipated land uses for Parcels 1 and 2 were calculated using the CalEEMod air quality model (see **Appendix C**). As shown in **Table 3-5**, the project's net emissions would not exceed SCAQMD thresholds for CO, NO_X, sulfur oxides (SO_X), ROG, PM_{10}, or $PM_{2.5}$. Note that emissions rates differ from summer to winter. This is because weather factors are dependent on the season, and these factors affect pollutant mixing/dispersion, ozone formation, etc. Therefore, regional operations emissions would not result in a significant long-term regional air quality impact.

Table 3-5
Long-Term Unmitigated Operational Emissions Parcels 1 and 2 (pounds per day)

Emission Source	ROG	NOx	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Area Source Emissions	3.27	0.00	0.00	0.00	0.00	0.00
Energy Use Emissions	0.03	0.25	0.21	0.00	0.02	0.02
Vehicle Emissions	24.80	45.38	183.63	0.19	20.22	1.98
Total	**28.10**	**45.63**	**183.84**	**0.19**	**20.24**	**2.00**
Winter						
Area Source Emissions	3.27	0.00	0.00	0.00	0.00	0.00
Energy Use Emissions	0.03	0.25	0.21	0.00	20.28	0.02
Vehicle Emissions	23.16	46.41	194.10	0.18	20.28	2.05
Total	**26.46**	**46.66**	**194.31**	**0.18**	**20.30**	**2.07**
SCAQMD Threshold	55.00	55.00	550.00	150.00	150.00	NA
Exceed threshold?	**No**	**No**	**No**	**No**	**No**	**NA**

Source: CalEEMod (SCAQMD 2011b). See Appendix C for CalEEMod outputs.
ROG = reactive organic gas
NO_X = nitrogen oxides
CO = carbon monoxide
SO_X = sulfur oxides
PM_{10} = particulate matter equal to or less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter

Operations Localized Significance Analysis

Table 3-6 shows the calculated emissions for the proposed operational activities compared with the appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod model outputs do not separate on- and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in **Table 3-6** include all on-site project-related stationary sources and 5 percent of the project-related new mobile sources, which is an estimate of the amount of project-related new vehicle traffic that will occur on site (SCAQMD 2006). Considering the total

trips included in the CalEEMod model, the assumption that 5 percent of them would occur only within the project site is conservative.

Table 3-6
Operational Local Significance Threshold (LST) Impacts (pounds per day)

Emissions Source	Nitrogen Oxide	Carbon Monoxide	PM_{10}	$PM_{2.5}$
On-Site Emissions	2.3	9.7	1.0	0.1
LST Thresholds	371	1,965	4	2
Significant Emissions?	**No**	**No**	**No**	**No**

Table 3-6 shows that the operational emission rates would not exceed the local significance thresholds for receptors at 25 meters. (SCAQMD, 2008) Therefore, the proposed operational activity would not result in a localized significant air quality impact.

While no development is proposed on the project site with this application, this analysis evaluates development assumptions for Parcels 1 through 3 and Parcel 7. Impacts associated with construction and operational air quality would be considered less than significant, as future development on all of the proposed parcels would require plot plan applications which are subject to subsequent CEQA environmental review. Furthermore, as shown in **Table 3-6**, the preliminary air pollutant projections indicate that SCAQMD significance thresholds for criteria emissions would not be surpassed.

c) **Less Than Significant Impact**. The proposed project, a division of parcels, would not generate any criteria pollutants; therefore, it would have no effect on the nonattainment of air quality standards. However, future commercial development associated with the proposed project may contribute to the net increase of ozone precursors and other criteria pollutants. The SCAQMD's approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. As discussed earlier, the proposed project would be consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants.[2] In addition, the preliminary construction and operations emissions calculated for the proposed project (see **Tables 3-1** through **3-6**) are less than the applicable SCAQMD daily significance thresholds, which are designed to assist the region in attaining the applicable state and national ambient air quality standards. Furthermore, future development on each of the proposed parcels (1 through 6) would require a separate application and would be subject to subsequent CEQA environmental review as well as plot plan approval. Cumulative impacts of the proposed project would be less than significant.

[2] CEQA Guidelines Section 15064(h)(3) states, "a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program which provides specific requirements that will avoid or substantially lessen the cumulative problem (e.g., water quality control plan, air quality plan, integrated waste management plan) within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency."

d) **Less Than Significant Impact.** Sensitive land uses are generally defined as locations where people reside or where the presence of air emissions could adversely affect the use of the land. Typical sensitive receptors include residents, schoolchildren, hospital patients, and the elderly. While the proposed project is a commercial project which would largely preclude the long-term presence of residents, schoolchildren, hospital patients, and the elderly, it would still result in commercial employees who would spend several hours on-site daily.

In April 2005, the California Air Resources Board (CARB) released the *Land Use and Air Quality Handbook: A Community Health Perspective* (Land Use Handbook), which offers guidance on siting sensitive land uses in proximity to sources of air toxics. Sensitive land uses identified in the Land Use Handbook include residential communities, schools and schoolyards, day-care centers, parks and playgrounds, and hospitals and medical facilities. A particular source of air toxics treated in the guidance is freeways and major roadways. These roadways are sources of diesel particulate matter (DPM), which CARB has listed as a toxic air contaminant.

The Land Use Handbook recommends that sensitive land uses be sited no closer than 500 feet from a freeway or major roadway, a buffer area that was developed to protect sensitive receptors from exposure to DPM, which was based on traffic-related studies that showed a 70 percent drop in PM concentrations at a distance of 500 feet from the roadway. Presumably, acute and chronic risks as well as lifetime cancer risk due to DPM exposure are lowered proportionately. Per Google Earth, the eastern edge of the project site is within 240 feet of Interstate 15. Therefore, the site lies within the CARB-recommended buffer area, and future receptors could be negatively affected by toxic air contaminants generated on Interstate 15.

As a refinement to the CARB Land Use Handbook, the Sacramento Metropolitan Air Quality Management District (SMAQMD) prepared the Recommended Protocol for Evaluating the Location of Sensitive Land Uses Adjacent to Major Roadways, which was updated in March 2011. This protocol sets a screening threshold (276 per million) under which potential health risk impacts are not anticipated. The screening threshold was selected by the SMAQMD as that level of increased individual risk corresponding to a 70 percent reduction from the highest risk calculated at distances from the edge of the nearest travel lane to the nearest sensitive receptor for peak-hour traffic volumes. Based on the location of the project site (approximately 240 feet west of I-15 at its nearest) and the peak-hour volumes (9,000) along the nearby I-15 segment (Caltrans 2011), the location of the project site would not exceed the thresholds identified in the refined protocol as shown in **Table 3-7**.

Table 3-7
Screening Evaluation of Potential Cancer Risk to Proposed Receptors Attributable to I-15

I-15 Peak-Hour Traffic (vehicles/hr)	Receptor Distance from Edge of Nearest Travel Lane (feet)	Incremental Cancer Risk Per Million: West	Distance Screening Threshold (276 per million) Exceeded	Project Site Distance from I-15	Screening Threshold Surpassed?
9,000	10	429	<50 Feet	240 feet	**No**
	25	340			
	50	248			
	100	169			
	200	105			
	300	76			
	400	60			
	500	51			

Source: SMAQMD 2011; Peak-Hour Traffic Source: Caltrans 2011

Carbon Monoxide

Typically, substantial pollutant concentrations of CO are associated with mobile sources (e.g., vehicle idling time). Localized concentrations of CO are associated with congested roadways or signalized intersections operating at poor levels of service (level of service [LOS] E or lower). High concentrations of CO may negatively affect local sensitive receptors (e.g., residents, schoolchildren, or hospital patients). To the southwest of the project site, along Orange Street, are sensitive receptors consisting of existing residential uses.

As stated in the Transportation/Traffic subsection, although the division of land will not result in traffic, development of site improvements along with construction of retail uses will eventually lead to more traffic in the area. The traffic impact analysis prepared for the project (see Appendix I), and based on the development assumptions shown in the project description, determined that the study area intersections are projected to operate at acceptable levels of service during the peak hours for existing plus ambient growth plus cumulative projects plus project traffic conditions. (see Issue a) of Section 16 in this Initial Study) Therefore, this impact is considered less than significant since CO concentrations are associated with traffic facilities operating at poor levels of service.

e) **No Impact.** The SCAQMD *CEQA Air Quality Handbook* (1993) identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The proposed project is a Tentative Parcel Map for future commercial operations which will not include any of these land uses that have been identified by the SCAQMD as odor sources. While it is possible that a future gas station and restaurant may generate odors on

or near the property, these would be considered consistent with commercial uses found throughout the City, and across Bundy Canyon Road to the north. There would be no odor impacts from the proposed project.

MITIGATION MEASURES

None.

4. Biological Resources

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

Setting

The site is generally flat and level, with elevations ranging from approximately 1,345 to 1,391 feet above sea level One remnant drainage was identified within the proposed project area. The earthen channel begins in the northeastern quarter of the site and crosses the site from east to west. It is approximately 20 feet wide at its widest in the eastern portion of the site and approximately 2 feet wide at the western edge of the study area. The upstream feeding waters to this drainage were relocated underground in 2006/2007 by the Riverside County Flood Control District. Water is conveyed into the storm drainage system west of the site near its boundary with the I-15 right of way. The abandoned, on site drainage does not currently receive any storm flows from upstream areas and no longer has any connectivity to any upstream or downstream waters. This remnant drainage does not support any aquatic, wetland, or

riparian habitat and no longer functions as a stream. No potential jurisdictional wetlands or jurisdictional streambed occur within the study area. (LSA, 2012)

Vegetation and Disturbance

Vegetation within the site is disturbed, and the site appears to have been disked within the past year. A 2005 historic aerial (http://www.historieaerials.com) shows evidence of vegetation clearance prior to 2005. Vegetation present on the site consists of disturbed nonnative species with scattered eari ycolonizing Riversidean sage scrub spec ies. Prominent nonnative plant species identified include red brome (*Bromus madritensis* ssp. *Rubens*), shortpod mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*) and dove weed (*Croton setigerus*). Riversidean sage scrub species identified on site include California buckwheat (*Erigonum fasciculatum*), deerweed (*Lotus scoparius*), and Menzies' golden bush (*Isocoma menziesii*).

As noted above, near the center of the site, there is a remnant drainage that no longer conveys storm flows as a result of construction of an underground storm drain system in 2006/2007. Vegetation within the remnant drainage was similar to that in surrounding up land area. Trees identified on site include Mexican Palo Verde (*Parkinsonia aculeata*) and pistachio (*Pistacia atlantica*). A complete list of plant species observed on the site is included in **Table 4-1**. (LSA, 2012)

Wildlife

Wildlife species observed during the fielcl survey inc lude white-crowned sparrow *(Zonotrichia leucophrys),* black phoebe *(Sayornis nigricans semiatra),* European starling *(Sturnus vulgaris),* house finch *(Carpodacus mexicanus),* California ground squirrel *(Spermophilus beecheyi),* and black-tailed jackrabbit *(Lepus californicus).* No special interest wildlife spec ies were observed duri ng the field survey. (LSA, 2012) A complete list of wildlife species observed on the site is included in **Table 4-1**.

METHODS

Aerial photographs (2010 and 2011) were reviewed and maps of U.S. Fish and Wildlife Service (USFWS) designated critical habitats were used to determine the locations of critical habitats relative to the project site. Volume I, Parts I and 2, of the Western Riverside County Multiple Species Habitat Conservation Plan were also used to prepare the biological resources report. Soil information was taken from the Soil Survey of Western Riverside Area, California (Soil Conservation Service 1971). A field survey was conducted on May 30, 2007, by LSA Assistant Wildlife Biologist Lisa Wadley and again on October 8, 2012, by LSA Biologist Sarah Barrera. Notes were made on general site conditions, the presence of any riparian/riverine or vernal pool habitat, and vegetation. All plant and animal species observed or otherwise detected during the field survey were noted.

A literature review was conducted to determine the ex istence or potential occ urrence of special interest plant and animal species within 5 miles of the project site. Database records for the Wildomar, Lake Elsinore, Murietta, and Romoland, California USGS 7.5-minute quadrangles were searched on October 8, 2012, using the Cal ifornia Department of Fi sh and Game (CDFG) Natural Di versity Data Base online application Rarefind 4 and the California Native Plant Society (CNPS).

Table 4-1
Plants and Animals Observed

PLANTS	
Anacardiaceae	**Sumac family**
*Pistacia atlantica**	Mount Atlas mastic tree
*Schinus terebinthifolius**	Brazilian pepper tree
Asteraceae	**Sunflower family**
Artemisia califomica	California sagebrush
Ericameria palmeri var. *pachylepis*	Box Springs goldenbush
Brassicaceae	**Mustard family**
*Hirschfeldia incana**	Shortpod mustard
Chenopodiaceae	**Saltbush family**
*Salsola tragus**	Russian thistle
Fabaceae	**Pea family**
*Parkinsonia aculeata **	Mexican palo verde
Meliaceae	**Mahogany family**
*Melia azedarach**	Persian lilac, Chinaberry
Polygonaceae	**Buckwheat family**
Eriogonum fasciculatum	California buckwheat
Solanaceae	**Nightshade family**
*Nicotiana glauca**	Tree tobacco
Poaceae	**Grass family**
*Bromus madritensis**	Foxtail chess
Convolvulaceae	**Morning-glory family**
*Convolvulus arvensis**	Field bindweed
ANIMALS	
BIRDS	
Accipitridae	**Kites, Hawks, and Eagles**
Buteo jamaicensis	Red-tailed hawk
Charadriidae	**Plovers and Lapwings**
Charadrius vociferus	Killdeer
Columbidae	**Pigeons and Doves**
Zenaida macroura	Mourning dove
Trochilidae	**Hummingbirds**
Calypte anna	Anna's hummingbird
Hirundinidae	**Swallows**
Stelgidopteryx serripennis	Northern rough-winged swallow
Mimidae	**Mockingbirds and Thrashers**
Mimus polyglottos	Northern mockingbird
Icteridae	**Blackbirds, Orioles, and Allies**
Icterus bullockii	Bullock's oriole
MAMMALS	
Leporidae	**Rabbits and Hares**
Sylvilagus audubonii	Desert cottontail
RODENTIA	
Sciuridae	**Squirrels**
Spermophilus beecheyi	California ground squirrel

** Non-native species*
Source: LSA 2007

MSHCP COMPLIANCE

The City of Wildomar participates in the Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The plan establishes areas of sensitivity considered criteria areas or cells. Projects outside of these areas can proceed consistent with the provisions of CEQA and are subject to payment of an MSHCP mitigation fee. The MSHCP establishes procedures for the determination of sensitivity. The proposed project is subject to the MSHCP but is outside of any criteria area or cell.

Stephen's Kangaroo Rat Habitat Conservation Plan

In October 1988, the Stephens' kangaroo rat (SKR) was listed as an endangered species by the US Fish and Wildlife Service (USFWS). Under the Endangered Species Act, both the SKR and its habitat were protected from any type of disturbance resulting in "take" of the species. The net effect was to freeze new development on more than 22,000 acres throughout western Riverside County. At the time of listing, very little was known about the animal, its geographical distribution, or its habitat needs.

In order to address severe economic impacts of the SKR listing, the Riverside County Habitat Conservation Agency prepared a Short-Term Habitat Conservation Plan (HCP). This HCP, approved by the USFWS and California Department of Fish and Game in August 1990, was intended as an interim conservation program designed to afford protection to the SKR while a plan providing for the establishment of permanent preserves could be developed. The proposed project is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) and is subject to mitigation fees. The fees are administered by the Riverside County Habitat Conservation Agency and are used to acquire and manage habitat for the species.

Riparian/Riverine and Vernal Pool Requirements

According to Section 6.1.2 of the MSHCP, an assessment of the potentially significant effects of projects on riparian/riverine areas and vernal pools shall be performed.

Riparian/riverine areas are defined by the MSHCP as "lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year." Vernal pools are defined by the MSHCP as "seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season…"

The MSHCP requires an assessment of riparian/riverine areas and vernal pools, including identification and mapping of these areas and consideration of species composition, topography/hydrology, and soil analysis, where appropriate. According to the MSHCP, the assessment shall also include a description of the functions and values of the mapped areas. Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife habitat, and aquatic habitat. Further, if the mapping identifies suitable habitat for certain species identified in the MSHCP, and the proposed project design does not incorporate avoidance of the identified habitat, then focused surveys for those species shall be conducted and avoidance and minimization measures discussed in the MSHCP shall be implemented.

Potential Jurisdictional Wetlands and Streambeds

One remnant drainage was identified within the study area. The earthen channel begins in the northeastern quarter of the site and crosses the site from east to west. It is approximately 20 feet wide at its widest in the eastern portion of the site and approximately 2 feet wide at the western edge of the study area. The upstream feeding waters to this drainage were relocated underground in 2006/2007 by the Riverside County Flood Control District. Water is conveyed into the storm drain system west of the site near its boundary with the I-15 right-of-way. The abandoned, on-site drainage does not currently receive any storm flows from upstream areas, no longer has any aquatic, wetland, or riparian habitat, and no longer functions as a stream. A MSHCP consistency report prepared in October 2012 by LSA Associates (**Appendix D**) determined that no potential jurisdictional wetlands or jurisdictional streambeds occur within the study area.

DISCUSSION

a) **Less Than Significant With Mitigation Incorporated.** The project site is vacant and primarily contains non-native ruderal vegetation, and a remnant drainage feature runs southwest from the center of the project site near I-15. According to the Riverside County Land Information System (2012), the project site has been previously disturbed and is located outside of any criteria cell or area. The project is subject to MSHCP fees.

Implementation of the proposed project could result in the direct mortality or loss of habitat for raptors and migratory birds. Habitats on and adjacent to the project site may provide suitable nesting habitat for birds protected under the Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code. Therefore, removal of trees and vegetation during construction activities could result in noise, dust, human disturbance, and other direct/indirect impacts to nesting raptors and migratory bird species in the project vicinity. Potential nest abandonment and mortality to eggs and chicks would be considered significant impacts.

Implementation of mitigation measure **BIO-01** would ensure that all sensitive habitat, and candidate, sensitive, and/or special-status species identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) (formerly the California Department of Fish and Game) or USFWS are identified, avoided, and mitigated for where necessary. With mitigation, the potential impacts would be less than significant.

b) **Less Than Significant With Mitigation Incorporated.** A biology study performed by LSA Associates in July 2007 (**Appendix D**) determined that the proposed project site is highly disturbed and that the vegetation on the site is primarily ruderal and common to disturbed areas. The July 2007 study and a MSHCP consistency report prepared by LSA Associates in October 2012 (**Appendix D**) also stated that there are no vernal pools (or similar habitat), potential wetlands, or jurisdictional streambeds occurring within the study area.

The proposed project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan fee area, which will be addressed by the implementation of mitigation measure **BIO-02**.

With implementation of mitigation measure **BIO-02**, any impacts will be less than significant.

c) **No Impact**. Implementation of the proposed project would not result in the loss of jurisdictional waters of the United States or waters of the State. A Riparian/Riverine and Vernal Pool Habitat Suitability Assessment (HSA) prepared by LSA Associates in July 2007 and a MSHCP consistency report prepared by LSA Associates in October 2012 (**Appendix D**) determined that there are no potential jurisdictional wetlands or streambeds located on the site.

d) **No Impact.** Implementation of the proposed project would not interfere substantially with the movement of native resident or migratory fish or wildlife species. No established migratory routes were identified within the project site in a July 2007 biology study (**Appendix D**) or an October 2012 MSHCP consistency report (**Appendix D**). In addition, the 2012 MSHCP consistency report found that there are no aquatic, wetland, or riparian habitats occurring on the site. Due to the surrounding urban land uses and major roadways, it is unlikely that any significant wildlife corridors exist in the project vicinity. Therefore, no impacts to the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, and no impediments to the use of native wildlife nursery sites will occur as a result of the proposed project.

e) **Less Than Significant Impact.** The City is subject to compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project is located outside of an MSHCP criteria cell or area but within the fee assessment area. Additionally, the proposed project site does not contain any oak trees; therefore, it is not subject to the Riverside County Oak Tree Management Guidelines. The proposed project has no potential to impact biological resources; however, future development associated with the proposed project may. As noted above, the project is compliant with all existing ordinances and policies, and this impact is considered less than significant.

f) **Less Than Significant With Mitigation Incorporated.** The MSHCP is a comprehensive, multi-jurisdictional habitat conservation plan focusing on conservation of species and associated habitats in western Riverside County. The MSHCP will serve as a habitat conservation plan pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973, as amended, as well as a natural communities conservation plan (NCCP) under the NCCP Act of 2001. The overall goal of the MSHCP is the conservation of 500,000 acres and focuses on the conservation of 146 plant and animal species. The proposed project is located outside of the MSHCP criteria cell or areas but within the fee area. Implementation of mitigation measures **BIO-02** and **BIO-03** will mitigate any impacts to a less than significant level.

MITIGATION MEASURES

BIO-01 The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during nesting season, preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone, and a 250-foot radius surrounding the construction zone, to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. If the biologist determines after consultation with wildlife agencies that there is potential harm to nesting birds, construction within the 250 foot setback area shall be prohibited until it is determined that construction activities will not harm the nesting birds.

Timing/Implementation: *The project applicant shall incorporate requirements into the contract plans. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.*

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

BIO-02 The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *The fee must be paid prior to the issuance of a grading permit*

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

BIO-03 The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $9,492 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *The fee must be paid prior to the issuance of a grading permit*

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

5. Cultural Resources

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			✓	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		✓		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

DISCUSSION

a) **Less Than Significant Impact**. The project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the California Environmental Quality Act. As shown in **Appendix B**, there are no structures located on the site. Currently, the project site is vacant. In addition, the Wildomar General Plan does not identify historical resources on the project site. Since no historic structures are currently located on the site or adjacent to the site, a less than significant impact to historic resources is anticipated, and no mitigation measures are required.

b) **Less Than Significant Impact With Mitigation Incorporated**. The project is not anticipated to cause a substantial adverse impact to an archaeological resource. However, because archaeological resource sites have been identified within the City of Wildomar, there is the potential for the unanticipated discovery of these resources. Because these resources are known to exist in the general area, the mitigation measures listed in this section (**CUL-01** through **CUL-08**) will ensure that any unanticipated discovery would not have a significant impact on archeological resources.

According to the Riverside County Land Information System (2012), the project site is not located within Native American Tribal Lands. However, historically there have been tribal activities in and around the Wildomar area, and there is a potential for the inadvertent discovery of previously unknown resources. As a result, with the implementation of the mitigation measures (**CUL-01** through **CUL-08**) identified in this section, any impacts will be reduced to a less than significant level.

c) **Less Than Significant Impact With Mitigation Incorporated**. The site has been identified as having a high potential/sensitivity (High A) for paleontological resources according to the Wildomar General Plan Paleontological Sensitivity Resources Map. Geologic formations in the high sensitivity area are known to have fossilized body elements and trace fossils such as tracks, nests, and eggs. These fossils can occur at or below the surface. Therefore, mitigation measures (**CUL-07** and **CUL-08**) will be implemented to reduce impacts in the event that paleontological

resources are found during grading. Therefore, with mitigation, impacts will be reduced to a less than significant level.

d) **Less Than Significant Impact With Mitigation Incorporated**. Neither the City nor the County has records of the project site containing any previously identified formal or informal cemetery. Although there are no known archaeological resources on the project site, in the event human remains are encountered during ground-disturbing activities, mitigation measures (**CUL-01** through **CUL-06**) identified below would reduce any impacts to a level of less than significant

MITIGATION MEASURES

CUL-01 Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the following wording shall be included in all construction contract documentation:

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 archeologist. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared. The report shall include a list of the resources recovered, documentation of each site/locality, and interpretation of resources recovered. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.

Timing/Implementation: *As a condition of future development approval, and implemented during ground-disturbing construction activities*

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

CUL-02 At least 30 days prior to seeking a grading permit, the project applicant(s) for future development shall contact the appropriate Tribe[3] to notify the Tribe of grading, excavation, and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

CUL-03 Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation:

[3] It is anticipated that the Pechanga Band of Luiseño Indians will be the "appropriate" Tribe due to their prior and extensive coordination with the surrounding cities in determining potentially significant impacts and appropriate mitigation measures.

If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Timing/Implementation: *As a condition of future development approval, and implemented during ground-disturbing construction activities*

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

CUL-04 The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project site, to the appropriate Tribe for proper treatment and disposition.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

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

CUL-05 All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the appropriate culturally affiliated Native American Tribe. 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.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

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

CUL-06 Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation:

If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the developer and Tribe shall meet and confer regarding the significance of and mitigation for such resources. If the developer and the Tribe cannot agree on the significance of or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the

law, the decision of the Planning Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.

Timing/Implementation: *As a condition of future development approval, and implemented during ground-disturbing construction activities*

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

CUL-07 Prior to the issuance of a grading permit, the project applicant(s) for future development shall identify to the City of Wildomar the qualified paleontologist who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the disposition of the paleontological resources to the City of Wildomar Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

CUL-08 To address the possibility that cultural resources may be encountered during future grading or construction, a qualified professional shall monitor all construction activities that could potentially impact archaeological and/or paleontological deposits (e.g., grading, excavation, and/or trenching). However, monitoring should be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources.

Timing/Implementation: *As a condition of future development approval, and implemented during ground disturbing construction activities*

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

6. Geology and Soils

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

DISCUSSION

a) i) **Less Than Significant Impact**. The project is located within seismically active Southern California (Seismic Zone 4) and is expected to experience occasional strong ground motions from earthquakes caused by both local and regional faults. There are approximately 41 major "potentially active/active" faults within a 62-mile radius (100 kilometers) of the project site. None of these active faults are known or believed to traverse the project site based on scientific review and on photogeologic analysis, field reconnaissance, on-site subsurface trenching, and other scientific analysis (Terra Geosciences 2007) (see **Appendix E**). The nearest active fault to the project site is the Wildomar Fault (Temecula Segment of the Elsinore Fault Zone), located approximately 1 mile southwest of the project site. The Wildomar Fault is a right-lateral strike-

slip fault that has a maximum moment magnitude (Mw) of 6.8 and an estimated slip rate of 5.0 millimeters per year. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) but does lie within the Riverside County Fault Zone. Although not zoned by the State of California, geologic mapping indicates that a branch of the Elsinore Fault Zone (Glen Ivy Segment), which is also included in the Riverside County Fault Zone, may transect the southwestern portion of the project site. However, a geologic/fault investigation conducted by Terra Geoscience in January 2007 did not identify any recent faulting on the project site. Caliche-lined fractures encountered during the investigation were determined to be generated by random ground fracturing from a pre-Holocene strong earthquake.

As there is no evidence of a known fault on the project site, the project would not expose people or structures to potential substantial adverse effects associated with ground rupture. This impact would be considered less than significant.

ii) **Less Than Significant Impact With Mitigation Incorporated.** The proposed project could expose people 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 an area of high regional seismicity and may experience horizontal ground acceleration during an earthquake along the Wildomar Fault of the Elsinore Fault Zone, which is located approximately 1 mile from the project site, or other fault zones throughout the region. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) but does lie within the Riverside County Fault Zone. The project site has been, and will continue to be, exposed to strong seismic ground shaking, which is considered a potentially significant impact. Compliance with mitigation measures **GEO-01** and **GEO-02** will minimize the potential for damage associated with strong seismic ground shaking and reduce this impact to a less than significant level.

iii) **Less Than Significant Impact With Mitigation Incorporated.** According to the Riverside County Land Information System (2012), the project site is located in an area that is designated as having a moderate potential for liquefaction. To address any potential impacts from other seismic-related ground failure, compliance with mitigation measures **GEO-01** and **GEO-02** will minimize the potential for damage associated with strong seismic ground shaking and reduce this impact to a less than significant level.

iv) **No Impact.** The proposed project is not expected to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from landslides. Due to the relatively level terrain in the proposed project area, this site is not subject to landslide, collapse, or rockfall hazards. The project site is located within an area of general seismic activity, but does not contain areas subject to unstable geologic units or soil. According to the Wildomar General Plan, the project site has no potential for landslides. Additionally, due to the proposed project site's distance from boulders or other rock formations, there is no potential for mudslide or rock fall hazards. As a result, no impacts are anticipated.

b) **Less Than Significant Impact With Mitigation Incorporated**. During site preparation and grading and as future development is proposed, soil erosion may result during construction, as grading and construction can loosen surface soils and make soils susceptible to the effects of wind and water movement across the surface. Mitigation measures **GEO-03** and **GEO-04** will require compliance with the National Pollution Discharge Elimination System (NPDES) and the State of California Water Quality Control Board's construction permit as well as the submittal of detailed Erosion Control Plans with any grading plans. Typical best management practices (BMP) design

components intended to reduce erosion include maximizing paving of the site and collecting the storm drainage runoff into basins (see Parcel 7), design of landscaping intended to enable percolation and treatment of stormwater and use of a sand filtration design in the storm drainage basin. A draft water quality management plan for Parcels 1 and 2 is included as Appendix G to this initial study. The implementation of mitigation measures **GEO-04** and **GEO-04** will address any erosion issues associated with the future grading of the site. As a result, these impacts are considered to be less than significant with mitigation.

c) **Less Than Significant Impact With Mitigation Incorporated**. According to the Riverside County Land Information System (2012), the project site is located in an area that is designated as having a moderate potential for liquefaction and is susceptible to subsidence. To address any potential impacts related to ground failure, compliance with mitigation measures **GEO-02** and **GEO-04** would reduce the impacts associated with ground failure hazards to a less than significant level.

d) **Less Than Significant Impact With Mitigation Incorporated**. The native soils on the site consist of Ramona sandy loam (RaB3 and RaD2), Ramona very fine sandy loam (ReC2), Greenfield sandy loam (GyC2), and Hanford coarse sandy loam (HcC) (USDA-NRCS 2012). The Ramona sandy loam and very fine sandy loam soil series make up approximately 80 percent of the soils on the site. All soils on the project site have a low shrink-swell potential; therefore, they would not be considered expansive soils. Future development proposed on the site is required to comply with the California Building Code and commonly accepted engineering practices, which require special design and construction methods for dealing with expansive and unstable soil behavior. Compliance with recommendations included in the soils report required by mitigation measure **GEO-01** and compliance with mitigation measures **GEO-02** through **GEO-04** will ensure that soils at future development sites would be capable of supporting the structures resulting from the proposed project. This compliance would reduce impacts resulting from expansive and unstable soils to a less than significant level.

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

MITIGATION MEASURES

GEO-01 Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

GEO-02 All grading shall conform to the California Building Code, Ordinance 457, 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.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

GEO-03 Prior to issuance of a grading permit, the developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resources Control Board (SWRCB).

Timing/Implementation: *Prior to the issuance of a grading permit*

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

GEO-04 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 (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.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

7. Greenhouse Gas Emissions

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

DISCUSSION

a) **Less Than Significant Impact.** Construction and operation of subsequent development associated with the proposed Tentative Parcel Map would generate greenhouse gas (GHG) emissions, with the majority of energy consumption (and associated generation of GHG emissions) occurring during operation of future commercial buildings (as opposed to during construction of roadway and sidewalk improvements). Overall, the following activities associated with the future anticipated land uses could directly or indirectly contribute to the generation of GHG emissions:

- **Construction Activities:** During construction of the project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Furthermore, CH_4 is emitted during the fueling of heavy equipment.
- **Gas, Electric, and Water Use:** Natural gas use results in the emissions of two GHGs: CH_4 (the major component of natural gas) and CO_2 from the combustion of natural gas. Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel. California's water conveyance system is energy-intensive. Preliminary estimates indicate that the total energy used to pump and treat this water exceeds 6.5 percent of the total electricity used in the state per year.
- **Solid Waste Disposal:** Solid waste generated by the project could contribute to GHG emissions in a variety of ways. Landfilling and other methods of disposal use energy for transporting and managing the waste, and they produce additional GHGs to varying degrees. Landfilling, the most common waste management practice, results in the release of CH_4 from the anaerobic decomposition of organic materials. Methane is 21 times more potent a GHG than CO_2. However, landfill CH_4 can also be a source of energy. In addition, many materials in landfills do not decompose fully, and the carbon that remains is sequestered in the landfill and not released into the atmosphere.
- **Motor Vehicle Use:** Transportation associated with the proposed project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips.

GHG emissions associated with future land uses would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related new vehicular trips and stationary source emissions, such as natural gas used for heating and electricity usage for lighting. Preliminary

guidance from the Office of Planning and Research (OPR) and recent letters from the Attorney General critical of CEQA documents that have taken different approaches indicate that lead agencies should calculate, or estimate, emissions from vehicular traffic, energy consumption, water conveyance and treatment, waste generation, and construction activities. The calculation presented below includes construction as well as long-term operational emissions in terms of annual carbon dioxide equivalents (CO_2e)[4] associated with the anticipated operations of Parcels 1, 2, 3, and 6 since these parcels are anticipated with more specific land uses and sizes. The resultant emissions of these activities were calculated using the CalEEMod air quality model (see **Appendix C**). CalEEMod (SCAQMD 2011b) is a statewide land use emissions computer model designed to provide a uniform platform for the use of government agencies, land use planners, and environmental professionals. Emissions associated with the operation of Parcels 4 through 7 are not quantified, as this development is too speculative and has not yet been adequately defined. However, as stated above, future development on each of the proposed parcels (1 through 6) would require a separate application and would be subject to subsequent CEQA environmental review as well as plot plan approval. (Parcel 7 will remain as a storm drainage basin and will be developed as part of the first phase of the proposed project.)

On September 28, 2010, the South Coast Air Quality Management District (SCAQMD) conducted Stakeholder Working Group Meeting #15, which resulted in a recommended threshold of 3,000 metric tons of carbon dioxide equivalent (CO_2e) as a threshold for all land uses. Therefore, for the purposes of this evaluation and in the absence of any other adopted significance thresholds, a threshold of 3,000 metric tons of CO_2e per year is used to assess the significance of greenhouse gases. Emissions resulting from implementation of the anticipated land uses of Parcels 1, 2, 3, and 6 have been quantified and the quantified emissions compared with the SCAQMD greenhouse gas threshold. The anticipated GHG emissions during project construction and operation are reflected in **Table 7-1**. As shown in this table, GHG emissions projected to result from both construction (amortized over 30 years) and operation of the proposed project would not exceed the SCAQMD greenhouse gas threshold of 3,000 metric tons of CO_2e per year and are therefore considered less than significant.

[4] Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH_4 traps over 21 times more heat per molecule than CO_2, and N_2O absorbs 310 times more heat per molecule than CO_2. GHG emissions are presented in CO_2e, which weight each gas by its global warming potential (GWP). Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted.

Table 7-1
Construction-Related and Operational Greenhouse Gas Emissions (metric tons per year)

Emission Type	CO_2e
Construction Amortized over 30 Years	15
Indirect Emissions from Electricity and Natural Gas Consumption	107
Water Demand	6
Waste Generation	17
Area Source (landscaping)	0
Mobile Source (vehicles)	2,421
Operations Total	**2,566**
SCAQMD Greenhouse Gas Threshold	3,000
Threshold Exceeded?	No

Source: CalEEMod (SCAQMD 2011b). See Appendix C for CalEEMod outputs. Notes: The calculation presented includes construction as well as long-term operational emissions in terms of annual CO_2e associated with the construction and anticipated operations of Parcels 1, 2, 3, and 6 since these parcels are anticipated with more specific land uses and sizes. Land use assumptions include 3,280 square feet of "fast-food restaurant with drive-through," a "convenience market with 12 gas pumps," 200 parking spaces, and a one-acre detention basin. GHG emissions were calculated based on CalEEMod defaults for traffic trip generation, landscaping needs, energy demand, solid waste generation, and water demand. Diesel-fueled construction equipment load factors reduced by 33 percent as directed by CARB to account for OFFROAD emissions overestimation (CARB 2010). In order to provide a conservative analysis, projected GHGs from construction have been amortized over the life of the project (30 years) and added to the annual average operational emissions.

As shown in **Table 7-1**, GHG emissions projected to result from both construction and operation of the anticipated land uses of Parcels 1, 2, 3, and 7 would not exceed the SCAQMD greenhouse gas threshold of 3,000 metric tons of CO_2e per year; the impact is therefore considered less than significant. In addition, future development on each of the proposed parcels (1 through 7) would require a separate application and would be subject to subsequent CEQA environmental review as well as plot plan approval.

b) **Less Than Significant With Mitigation Incorporated.** The City of Wildomar does not have local policies or ordinances aimed at reducing GHG emissions. However, the City is subject to compliance with the Global Warming Solutions Act (AB 32), codified at Health and Safety Code Sections 38500, 38501, 28510 (repealed), 38530, 38550, 38560, 38561–38565, 38570, 38571, 38574, 38580, 38590, and 38592–38599.

The emissions level identified in **Table 7-1** is unlikely to result in GHG emission levels that would substantially conflict with implementation of the GHG reduction goals under AB 32 or other state regulations. The Climate Action Team (CAT) and California Air Resources Board (CARB) have developed several reports to achieve the governor's GHG targets that rely on voluntary actions of California businesses, local government and community groups, and state incentive and regulatory programs. These reports include the CAT's 2006 "Report to Governor Schwarzenegger and the Legislature," CARB's 2007 "Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California," and CARB's "Climate Change Proposed Scoping Plan: A Framework for Change."

The reports identify strategies to reduce California's emissions to the levels proposed in AB 32 that are applicable to the proposed project. The Scoping Plan is the most recent document, and the strategies included in the Scoping Plan that apply to the project are contained in **Table 7-2**,

which also summarizes the extent to which the project would comply with the strategies to help California reach the emissions reduction targets.

The strategies listed in **Table 7-2** can be part of a project, required as mitigation measures, or stipulated as requirements under local ordinances. As the strategies are not part of the project, and the City has not adopted them as an ordinance, they are included in this project as Mitigation Measure GHG-01. Note that the majority of these strategies are designed to apply to construction and operation of buildings rather than improvements associated with parcel maps such as the proposed project. During the plot plan review process, the City will determine which of the strategies described in **Table 7-2** (as well as any that may occur subsequent to this document) should be applied to the project. As proposed, the parcel map and associated improvements would not impede the application of any of these strategies to subsequent development, and the City will apply the appropriate strategies at the time of building permit application. In addition, development on the project site would be subject to all future applicable regulatory requirements, which would also reduce the GHG emissions of the project. This impact is less than significant.

Table 7-2
Long-Term Operational Greenhouse Gas Emissions

Strategy	Project Compliance
Energy Efficiency Measures	
Energy Efficiency Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities). **Renewables Portfolio Standard** Achieve a 33 percent renewable energy mix statewide. **Green Building Strategy** Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	**Compliant** Future land uses will comply with the updated Title 24 standards, including the new 2010 California Building Code (CBC), for building construction. These standards require new buildings to reduce water consumption by 20 percent, which results in less energy consumption for pumping water.
Water Conservation and Efficiency Measures	
Water Use Efficiency Continue efficiency programs and use cleaner energy sources to move and treat water. Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute, and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions.	**Compliant** As previously described, the project would comply with Title 24 standards which require new buildings to reduce water consumption by 20 percent. In addition, future land uses would comply with mitigation measure GHG-1, identified later in this subsection, which includes measures to increase water use efficiency. For instance, indoor water conservation measures shall be incorporated, such as use of low-flow toilets and faucets. Also, low- water use landscaping (i.e., drought-tolerant plants and drip irrigation) shall be installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.
Solid Waste Reduction Measures	
Increase Waste Diversion, Composting, and Commercial	**Compliant**

Recycling, and Move Toward Zero-Waste Increase waste diversion from landfills beyond the 50 percent mandate to provide for additional recovery of recyclable materials. Composting and commercial recycling could have substantial GHG reduction benefits. In the long term, zero-waste policies that would require manufacturers to design products to be fully recyclable may be necessary.	Data available from the California Integrated Waste Management Board (now known as CalRecycle) indicates that the City of Wildomar (Riverside County) has not achieved the 50 percent diversion rate. Future land uses would comply with mitigation measure GHG-01, identified later in this subsection, including measures to increase solid waste diversion, composting, and recycling.
Transportation and Motor Vehicle Measures	
Vehicle Climate Change Standards AB 1493 (Pavley) required the State to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of GHG emissions from passenger vehicles and light-duty trucks. Regulations were adopted by CARB in September 2004. **Light-Duty Vehicle Efficiency Measures** Implement additional measures that could reduce light-duty GHG emissions. For example, measures to ensure that tires are properly inflated can both reduce GHG emissions and improve fuel efficiency. **Adopt Heavy- and Medium-Duty Fuel and Engine Efficiency Measures** Regulations to require retrofits to improve the fuel efficiency of heavy-duty trucks that could include devices that reduce aerodynamic drag and rolling resistance. This measure could also include hybridization of and increased engine efficiency of vehicles. **Low Carbon Fuel Standard** CARB identified this measure as a Discrete Early Action Measure. This measure would reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020.	**Compliant** The project does not involve the manufacture of vehicles. However, vehicles that are purchased and used on the project site would comply with any vehicle and fuel standards that CARB adopts. However, future land uses would comply with mitigation measure GHG-01, identified later in this subsection, which includes measures to reduce automobile vehicle miles travelled in order to reduce GHG emissions.
Regional Transportation-Related Greenhouse Gas Targets Develop regional GHG emissions reduction targets for passenger vehicles. Local governments will play a significant role in the regional planning process to reach passenger vehicle GHG emissions reduction targets. Local governments have the ability to directly influence both the siting and design of new residential and commercial developments in a way that reduces GHGs associated with vehicle travel.	**Compliant** Specific regional emission targets for transportation emissions do not directly apply to this project; regional GHG reduction target development is outside the scope of this project. The project will comply with any plans developed by the City of Wildomar and Riverside County.
Measures to Reduce High Global Warming Potential (GWP) Gases CARB has identified Discrete Early Action measures to reduce GHG emissions from the refrigerants used in car air conditioners, semiconductor manufacturing, and consumer products. CARB has also identified potential reduction opportunities for future commercial and industrial refrigeration, changing the refrigerants used in auto air conditioning systems, and ensuring that existing car air conditioning systems do not leak.	**Compliant** New products used or serviced on the project site (after reduction of GHG gases) would comply with future CARB rules and regulations.

Mitigation Measures

GHG-01 Prior to building permit approval, the City of Wildomar Planning Department will evaluate the provisions of CARB's "Climate Change Proposed Scoping Plan: A Framework for Change" to determine which of the provisions are applicable to the building and occupancy anticipated and shall require that the project applicant implement measures to reduce short-term and long-term emissions of GHGs associated with construction and operation of the proposed project. Examples of measures that might be implemented include, but are not limited to the following:

Construction

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) to the extent practical.

Operation

- Bicycle parking facilities and preferential parking for carpooling and alternative-fueled vehicles shall be provided at locations determined by City of Wildomar Planning Department staff. This measure encourages use of alternative transportation by employees and helps to reduce the amount of vehicle miles traveled as a result of the project.
- Proposed commercial uses shall provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
- Indoor water conservation measures shall be incorporated, such as use of low-flow toilets and faucets.
- Future development of the annexation area shall ensure that low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) is installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.

Timing/Implementation: *Prior to issuance of a building permit*

Enforcement/Monitoring: *City of Wildomar Planning Department*

Implementation of mitigation measure **GHG-01** will ensure compliance with the provisions of the AB 32 Scoping Plan.

8. Hazards and Hazardous Materials

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

DISCUSSION

a) **Less Than Significant Impact With Mitigation Incorporated.** The Riverside County Department of Environmental Health issues permits to and conducts inspections of businesses that use, store, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons or 500 pounds, or 200 cubic feet of compressed gas, at any time. The department also implements the Hazardous Material Management Plans (Business Emergency Plans) that include an inventory of hazardous materials used, handled, or stored at any business in Wildomar. Implementation of

mitigation measure **HAZ-01** will require a permit from the Riverside County Department of Environmental Health.

The proposed project would not create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials; however, future commercial development associated with the proposed project may. Future development of a gas station in particular would result in the delivery, management, or disposal of hazardous materials and would be regulated by the Riverside County Department of Environmental Health, California Department of Industrial Relations, California Environmental Protection Agency, California Department of Occupational Safety and Health Administration, State Board of Equalization, California Department of Toxic Substances Control, and California Franchise Tax Board. These agencies would either participate in the plot plan review by the City or be involved in the inspection prior to occupancy of the gas station.

During construction of future development on the project site, there is a potential for accidental release of petroleum products in sufficient quantity to pose a hazard to people and the environment. Prior to initiating construction on the project site, mitigation measure **HYD-01** will address any construction-related spills or accidents. Implementation of mitigation provided below would ensure this requirement is made a condition of future development approval. With implementation of mitigation measures **HAZ-01** and **HYD-01**, the future development on the project site would not be expected to result in a significant impact on the environment.

b) **Less Than Significant Impact With Mitigation Incorporated**. The proposed project has no potential to release hazardous materials; however, future commercial development associated with the proposed project may include a gas station or other uses that utilize hazardous materials. Land uses that require the use and/or storage of hazardous materials (e.g., a gas station) are heavily regulated by federal, state, and local agencies. For example handling of gasoline is regulated by the California Air Resources Board and the California Highway Patrol. These agencies govern emissions from storage, transportation and sale of the product as well as the licensing and safety of the transport trucks. The Riverside County Health Department will regulate the storage and sale of hazardous materials and will require training, installation specifications, safety equipment and regular compliance with their own regulations regarding the sale of hazardous materials. Following the implementation of mitigation measure **HAZ-01**, the potential for release of hazardous materials into the environmental associated with future development would be considered less than significant.

c) **Less Than Significant Impact With Mitigation Incorporated**. Elsinore High School is located approximately one-quarter mile west of the project site. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials; however, future commercial development on the project site may. Implementation of mitigation measure **HAZ-01** will require future evaluation during subsequent reviews of any future project. Further, the types of uses anticipated by the zoning for the site include gas station, fast-food restaurant, retail commercial, and other uses similar to those in the vicinity and similarly close to the existing high school. Following the implementation of mitigation measure **HAZ-01**, this impact will be considered less than significant.

d) **No Impact**. The proposed project is not located on any hazardous materials site as designated by Government Code Section 65962.5. A review of the information on the Department of Toxic Substances Control website (www.envirostor.dtsc.ca.gov) did not identify any other hazardous materials sites on or adjacent to the project site. Consequently, there is no impact.

e) **No Impact**. The project site is not located within any airport land use plan. The closest public airport is French Valley Airport, which is located approximately 9 miles southeast of the project site. Given the distance and that the project is not in the airport land use plan for the French Valley Airport, there is no impact.

f) **No Impact**. The project site is located in proximity to Skylark Field, which is a private airstrip located at the south end of Lake Elsinore, approximately 1.5 miles northwest of the project site. Skylark Field is used primarily by skydiving aircraft, which commonly drop parachutists into the nearby back-bay area south of the lake. The airstrip is also used for gliding and other recreational uses. As shown in Figure 5 of the Riverside County General Plan, Skylark Airfield Area of Influence, the proposed project site is outside of the area of influence. No impact is anticipated.

g) **No Impact**. Access to the project site is from I-15 via Bundy Canyon Road. Development of the proposed project will not require the closure or relocation of any roadways, and operation of the proposed project is not expected to interfere with access to either Orange Street or Bundy Canyon Road. In addition, no current program within the City of Wildomar identifies either Bundy Canyon Road or Orange Street as an emergency access route. The proposed project will have no impact on any plans for emergency evacuation.

h) **No Impact**. According to the Riverside County Land Information System (2012), the project site is not located in the High Wildfire Zone area, which is found in more rural areas of Riverside County. The purpose of the wildland fire hazard area designation is to address safety concerns in potentially dangerous wildland fire areas. Since the project site is located outside the High Wildfire Zone area, the future development on the project site would not expose people or structures to a significant risk of loss, injury, or death involving wildland fire.

MITIGATION MEASURES

HAZ-01 As required by existing City of Wildomar Ordinance 8.56, subsequent development on the site will need to demonstrate compliance with the Riverside County Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials prior to occupancy or delivery of hazardous materials to the site.

Timing/Implementation: *As a condition of future development approval, and implemented prior to occupancy and delivery of hazardous materials to the site*

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

9. Hydrology and Water Quality

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

DISCUSSION

a) **Less Than Significant Impact With Mitigation Incorporated.** The project site falls under the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB) and is located in the Lake Elsinore watershed. The proposed project would not generate any waste discharge that would violate water quality standards. In addition, future commercial development on the project site would be connected to the existing sewer system. Construction activities associated with future development of commercial uses likely will involve site grading, excavation, and disturbance of the existing vegetation cover and soil. Although the project site is generally flat, intense rainfall and associated stormwater runoff could result in short periods of sheet erosion in areas of exposed or stockpiled soils. If uncontrolled, these soil materials would flow off of the site and into City drainage facilities and eventually into Lake Elsinore (see **Appendix F**).

Further, the compaction of soils by heavy equipment may reduce the infiltration capacity of soils and increase the potential for runoff and sedimentation. Therefore, future construction activities could result in substantial stormwater discharges of pollutants into local drainage channels from the project construction sites. Construction-related chemicals (fuels, paints, adhesives, etc.) could be washed into surface waters by stormwater runoff. The deposition of pollutants (gas, oil, etc.) onto the ground surface by construction vehicles could similarly result in the transport of pollutants to surface waters by stormwater runoff or in seepage of such pollutants into groundwater.

Mitigation measure **HYD-01** will require the proposed project to prepare a stormwater pollution prevention plan (SWPPP), which will be administered during and post construction. The SWPPP will incorporate best management practices (BMPs) to ensure that potential water quality impacts are minimized. BMPs will include vegetative cover, silt fencing, regular watering of the soil, sedimentation areas, covering of the soil, etc. Each set of BMPs will be written specifically for the proposed project. The SWPPP will be submitted to the Regional Water Quality Control Board and to the City for review, and a copy of the SWPPP will be kept accessible on the project site at all times.

Future development on the project site would alter the types, quantities, and timing of discharges in stormwater runoff relative to existing conditions. Because of parking lots and the potential for cars to leak oil, it is likely that some of the runoff will include urban contaminants. The amount of contaminants discharged in stormwater drainage from future development will vary based on a variety of factors, including the intensity of urban uses such as vehicle traffic, types of activities occurring on site (e.g., office, commercial, industrial), types of chemicals used on site (e.g., pesticides, herbicides, cleaning agents, petroleum byproducts), the pollutants on street surfaces, and the amount of rainfall.

Future development associated with the proposed project will be subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit No. R8-2010-0033, which requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. A key component of the NPDES permit is the implementation of the Area-Wide Urban Runoff Management Program for the City, which includes the requirement of stormwater quality treatment and/or BMPs in project design for both construction and operation for new development. The BMPs will include design components such as channeling site runoff into landscape areas, and the on site basin, incorporation of a drainage pipe to continue the natural drainage flow, berms to channel water to landscaped areas, or installation of riprap.

The proposed project will also be required to implement mitigation measure **HYD-02**, which will require the submittal of a water quality management plan (WQMP). The WQMP required by mitigation measure **HYD-02** will identify specific BMPs and other measures necessary to protect water quality. The preliminary WQMP included as **Appendix G** is designed to address construction of Parcels 1 through 3. Following the implementation of mitigation measures **HYD-01** and **HYD-02**, the proposed project and associated future development on the project site is not expected to violate any water quality standards or waste discharge requirements, or have a significant impact on the environment.

b) **Less Than Significant Impact**. The proposed project is located within the area subject to the Elsinore Basin Groundwater Management Plan (GWMP). Adopted on March 24, 2005, under the authority of the Groundwater Management Planning Act (California Water Code Part 2.75, Section 10753), as amended, the Elsinore Basin GWMP addresses the hydrogeologic understanding of the Elsinore Basin, the evaluation of baseline conditions, the identification of management issues and strategies, and the definition and evaluation of alternatives.

The proposed project site is currently approximately 0 percent impervious, and the overall and proposed development will significantly increase the imperviousness of the site to approximately 90 percent. Despite the significant decrease in permeability of the proposed project site, the proposed project would not result in significant impacts to the recharge of local groundwater supplies because surface water from the proposed project site will not be removed from the Elsinore Basin.

Stormwater will eventually be conveyed from the site through a permitted MS4 storm drain system that discharges into a permeable field located a few hundred feet downstream of the proposed project site. The onsite stormwater basin is designed to allow stormwater to infiltrate into the ground. Future improvements to the MS4 system will convey runoff directly to Lake Elsinore.

The proposed project would not substantially interfere with groundwater recharge or deplete groundwater supplies. However, future commercial development on the project site may lead to an increased demand for potable water supply, which is provided by the Elsinore Valley Municipal Water District (EVMWD) from both groundwater and imported water supplies. The EVMWD imports water to ensure that significant overdraft of local groundwater supplies does not occur. Based on the EVMWD's Urban Water Master Plan, no adverse impacts to groundwater resources are forecast to occur from implementing the proposed project, which is anticipated as part of buildout of the General Plan. This impact will be less than significant.

c) **Less Than Significant Impact With Mitigation Incorporated**. The project site contains an existing drainage feature that was sized to accept the developed runoff from the site. The Hydrology and Hydrologic Report for Parcel Map 24032 prepared by The Keith Companies/Butterfield on October 22, 1990, for the "Sedco M.D.P. Line 'F' Stage 2" shows that the existing 60-inch-diameter storm drain running southerly of the northerly property line for Parcels 3 and 4 of TPM No. 30522 was sized to accept the developed (commercial) runoff for Q100. The study shows that the existing storm drain was sized to accept the runoff from the freeway onramp, Bundy Canyon Road, and Orange Street, and all of the runoff from TPM No. 30522 (the project site).

Future development on the project site will be required to implement mitigation measure **HYD-01** requiring the preparation of a stormwater pollution prevention plan (SWPPP), which will incorporate BMPs to ensure that potential water quality impacts are minimized. Mitigation measure **HYD-01** is required to include measures to ensure proper collection of sedimentation

produced on the site. These measures may include but are not necessarily limited to: (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydroseeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) using silt fencing and hay bales to retain sediment on the project site; (5) using temporary water conveyance and water diversion structures to eliminate runoff into any receiving water body; and (6) any other suitable measures. Following the implementation of mitigation measure **HYD-01**, the proposed project or associated future development would not result in substantial erosion or siltation on or off site, and this impact is considered less than significant.

d) **Less Than Significant Impact With Mitigation Incorporated**. The future development plans for the project site will result in an approximately 90 percent of the site becoming impervious. To accommodate the increase in stormwater runoff, a sand filter basin capable of conveying the increased runoff from the proposed project will be constructed on Parcel 7 as part of the first phase of development.

Stormwater currently flows in a westerly direction toward Orange Street in three drainage areas. The northerly drainage area sheet flows toward Orange Street. The middle drainage area of the overall project site sheet flows toward an existing culvert near the existing right-of-way. The culvert also conveys the runoff across Orange Street. The southerly drainage area sheet flows toward an existing culvert near the overall proposed project's existing right-of-way and southerly of the previously mentioned culvert. The culvert also conveys the runoff from across Orange Street. All culverts discharge on the westerly side of Orange Street and continue sheet flowing in a westerly direction. The existing culvert on the project site is accepting tributary stormwater runoff from a small area between the freeway onramp and the overall proposed project's right-of-way and also along the southerly property line from a wedge of the undeveloped property to the south.

Improvements to Parcels 1 and 2, as well as the future construction and operation of the remaining parcels within the project site, will include concrete curb and gutters which will convey all stormwater runoff to a sand filter basin that will be constructed by the proposed project as the implementation of mitigation measure **HYD-03**. The storm drainage system will be connected to the existing 60-inch storm drain line that exists between the eastern edge of the property and Orange Street along the southern edge of Parcels 1 and 2. However, this permitted MS4 storm drain system was only built for a few hundred feet downstream of the site and is incomplete. Since the storm drain system is not built all the way to the receiving waters, the proposed project must implement mitigation measure **HYD-03** to mitigate for the increased runoff as a result of the proposed and future development of the project site. In addition to the implementation of mitigation measure **HYD-03**, the City of Wildomar will require payment of drainage fees to allow for a future extension of the storm drain system to the receiving waters. This impact will be less than significant following the implementation of mitigation measure **HYD-03**.

The calculated stormwater storage need of 19,519 cubic feet (CF) of dead storage will be exceeded by the sand filter basin installed with implementation of mitigation measure **HYD-03** by 1,593 cubic feet, as the proposed sand filter basin will provide 21,112 CF of dead storage. In addition, the proposed sand filter basin will be capable of the 0.83-inch per hour infiltration rate required by the Riverside County Stormwater Quality Best Management Practice Design Handbook.

The overall project site falls under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Since the development of Parcels 1 and 2 and the future development

of the project site would disturb more than 1 acre of land, coverage under the RWQCB Statewide General Construction Permit, which requires the preparation, approval, and implementation of a stormwater pollution prevention plan (SWPPP), must be obtained (as required by mitigation measure **HYD-01**)**.** The SWPPP would include best management practices to be implemented during and after project construction to minimize erosion and sedimentation of downstream watercourses. In addition, the City would require preparation of a Water Quality Control Plan that would also describe the measures to be taken to protect water quality during both construction and operation of the development on Parcels 1 and 2 and any future development of the project site.

Stormwater conveyed from the improved site into the on-site storm drainage basin located on Parcel 7 is designed to eventually discharge into a MS4 storm drain system that was sized to accept the runoff from the fully developed project site. The MS4 storm drain system is subject to the Riverside County Storm Water Permit also issued by the RWQCB (Order No. R9-2010-0016, NPDES No. CAS0108766) for discharges from the municipal separate storm sewer systems (MS4s) draining the county. This impact will be less than significant with implementation of mitigation measure **HYD-03**.

e) **Less Than Significant Impact With Mitigation Incorporated**. While the proposed project will result in both immediate and future increases in runoff water, these increases will be adequately conveyed via the improvements proposed by mitigation measure **HYD-03**. In addition to the implementation of mitigation measure **HYD-03**, the proposed project will be required to prepare a stormwater pollution prevention plan (**HYD-01**) and a water quality management plan (**HYD-02**) that will include BMPs designed to reduce and manage increases in runoff water at the site. The BMPs may include design components such as channeling site runoff into landscape areas, the incorporation of landscape buffer areas between sidewalks and streets, the construction of on-site ponding areas to increase opportunities for infiltration, the containment and infiltration of roof runoff to vegetative swales or buffer areas, and construction of vegetative swales. The proposed best management practices included in the WQMP and SWPPP will ensure that post-development discharge of stormwater flow is equal to predevelopment conditions. As a result, this impact will be less than significant with implementation of mitigation measure **HYD-01, HYD-2** and **HYD-03**.

f) **Less Than Significant Impact With Mitigation Incorporated**. The proposed project and/or future development associated with the proposed project would not otherwise substantially degrade water quality. Future development on the project site would be subject to the requirements of NPDES Stormwater Permit No. R8-2010-0033, which requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. A key component of the NPDES permit is the implementation of the Area-Wide Urban Runoff Management Program for the City, which includes the requirement of stormwater quality treatment and/or BMPs in project design for both construction and operation for new development.

Implementation of mitigation measures **HYD-01** and **HYD-02** would condition future development to prepare and comply with the requirements of the SWPPP and final water quality management plan, which would ensure that significant water quality impacts and violations of standards and requirements do not occur. With these mitigation measures and standard requirements, any water quality impacts are expected to be less than significant, and no additional mitigation measures are required.

g) **No Impact**. The proposed project and future commercial development associated with the proposed project would not result in the development of housing on the project site. In addition, the project site is not located within a 100-year flood hazard area (according to FEMA Flood Map Numbers 06065C2682G and 06065C2044G). Therefore, the proposed project and future commercial development would not 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. As a result, no impacts are anticipated, and no mitigation is required.

h) **No Impact**. The project does not propose to impede or redirect any flood flows. The project site is located within Zone "X" according to FEMA Flood Map Numbers 06065C2682G and 06065C2044G. The Federal Emergency Management Agency (FEMA) describes Zone X as an area determined to be outside the 0.2 percent annual chance floodplain. The project site is located outside of the 100-year flood hazard area. As a result, no impacts are anticipated, and no mitigation measures are required.

i) **No Impact**. According to Figure 10 of the Wildomar General Plan, the project site is located outside of the inundation area of Lake Elsinore. As a result, no impacts are anticipated, and no mitigation measures are required.

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

MITIGATION MEASURES

HYD-01 Prior to the approval of the grading permit for future development on the project site, the project applicant(s) shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential offsite water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the Regional Water Quality Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant(s) will be required to submit, and obtain City approval of, a water quality management plan prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device.

Timing/Implementation: *Prior to the issuance of a grading permit*

Enforcement/Monitoring: *City of Wildomar Engineering Department*

HYD-02 The project applicant(s) will be required to submit, and obtain City Engineering approval of, a water quality management plan (WQMP) prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide

Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device. The intent of the BMBs shall be to ensure that development on the project side does not contribute to the degradation of water quality.

Timing/Implementation: *Prior to the issuance of a grading permit*

Enforcement/Monitoring: *City of Wildomar Engineering Department*

HYD-03 To manage stormwater runoff flows prior to and after the full implementation of the site's underground infiltration pipe system, a sand filter basin will be constructed within Parcel 7 of the proposed project. The sand filter basin will provide the required storage, per the design guidelines in the Riverside County Low Impact Development BMP Design Handbook. The treated stormwater from the sand filter basin will be collected by an underdrain system. The sand filter basin will have two concrete drop inlets that will be constructed to collect the overflows. The concrete drop inlets will be set at different invert elevations and opening sizes to control and limit the outflow of the developed site to undeveloped levels. Additionally, the concrete drop inlets will have 3-inch-diameter orifices to control the outflow. The orifices will be installed above the dead storage depth of 1.5 feet, which was determined by the preliminary WQMP prepared for the proposed project.

The completed sand filter basin will provide 21,112 cubic feet (CF) of dead storage and the required Vbmp is 19,519 CF of dead storage. A 0.83-inch per hour filtration rate has been assumed per the specifications within the Riverside County Low Impact Development BMP Design Handbook.

Timing/Implementation: *Prior to the issuance of a building permit*

Enforcement/Monitoring: *City of Wildomar Engineering Department*

10. Land Use and Planning

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

DISCUSSION

a) **No Impact**. The project site is located to the southwest of the intersection of Orange Street and Bundy Canyon Road. The surrounding area consists of residential and commercial uses (e.g. Jack in the Box fast food restaurant, ARCO AM/PM gas station and Minimart) and vacant land designated for commercial uses. Currently, the project site is vacant and is zoned for Scenic Highway Commercial (C-P-S) use. Land to the north and south of the proposed project is also zoned for Scenic Highway Commercial (C-P-S) use, while land to west of the proposed project site is zoned for General Commercial (C-1/C-P) and Rural Residential (R-R) use. Interstate 15 forms the eastern border of the proposed project site.

The Wildomar General Plan land use designation for the project site is Commercial Retail (CR). All of the land surrounding the project site, with the exception of Interstate 15 and the area that borders the southwest corner of the project site is also designated for Commercial Retail (CR) use. Land at the southwest corner of the project site, is designated for Medium Density Residential (MDR) use. Future commercial development will be consistent with the General Plan land use designation. In addition, the project is not proposing to eliminate any of the existing streets in the area or to create any new arterial roadways or structures that would divide the community. As a result, no impact is anticipated.

b) **Less Than Significant Impact**. The proposed project is consistent with the CR land use designation. Future development on the project site would be subject to development standards for the C-P-S zoning district. If future development does include a gas station with convenience store as assumed and discussed herein and in the technical studies, this would require a conditional use permit. The City's plot plan application process will ensure compliance with City zoning and design standards regulating building design, mass, bulk, height, etc. The City cannot approve development that is inconsistent with the General Plan or violates the Municipal Code. As the proposed project is consistent with the General Plan and zoning for the site, and the Planning Department will ensure that all future projects are also consistent, this impact is less than significant.

c) **Less Than Significant Impact With Mitigation Incorporated**. The City of Wildomar participates in the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Stephens' Kangaroo Rate Habitat Conservation Plan (SKRHCP). The plans establish areas of sensitivity considered criteria areas or cells. Projects outside of these areas can proceed consistent with the provisions of CEQA and are subject to payment of an MSHCP and SKRHCP mitigation fee. The HCPs establishes procedures for the determination of sensitivity. The proposed project is subject to the fees required for both the MSHCP and the SKRHCP but is outside of any criteria area or cell. The proposed project will not conflict with any habitat conservation plan or natural community conservation plan. Following the implementation of mitigation measures **BIO-02** and **BIO-03**, this impact will be less than significant.

MITIGATION MEASURES (MITIGATION MEASURES ARE FROM THE BIOLOGICAL RESOURCES SECTION)

BIO-02 The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a Grading Permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *The fee must be paid prior to the issuance of a grading permit*

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

BIO-03 The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $9,492 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *The fee must be paid prior to the issuance of a grading permit*

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

11. Mineral Resources

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

DISCUSSION

a) **Less Than Significant Impact.** The proposed project is located within an area designated at MRZ-3 by the Riverside County General Plan (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. A March 26, 2012, review of project soil types, based on information from the Natural Resources Conservation Service of the US Department Agriculture, did not reveal any significant potential for there to be mineral resources at the site. This impact will be less than significant.

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 of value to the region or to the residents of the state. As a result, no impacts are anticipated, and no mitigation measures are required.

MITIGATION MEASURES

None.

12. Noise

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

DISCUSSION

a) **Less Than Significant Impact With Mitigation Incorporated.** The City of Wildomar sets allowable noise levels according to General Plan land use designations. The proposed project is currently designated as Commercial Retail (CR), which allows for a maximum exterior noise level of 65 dBA from 7 a.m. to 10 p.m. and 55 dBA from 10 p.m. to 7 a.m. In addition, all land surrounding the proposed project site is also designated for Commercial Retail (CR), excepting an area to the southwest of the proposed project which is designated for Medium Density Residential (MDR) use. The maximum exterior noise level for land designated for MDR use is 55 dBA from 7 a.m. to 10 p.m. and 45 dBA from 10 p.m. to 7 a.m. (Section 9.48.040 of Wildomar Municipal Code).

Construction noise is exempt from noise limits provided construction activities do 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 (Section 9.48.020(I) of the Wildomar Municipal Code).

Existing Conditions

The site is currently vacant and has a minimal contribution to local noise levels. Surrounding land uses include Bundy Canyon Road, a gas station, a fast-food restaurant, and I-15 to the north; the

I-15 onramp to the east; a vacant lot designated for commercial uses to the south; and Orange Street, residential development, and vacant land designated for commercial use to the west. The nearest sensitive receptor would be a residential use located approximately 150 feet southwest of the project site (see **Appendix H**).

The existing measured noise levels (L_{eq}) at the project site range between 55 and 58 dBA L_{eq}. (see **Appendix H**) The primary source of existing ambient noise levels is vehicles traveling along Orange Street and Bundy Canyon Road. The proposed project would not result in an increase in ambient noise levels; however, construction activities and operation of future commercial development on the project site would increase noise levels in the area.

Construction Noise

During construction of future development on the project site, there would be a short-term increase in noise levels. Noise levels associated with typical construction equipment are summarized in **Table 12-1.** Based on these typical noise levels, construction activities associated with future development may result in noise levels that range from 71 to 99 dBA at 50 feet. However, noise levels would attenuate as noise source distance increases away from sensitive receptors. A common attenuation rate for noise levels is a 3 dBA reduction in noise level for every doubling of distance.

Table 12-1
Typical Construction Equipment Noise Levels

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)
Rock Drills	83–99
Jackhammers	75–85
Pumps	74–84
Dozers	77–90
Scrapers	83–91
Haul Trucks	83–94
Cranes	79–86
Portable Generators	71–87
Rollers	75–82
Tractors	77–82
Front-End Loaders	77–90
Hydraulic Backhoes	81–90
Hydraulic Excavators	81–90
Graders	79–89
Air Compressors	76–89
Trucks	81–87

Source: FTA 2006

Operational Noise

Future commercial development on the project site would result in new stationary and mobile sources of noise. Stationary sources associated with commercial development commonly include the use of air conditioning/heating systems (HVAC) and loud speaker systems if there is a fast-food restaurant drive-through. Increased vehicle traffic generated by future development may result in increased noise levels on the roadway network, which may expose nearby sensitive receptors to noise levels that exceed applicable standards during certain periods of the day. In addition, other sources of noise could be created by activities in parking lots, including vehicle doors closing, car alarms, talking, or even yelling. These events would not significantly change the equivalent noise level for that period (L_{eq}), but could briefly increase noise levels.

According to the General Plan, exposure to an average exterior noise levels of up to 70 dBA for a 24-hour period (CNEL) at commercial land uses and up to 65 dBA for a 10-minute period (L_{eq}) at residential uses are considered to be "normally acceptable" and would be considered a compatible land use. However, according to the City Noise Ordinance, noise levels generated by future development on the project site must not result in the average exterior noise levels at nearby sensitive receptors (i.e., habitable dwelling, hospital, school, library, or nursing home) exceeding 45 dBA L_{eq} between the hours of 10:00 p.m. and 7:00 a.m. or 55 dBA L_{eq} between the hours of 7:00 a.m. and 10:00 p.m. In addition, a doubling of the energy of a noise source (e.g., traffic) would increase the noise levels by 3 dBA. A change in noise levels of 3 dBA is considered to be barely perceptible by a trained ear. A change in noise level of 5 dBA is considered to be substantial. Depending on the stationary noise sources and trips generated by future development, noise generated on the project site may exceed the maximum exterior noise levels at the nearest sensitive receptor, which is located approximately 150 feet southwest of the project, and/or result in a substantial increase (5 dBA or more) in the average ambient noise level.

With implementation of mitigation measure **NOI-01**, temporary construction noise levels are not expected to exceed the established noise levels in excess of standards established in the General Plan or Noise Ordinance. Implementation of mitigation measure **NOI-02** will ensure operational noise levels do not exceed established standards. The mitigation measures address the proposed project, and both existing ordinances and the plot plan review process will ensure that future development also meets the City's noise standards (**NOI-03**). As mitigated and regulated by the City of Wildomar, this impact is considered less than significant.

b) **Less Than Significant Impact With Mitigation Incorporated**. Construction of future development 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. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. **Table 12-2** displays vibration levels for typical construction equipment.

Table 12-2
Typical Construction-Equipment Vibration Levels

Equipment	PPV at 25 feet (in/sec)[1]	Approximate Lv at 25 feet[2]
Large Bulldozer	0.089	87
Caisson Drilling	0.089	87
Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Source: FTA 2006
[1]Where PPV is the peak particle velocity
[2] Where 1_, is the velocity level in decibels (VdB) referenced to 1 i.t inch/second and based on the root mean square (RMS) velocity amplitude.

Future development on the project site may require the use of bulldozers and trucks. According to the Federal Transit Administration (FTA), vibration levels associated with the use of a large bulldozer are 0.089 inches per second (in/sec) peak particle velocity (PPV) and 87 vibration decibels [VdB referenced to 1 micro inch per second (gin/sec) and based on the RMS velocity amplitude] at 25 feet, as shown in **Table 12-2**. Using the FTA-recommended procedure for applying a propagation adjustment to these reference levels, predicted worst-case vibration levels of approximately 0.03 in/sec PPV and 81 dBA at approximately 50 feet from the project site's boundary could occur from use of a large bulldozer. These vibration levels would not exceed the California Department of Transportation's recommended standard of 0.2 in/sec PPV (Caltrans 2002) with respect to the prevention of structural damage for normal buildings. Vibration levels at greater distances would be substantially diminished. As the zoning provides for retail and service commercial development, no vibration impacts are anticipated from operations.

The nearest residence is located approximately 150 feet southwest of the project site. Construction activities are exempt from the requirements of the noise ordinance due to the temporary nature of such noise. However, Section 9.48.020 stipulates that in order for this exemption to be maintained, construction activities must 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. Implementation of mitigation measure **NOI-01** would ensure that construction activities associated with future development on the project site are limited to these hours. Upon completion of development, no excessive ground vibrations or noises are expected to occur. Following the implementation of mitigation measure **NOI-01**, any impacts would be less than significant.

c) **Less Than Significant Impact With Mitigation Incorporated**. The proposed project would not result in increases in ambient noise levels above existing levels without the project; however, future development on the project site may. The site is currently vacant and has a minimal contribution to local ambient noise levels. The construction of sidewalk and roadway improvements will generate temporary construction noise as discussed above. Vehicle noise on I-15 and Bundy Canyon Road will remain the dominant existing noise source.

Future commercial development on the project site will result in the use of air conditioning/heating systems (HVAC), delivery trucks, and general parking lot activities. Additional trips generated by future commercial uses may increase noise levels at sensitive receptors located along the roadways. The City will evaluate the noise potential based on the intended

occupancy at the time of plot plan submittal and may require that the applicant provide a noise analysis demonstrating compliance with Chapter 9.48 of the Wildomar Municipal Code, which regulates noise. With implementation of mitigation measures **NOI-01** and **NOI-02**, as well as the application of the City's plot plan review requirements and Municipal Code, this impact is considered less than significant.

d) **Less Than Significant Impact With Mitigation Incorporated**. The proposed project would not result in a temporary increase in ambient noise levels above existing levels; however, construction of future commercial development on the project site would temporarily increase ambient noise levels. This is expected to occur as the site is graded and as the buildings and other site improvements are constructed. These noise impacts have the potential to be significant considering the distance to adjacent residences. However, implementation of mitigation measure **NOI-01** would require that all construction activities (except in emergencies) be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May). All future construction activities shall be required to comply with the noise ordinance performance standards, and all construction equipment shall use properly operating mufflers. In addition, people working near the heavy equipment would be exposed to high noise levels for short periods of time; however, the City and private contractors are required to comply with Occupational Safety and Health Administration (OSHA) requirements for employee protection during construction. With the implementation of mitigation measures (**NOI-01**), no significant noise impacts are expected to occur.

e) **No Impact**. The project site is not located within the influence area for any airport. The closest public general aviation airfield is French Valley Airport, approximately 9 miles southeast of the project site. The project site is outside of the airport noise and safety influence or flight surface control areas. As a result, no impacts are anticipated, and no mitigation measures are required.

f) **Less Than Significant Impact**. Skylark Field is located approximately 1.5 miles northwest of the project site in the City of Lake Elsinore. As shown on Figure 5 of the Elsinore Area Plan, the proposed project is outside the Airport Influence Policy area for Skylark Field. The proposed project is not within an Airport Master Plan area and does not require review by the Airport Land Use Commission. As the proposed project is distant from the airfield, not part of the influence policy area for the airport, aircraft will be higher in over flight of the property, and would not be subject the project site to excessive noise. This impact is considered less than significant.

MITIGATION MEASURES

NOI-01 Future development on the project site shall implement the following construction noise mitigation measures to reduce potential construction noise impacts to a less than significant level:

- All construction and general maintenance activities (except in an emergency) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May).
- Construction equipment staging and storage areas shall be located as far from the residential land uses as possible.
- All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.

- Residents living up to 1,000 feet from the property line shall be provided with a construction schedule and contact information to file a complaint. Timely notification shall accompany any major changes to this schedule.

Timing/Implementation: *During construction*

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

NOI-02 On-site noise shall not exceed 65 dBA during the hours of 7:00 a.m. to 10:00 p.m. or 55 dBA during the hours of 10:00 p.m. to 7:00 a.m. This can be achieved by implementing the following policies:

- In order to reach the City's daytime noise threshold of 65 dBA L_{eq} (10 minutes), the developer/builder shall use screens, shields, or enclosures for all project HVAC units that provide at least 10 dBA of attenuation.
- The use of HVAC systems shall be limited to the hours of 7:00 a.m. to 10:00 p.m. to protect residents from nighttime noise. The contact information for the City of Wildomar Code Compliance Officer shall be given to nearby residents to ensure compliance.
- HVAC units shall be placed as far away as possible from neighbors' windows and outdoor areas.
- Ensure that air conditioners are well fastened to the façade/roof, as poor attachment can result in an increase in the noise level. Where vibration of the unit results in an increased noise level, isolation springs or feet can be used to reduce vibration.
- Ensure that all equipment is regularly serviced to ensure all fixtures and fittings are safe, secure, and do not rattle or vibrate excessively.
- Truck deliveries to future commercial uses shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 4:00 p.m. on Saturdays. No deliveries shall occur on Sundays or as otherwise specified by the City.
- The owners or operators of commercial uses shall post a sign at each loading area that states the idling time for delivery truck engines shall be limited to no more than 3 minutes.

Timing/Implementation: *Prior to the issuance of occupancy permits and during project operations*

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

NOI-03 The proposed project shall comply with the development Noise Regulations as expressed in Chapter 9.48 of the City of Wildomar Zoning Code that regulates both construction activities and operational activities on the project site.

Timing/Implementation: *During all phases of construction and project operations*

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

13. Population and Housing

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

DISCUSSION

a) **No Impact.** The proposed project would not result in any increase in population growth. Future commercial development on the site would be consistent with the current land use designation and is included in the anticipated buildout of the General Plan. The California Employment Development Department (2012) estimates that the unemployment rate in Riverside County is 12.0 percent. The California Department of Finance (2012) estimates that the vacancy rate of homes in Wildomar is 7.53 percent, which means that of the 10,857 homes in the city, approximately 800 of them are vacant. While the number of employees is unknown at this time, it is reasonable to assume that the new jobs created by this small commercial development could be accommodated by existing residents in Wildomar. If new employees did move to the area, the existing number of vacant homes would accommodate their housing needs. As the project would not result in the construction of new homes, and the future commercial development is consistent with the General Plan, no significant impacts are anticipated.

b–c) **No Impact.** Since the project site is vacant, no housing units or people would be affected, and the construction of replacement housing is not required. No significant impacts are anticipated.

MITIGATION MEASURES

None.

14. Public Services

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

DISCUSSION

a) **Less Than Significant Impact With Mitigation Incorporated.** The Riverside County Fire Department provides fire protection and safety services to the City of Wildomar. The nearest fire station is Wildomar Fire Station #61, located at 32637 Gruwell Street, approximately 1.5 mile from the project 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 proposed project must comply with the requirements of the Riverside Fire Protection Department and the payment of standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. The proposed project and future development associated with the proposed project are not expected to result in activities that create unusual fire protection needs. Following the implementation of mitigation measure **PUB-01**, any impacts would be less than significant.

b) **Less Than Significant Impact With Mitigation Incorporated.** Police protection services are provided by the Riverside County Sheriff's Department. The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 4.4 miles from the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol, with additional support from the local station of the Riverside County Sheriff's Department. Per mitigation measure **PUB-02**, the project will be required to pay the standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code.

In addition to implementation of mitigation measure **PUB-02**, the proposed project would not result in the need for additional police department facilities given that the proposed project site is within an area that has been targeted for the proposed use by the City of Wildomar General Plan and the proposed project would not result in an increase in population. Following the implementation of mitigation measure **PUB-02**, any impact would be less than significant.

c) **Less Than Significant Impact With Mitigation Incorporated.** The project site is located within the Lake Elsinore Unified School District. The district has established school impact mitigation fees to address the facility impacts created by residential, commercial, and industrial development.

Mitigation measure **PUB-03** will require the payment of these fees. Due to the Commercial Retail (CR) land use designation of the project site, future development associated with the proposed project would not generate any additional students and has no potential to directly impact the local school system because no new population would be generated on the project site. Future development will be required to pay the required fees established by the Lake Elsinore Unified School District to mitigate the potential effects to school services. Following the implementation of mitigation measure **PUB-03**, any impact would be less than significant.

d) **No Impact.** The future development associated with the proposed project would be commercial in nature and would not be expected to directly affect community recreational facilities. In addition, the project would also not adversely affect any existing parks, recreation sites, or programs. As a result, no impacts are anticipated.

e) **Less Than Significant Impact.** Future development associated with the proposed project may result in a slight increase in the demand for other governmental services such as economic development and other community support services commonly provided by the City of Wildomar. The demand for these additional public services would be incremental. This incremental impact will be mitigated through payment of the appropriate development impact fees and through the City budget for non-impact-fee programs and expenses. The City budget is based on a combination of property tax, sales tax, user fees, and state and federal government pass-through funding. Most of these revenue sources are from commercial sales, population, or are development related, which means that the more residents or business activity within the city, the greater the amount of funding which could be available. As a result, the proposed project and future development would not result in any significant impacts to these services, and no additional mitigation measures, beyond the standard requirements, are required.

MITIGATION MEASURES

PUB-01 Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Fire Department are $1,063.00 for the approval of a commercial/industrial tentative parcel map and $321.82 per commercial/office unit approved by the department. *(Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *Prior to the issuance of a building permit*

Enforcement/Monitoring: *City of Wildomar Planning Department*

PUB-02 Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for police services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Sheriff's Department are $157.07 per commercial/office unit approved by the department. *(Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *Prior to the issuance of a building permit*

Enforcement/Monitoring: *City of Wildomar Planning Department*

PUB-03 Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for the Lake Elsinore Unified School District pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Lake Elsinore Unified School District are $0.47 per square foot of commercial/office space approved by the district. *(Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *Prior to the issuance of a building permit*

Enforcement/Monitoring: *City of Wildomar Planning Department*

15. Recreation

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

DISCUSSION

a) **No Impact.** The proposed project and future commercial development associated with the proposed project would not be expected to result in increased use of existing neighborhood and regional parks or other recreational facilities. There are also no parks or recreational facilities in close proximity to the project site. As a result, no impacts are anticipated.

b) **No Impact.** The proposed project and future commercial development associated with the proposed project would not be expected to require the construction or expansion of new recreational facilities. There are no parks or recreational facilities included in the project. As a result, no impacts are anticipated.

MITIGATION MEASURES

None.

16. Transportation/Traffic

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓		
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e) Result in inadequate emergency access?		✓		
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	

BACKGROUND

A traffic analysis, *Tentative Parcel Map No. 30522 Traffic Impact Analysis* (TIA), was prepared by Kunzman and Associates (2012) for the proposed project and is included as **Appendix I**. In order to determine whether the proposed configuration of the parcels was suitable for future development, the traffic analysis assumed a development pattern consistent with the existing land use. The land use pattern assumed commercial development of Parcels 1 through 3. **Table 16-1** shows the intersections included in the TIA.

Table 16-1
TIA Study Intersections

Intersection	Target Level of Service	Existing Level of Service	
		AM	PM
Orange Street (NS) at Bundy Canyon Road (EW)	C[1]	C	B
Project Access (EW)	C[1]	NA	NA
Project Access (NS) at Bundy Canyon Road (EW)	C[1]	NA	NA
I-15 Freeway SB Ramps (NS) at Bundy Canyon Road (EW)	C/D[2]	C	B
I-15 Freeway NB Ramps (NS) at Bundy Canyon Road (EW)	C/D[2]	C	B

Source: Kunzman 2012 (Appendix I) NS=North-South, EW=East West
[1]City of Wildomar, General Plan, Circulation Element
[2]Caltrans

Setting

The proposed project site is currently undeveloped and does not generate any traffic. The existing roadway street frontage is not fully developed to City standards and lacks parking lanes, curb, gutter and sidewalk, streetlights, and fire hydrants. The proposed project will be constructing these improvements along its frontage with both Orange Street and Bundy Canyon Road as part of the subdivision improvements with the first phase of the project.

Existing roadways in the vicinity include:

- *Orange Street*: This north–south two-lane undivided roadway is classified as a Secondary Highway (100-foot right-of-way) in the City of Wildomar General Plan Circulation Element. It currently carries approximately 5,100 to 6,400 vehicles per day in the study area.
- *Bundy Canyon Road*: This east–west two-lane undivided to four-lane divided roadway is classified as an Urban Arterial (152-foot right-of-way) in the City of Wildomar General Plan Circulation Element. It currently carries approximately 10,200 to 20,900 vehicles per day in the study area.

As shown in **Table 16-1**, all of the study area intersections currently operate at acceptable levels of service during the peak hours for existing traffic conditions. The proposed project will have full turning access to Orange Street, with driveway access to Bundy Canyon Road restricted only to right turns in and out of the project site. By only allowing right turns in and out of the Bundy Canyon Road driveway, this access will work efficiently and cause minimal disruption to Bundy Canyon Road. If this intersection was full access allowing left turns in and out, there would be a potential for substantial delays for the vehicles waiting to enter/exit the site. The existing through traffic on Bundy Canyon Road will be minimally affected by this intersection.

The project site is not served by the Riverside Transit Agency.

Transportation Uniform Mitigation Fee

The Riverside County Board of Supervisors and the city councils of the cities comprising the Western Riverside Council of Governments (WRCOG) enacted the Transportation Uniform Mitigation Fee (TUMF) to fund the mitigation of cumulative regional transportation impacts resulting from future development. The mitigation fees collected by the City of Wildomar through the TUMF program are transmitted to

WRCOG upon request to complete transportation system capital improvements necessary to meet the increased travel demand and to sustain current traffic levels of service. The fee calculations are based on the proportional allocation of the costs of proposed transportation improvements based on the cumulative transportation system impacts of different types of new development. The proposed project will pay mitigation fees to the City pursuant to the TUMF program.

DISCUSSION

a) **Less Than Significant Impact With Mitigation Incorporated**. Intersection and roadway functioning is often described by its level of service (LOS). LOS A constitutes light traffic conditions with no interruptions in service or delays at intersections, while LOS F represents congested and unstable conditions with slow moving traffic accompanied by significant delays at many intersections. The City General Plan establishes the following citywide goals for levels of service: LOS C along all City-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.

Future development associated with the proposed project would result in additional vehicle trips on the citywide road network. The number of trips generated would be dependent upon the types of commercial uses proposed. The TIA (**Appendix I**) makes trip generation assumptions based on the Institute of Transportation Engineers, *Trip Generation*, 8th Edition (2008). Trip generation rates were determined for daily traffic, morning peak-hour inbound and outbound traffic, and evening peak-hour inbound and outbound traffic for the proposed land uses. The traffic volumes were determined by multiplying the traffic generation rates by the land use quantities. The proposed development is projected to generate a total of approximately 1,672 daily vehicle trips on a weekday, 128 of which will occur during the morning peak hour and 125 of which will occur during the evening peak hour.

Development of site improvements, along with construction of retail uses, will eventually lead to more traffic in the area. The TIA (**Appendix I**) evaluated the proposed project along with growth throughout the region and determined that the study area intersections are projected to operate at acceptable levels of service during the peak hours. In addition, the TIA (**Appendix I**) recommended that improvements be made to Bundy Canyon Road and Orange Street to accommodate the anticipated increase in daily vehicle trips that will result from the completed, built-out proposed project. These improvements are included in mitigation measures **TRA-01** and **TRA-02**. With implementation of mitigation measures **TRA-01** and **TRA-02**, any impacts would be less than significant.

b) **Less Than Significant Impact With Mitigation Incorporated**. Bundy Canyon Road is not designated as part of the Riverside County Congestion Management Program (CMP). Only state highways are designated as part of the CMP. (Riverside County, 2011) Every county in California is required to develop a congestion management program that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs within its region are consistent with the Regional Transportation Plan. The RCTC's current CMP was adopted in December 2011. In Riverside County, the Enhanced Traffic Monitoring System within the CMP consists of the

installation of traffic counters at call box and Caltrans traffic monitoring sites. This enables the RCTC to have immediate access to traffic count data to effectively monitor the highway system for deficiencies. The count information can also be used for project evaluations and planning activities. The RCTC does not require traffic impact assessments for development proposals. However, local agencies are required to maintain minimum level of service (LOS) thresholds included in their respective general plans. The City of Wildomar General Plan has adopted LOS C along all City-maintained roads and conventional state highways.

However, it is possible that some of the vehicle trips generated by future commercial development on the project site may connect to the CMP network at Interstate 15 (I-15). Future development associated with the proposed project could add an additional increment of traffic to the designated CMP network. The increment of potential impact associated with this project would be mitigated through the implementation of mitigation measure **TRA-03** that will require payment of existing roadway network fees (e.g., development impact fees and the Transportation Uniform Mitigation Fee). Income from the fees is used by the RCTC to fund improvements necessary to ensure that roadways within the CMP remain at acceptable levels of service. For example, the TUMF has been used to improve the Clinton Keith interchange in the City, as well as expand the number of lanes on I-215 east of the City. Following implementation of mitigation measure **TRA-03**, the proposed project and associated future development would pay its pro-rata share of future roadway improvement costs for roads subject to the CMP. With implementation of mitigation measure **TRA-03**, this impact would be less than significant.

c) **No Impact**. The proposed project and associated future commercial development would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The maximum allowable height of the project at 50 feet is significantly less than the height of the terrain in the vicinity of the project site. Since the location and height of the project would not affect air traffic patterns or aircraft operations from any private or public airport, no impacts are foreseen.

d) **Less Than Significant Impact**. The proposed project includes dedication of right-to-way to the City to accommodate anticipated vehicle movement as a result of future commercial development on the project site. This dedication of right-of-way would expand the southeast corner of the Orange Street/Bundy Canyon Road intersection. The City has site design criteria that govern the placement of driveways to allow for adequate sight distance and turning movements. These provisions would become effective at the time of plot plan consideration and approval. As the proposed project will widen existing roadways and install improvements along its frontage, and existing City ordinances will review the placement of driveways for sight distance and turning movements, this impact is considered less than significant.

e) **Less Than Significant Impact With Mitigation Incorporated**. Future development associated with the proposed project would likely include access from Bundy Canyon Road in the vicinity of the I-15 southbound onramp. Mitigation measures **TRA-01** and **TRA-02** and the dedication of the right-of-way along Bundy Canyon Road will allow for adequate area-wide and on-site emergency access and the implementation of local emergency response plans. Following the implementation of mitigation measures **TRA-01** and **TRA-02**, any impacts would be less than significant.

f) **Less Than Significant Impact**. The proposed project will construct sidewalk improvements along Orange Street and Bundy Canyon Road for the frontage of the property consistent with City requirements. All roadway and driveway improvements within the City's right-of-way will be designed to comply with design criteria contained in Chapter 16.24 of the Wildomar Municipal Code, including the construction of sidewalks, curbs, and gutters along the property frontage.

The proposed project site is not located on a current Riverside Transit Authority transit line, bike lane, or pedestrian path and does not impact any trail plan. Impacts are less than significant.

MITIGATION MEASURES

TRA-01 Construct Orange Street from Bundy Canyon Road along the project frontage to the ultimate half-section width as a Secondary Highway Standard (100-foot right-of-way), including landscaping and parkway improvements, in conjunction with development.

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department*

TRA-02 Construct Bundy Canyon Road from Orange Street to the I-15 freeway southbound onramp at its ultimate half-section width as a Urban Arterial Standard, including landscaping and parkway improvements, in conjunction with development.

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department*

TRA-03 Prior to issuance of any building permit on the project site, the project applicant(s) shall pay the appropriate Transportation Uniform Mitigation Fee to the Western Riverside County Council of Governments. The required Transportation Uniform Mitigation Fee as of January, 2013 required by the WRCOG is $6.66 per square foot of retail space. *(Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department*

17. Utilities and Service Systems

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			✓	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?		✓		

The Elsinore Valley Municipal Water District (EVMWD) will provide sewer services for the proposed project. The EVMWD has an adopted Water Distribution Master Plan, 2008, and Wastewater Master Plan, 2008, that are designed to meet the service needs of future growth. The EVMWD considered the impacts of the master water and sewer plans in the Draft Program Environmental Impact Report for the Water Distribution Master Plan and Wastewater Master Plan (SCH 2008111100). The EIR was circulated for public review and certified by the EVMWD in July 2010. The EVMWD also maintains separate construction standards and requirements for connection to their facilities.

Estimated Water and Wastewater Demand

The EVMWD does not provide water or wastewater generation rates for nonresidential development. The determination of water and wastewater demand is based on plumbing "fixtures" provided in the building plans during the building permit process. As the proposed project has no building plans, estimates of water and wastewater demand are based on similar development in the area. The City of Corona to the north of Wildomar uses an estimate of 1,050 gallons per day per acre for commercial uses in their Sewer Master Plan. The City of Murrieta to the south of Wildomar uses 0.402 gallons per day of

water demand per square foot of commercial space in their General Plan Update Water Supply Assessment. Assuming a floor area ratio of between 0.25 and 0.50 for the proposed project, the 9.50 acres of developable land remaining after roadway improvements on the Bundy Canyon Road and Orange Street site could result in a water demand of between 4,200 and 8,300 gallons of water per day. Using the 1,050 gallons per day per acre for wastewater demand, the 9.50 acres would have a need of 9,975 gallons per day. As the wastewater demand is seldom more than the water usage for commercial property, and both water and wastewater demand is based on area estimates outside of EVMWD, 10,000 gallons per day for both water demand and wastewater generation will be used as a conservative figure in this analysis.

To determine future water demands within its service area, the EVMWD based the predictions contained within the 2011 UWMP on the existing year (2010) demands calculated as a product of the 2010 population and the 10-year baseline per capita water use. Starting from 2020, future demands were calculated as the product of the population and the target water use was established for the EVMWD using the summation of three performance standards: indoor residential use, outdoor residential use, and commercial, industrial use, and institutional (CII) use. Water demand for 2015 was calculated as halfway between the usage in 2010 and 2020. Water use projections for years 2015, 2020, 2025, 2030, and 2035 are presented in **Table 17-1**.

Table 17-1
EVMWD Demand Assumptions and Predictions

Projections	2015	2020	2025	2030	2035
Population of service area	136,133	149,852	162,626	174,579	185,102
Employment	24,699	27,458	32,272	37,086	41,900
Housing	46,388	51,297	55,774	59,921	63,888
EVMWD Water Deliveries (acre-feet per year)	37,292	40,338	43,777	46,995	49,827

Source: EVWMD 2011

The projections provided in **Table 17-1** include the demand projections of the area served by the Farm Mutual Water Company. The 2011 EVWMD Urban Water Management Plan states that it is assumed that demand within the District will increase proportionally to the water demand increase within the EVMWD service area.

Sewer service will be provided through connection to an existing 12-inch sewer line in Bundy Canyon Road. The existing sewer line connects to the Regional Wastewater Treatment Plant located on 14980 Strickland Avenue, in the City of Lake Elsinore. Although only Parcels 1 and 2 of the proposed project front onto Bundy Canyon Road, sewer connection for other parcels on the project site will be through mutual access and utility easements under the parking and driveway areas shown on the Parcel Map (see **Figure 3a**). According to the California Regional Water Quality Control Board Order No. R8-2005-0003, the treatment plant has a capacity of 8 million gallons per day (mgd) with an average flow of approximately 4.66 mgd resulting in a treatment capacity of approximately 3.34 mgd.

Water services will also be provided by the EVMWD, which obtains potable water supplies from imported water from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. The EVMWD has access to groundwater from the Elsinore Basin, Coldwater Basin, San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and Riverside-North Basin. Almost all of the groundwater production for potable use occurs in the Elsinore Basin. Imported water supply is

purchased from Metropolitan via the Eastern Municipal Water District and Western Municipal Water District. The EVMWD plans to expand its recycled water system to provide recycled water for irrigation users and to maintain water levels in Lake Elsinore during normal and dry years (EVMWD UWMP 2011). Per Metropolitan's Regional Water Urban Water Management Plan (RUWMP), Metropolitan indicates that its existing supplies are adequate to meet the projected demands in all hydrologic conditions through 2035 (Metropolitan Water District 2010). Implementation of planned supplies by Metropolitan increases reliability and maintains an adequate reserve. Based on Metropolitan's 2010 RUWMP, it is assumed that imported water is fully reliable during average, dry, and wet years. The EVMWD Urban Water Management Plan projects a 2035 water demand of 65,258 acre-feet per year, with a projected supply of 70,581 acre-feet per year. With an estimated water demand of 10,000 gallons per day, the proposed project represents 11.2 acre-feet per year. As the project is consistent with the General Plan land use designation and the zoning for the site, the water demand is included in the 2011 Urban Water Management Plan. The project will connect to an existing 12-inch water line in Orange Street. Development of the project was considered in the Urban Water Master Plan as part of the City of Wildomar General Plan.

Electric, gas, cable, and telephone services would be extended onto the site from existing lines in Orange Street (see **Figure 3a**). Electricity would be provided by Southern California Edison. The site is located within the boundaries of the Lake Elsinore Unified School District. Local government services are provided by the City of Wildomar. Fire and security services are provided by the City of Wildomar through contracts with the Riverside County Fire Department and the Riverside County Sheriff's Department.

DISCUSSION

a) **Less Than Significant Impact.** The San Diego Regional Water Quality Control Board regulates wastewater discharges within the portion of the City of Wildomar encompassing the project site.[5] Future development on the project site would receive wastewater services from the Elsinore Valley Municipal Water District. As the EVMWD has an estimated available treatment capacity of 3.34 mgd, and the proposed project is estimated to use 10,000 gallons of wastewater per day, future development will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects. As a result, no significant impacts are anticipated and no additional mitigation measures are required. Urban runoff-related water quality impacts associated with construction and operation of future commercial development on the project site are discussed in Subsection 9, Hydrology and Water Quality, of this IS/MND.

b) **Less Than Significant Impact With Mitigation Incorporated**. The EVMWD sewer line is sized to accommodate development of the proposed project and based on the Master Sewer Plan. While no buildings are proposed with this application, future development would result in a need for both water and wastewater services. The 10,000 gallons per day estimate is considered

[5] *The city lies within two different watersheds and therefore is subject to the jurisdiction of two different regional boards: Santa Ana (Lake Elsinore) and San Diego (Santa Margarita River). This would require the City to administer two separate MS4 permits, which would add considerably to the cost and burden of development. The City requested to be governed by one MS4 permit to reduce costs. The City and the Regional Boards agreed that the City would be governed by the MS4 permit issued by the San Diego Regional Water Quality Control Board for the Santa Margarita River watershed. So, no matter where a project is located within the city, it must comply with the MS4 permit issued by the San Diego Regional Board for the Santa Margarita River watershed.*

conservative, as most retail commercial uses generate very little in the way of wastewater. Water demand varies depending on the land use, with gas stations requiring very little and restaurants requiring more because of dishwashers. The 10,000 gallons per day estimate of wastewater demand is approximately 0.01 mgd, which is well below the 3.34 mgd remaining capacity in the Regional Wastewater Treatment Facility. The existing 12-inch sewer line is sized to accommodate development as shown in the General Plan, as well as development farther north on Bundy Canyon Road. Connection to the existing sewer line will require trenching in Bundy Canyon Road, and one or more of the future uses may require filtration devices to remove grease from the sewer; however, these issues would be determined at the time of building permit consideration in consultation with the EVMWD and the Riverside County Environmental Health, and will be the responsibility of the building owner/operator to install and operate (see mitigation measure **UTL-01**). No other wastewater improvements will be necessary to serve the proposed project. The 10,000 gallons per day water demand represents approximately 11.2 acre-feet per year, which is approximately 0.02 percent of the demand anticipated in 2035 by the EVMWD Urban Water Management Plan. Similar to wastewater, water demand is based on plumbing fixture units and is calculated at the time of building permit issuance. The existing water lines in Orange Street are 12 inches in diameter and designed for commercial development. There is also a parallel 8-inch water line in Orange Street west of the 12-inch line. City improvement standards require installation of fire hydrants, and the California Building Code will require fire sprinklers. A 12-inch water line provides sufficient water supply for fire sprinklers, hydrants, and potable use on the site. The project will be required to install backflow prevention devices as well as water meters within the property. Other than trenching in Orange Street to connect to the existing water line, no other off-site improvements are necessary. There is adequate capacity for both wastewater collection and treatment as well as water demand for the site. Construction to connect to the existing water and sewer line(s) will involve trenching in city streets that will require traffic plans and dust control which is required as part of the encroachment permit process. The EVMWD also has construction standards that must be followed before connection to their facilities. Impacts to water and wastewater from the proposed project are considered incremental and less than significant with implementation of mitigation measure **UTL-01**.

c) **Less Than Significant Impact**. The proposed project includes an on-site storm drainage basin with sand infiltration designed to meet the demand of full development of the project site. (see Appendix F) The basin will be connected to an existing, but only partially constructed, MS4 line that will eventually connect to Lake Elsinore, the receiving water body. On-site runoff would be incorporated into the existing drainage system along Bundy Canyon Road and Orange Street after treatment by the best management practices identified in the required water quality management plan (and discussed in Subsection 9, Hydrology and Water Quality, of this IS/MND). Because the proposed basin is designed to accommodate full construction on the project site and the project will connect to the MS4 facility, no new or expansion of existing stormwater drainage facilities would be necessary. No significant impacts associated with new or expanded stormwater drainage facilities are anticipated.

d) **Less Than Significant Impact**. The project site is within the service boundary for the EVMWD, and future development on the project site would be connecting to the EVMWD's water service infrastructure. The projected 10,000 gallons per day equals approximately 11.2 acre feet per year. A calculated 11.2 acre feet per year represents approximately 0.02 percent of the anticipated water demand throughout the EVWMD in 2035. (See Table 17-1) The development of the proposed project as commercial use was anticipated in the UWMP for the District and is

reflected in the projected 2035 water delivery estimates. As the demand was projected, and there is adequate water in the District, this impact is considered less than significant.

e) **Less Than Significant Impact**. As described above, future commercial development on the project site would connect to water and sewer service infrastructure. The projected 10,000 gallons of water per day represents 0.01 mgd and is less than the 3.34 mgd remaining treatment capacity. Impacts on the sewer treatment plant from the proposed project are considered less than significant.

f) **Less Than Significant Impact**. The main disposal site in the vicinity of the project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill (Cal Recycle Solid Waste Information System Number 33-AA-0217) is projected to reach full capacity of 184,930,000 tons in 2045. (Cal Recycle) The landfill covers approximately 1,322 acres and receives approximately 16,054 tons per day. Commercial development is required by AB 32 to have recycling which will reduce the amount of solid waste going to the landfill. In a 2006 study, commission by the California Integrated Waste Management Board (CIWMB) conducted under the California Environmental Protection Agency (CEPA) titled, *Targeted Statewide Waste Characterization Study: Waste Disposal and Diversion Findings for Selected Industry Groups,* solid waste generation was measured for select land uses including retail and restaurant uses. The study estimates solid waste generation primarily by employee, but also provides pounds per 1,000 square feet for shopping malls and larger office buildings. Since the number of employees cannot be known at this time, the shopping mall rate of 1,000 pounds per square foot per year is assumed. With this generation rate, and an assumed total square foot of building area of between 103,455 and 206,910 square feet for buildout of the entire project site, the project could generate between 142 and 283 tons of solid waste per day at full buildout. These rates do not take into account mandatory recycling or other diversion that might occur as part of the businesses and is likely an overestimate of solid waste generation. (Floor area ratio of 0.25 and 0.50 for the 9.5 acres of the property remaining after roadway improvements.) Using this generation rate, the proposed project could result in an increase between 0.88 and 1.77 percent to the existing solid waste disposal at the El Sobrante Landfill. This impact is considered less than significant.

g) **Less Than Significant Impact With Mitigation Incorporated**. Future commercial development on the project site would be subject to the Solid Waste Reuse and Recycling Access Act of 1991. The act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. Mitigation measures are proposed by the Riverside County Waste Management Division to ensure compliance with the act. Through the implementation of mitigation measure **UTL-02**, solid waste impacts resulting from the future commercial development on the project site would result in a less than significant impact.

MITIGATION MEASURES

ULT-01 The project applicant(s) for future development on the project site shall obtain approval from the Riverside County Department of Environmental Health before receiving water and wastewater service from the Elsinore Valley Municipal Water District.

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department; Riverside County Department of Environmental Health*

UTL-02 Prior to the issuance of a building permit for future development on the project site, the project applicant(s) shall submit a recycling collection and loading area plan to the Riverside County Waste Management Division for approval.

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department; Riverside County Waste Management Division*

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) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		✓		
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

DISCUSSION

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

a) **Less Than Significant Impact with Mitigation Incorporated.** Based on evaluations and discussions contained in this IS/MND, the proposed project and associated future commercial development on the project site have a very limited potential to incrementally degrade the quality of the environment because the site was previously disturbed according to the Riverside County Land Information System (2012), is not in an environmentally sensitive location, and is consistent with the City of Wildomar General Plan. As a result, the proposed project would not significantly affect the environment with implementation of the mitigation measures contained in this IS/MND.

b) **Less Than Significant Impact with Mitigation Incorporated**

Aesthetics

Implementation of the proposed project and associated future commercial development on the project site would not contribute to cumulative visual resource or aesthetic impacts. The City's plot plan application process will ensure future commercial development is in compliance with City zoning and design standards regulating building design, mass, bulk, height, color, etc. Thus, less than cumulatively considerable impacts to aesthetic resources are anticipated under cumulative conditions.

Agricultural Resources

Implementation of the proposed project and associated future commercial development on the project site would not contribute to cumulative impacts to agricultural resources or forestland impacts. Thus, less than cumulatively considerable impacts to agricultural resources and forestland resources are anticipated under cumulative conditions.

Air Quality

The SCAQMD's approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and State Clean Air Acts. As discussed earlier, the proposed project would be consistent with the AQMP, which is intended to bring the Basin into attainment for all criteria pollutants. In addition, the construction and operations emissions calculated for the proposed project (see Table 3-1, 3-2 and Table 3-5) are less than the applicable SCAQMD daily significance thresholds that are designed to assist the region in attaining the applicable State and national ambient air quality standards. As such, cumulative impacts would be less than significant.

Biological Resources

The potential for impacts to raptors and migratory birds is addressed through mitigation. The cumulative biological impacts associated with the project have been mitigated through payment of mitigation fees required by the MSHCP and the Stephen's Kangaroo Rat Habitat Conservation Plan.

Cultural Resources

Future commercial development on the project site could contribute to an increase in cultural resource impacts. However, mitigation measures identified in Subsection 5, Cultural Resources, of this IS/MND would reduce the potential impacts associated with future development on the project site. Thus, the project would have a less than cumulatively considerable impact.

Geology and Soils

Project-related impacts on geology and soils associated with future commercial development on the project site would be site-specific, and development on the site would not contribute to seismic hazards or water quality impacts associated with soil erosion. Therefore, the proposed project is anticipated to have no impact on cumulative geophysical conditions in the region.

Greenhouse Gas Emissions

The greenhouse gas analysis provided in Subsection 7, Greenhouse Gas Emissions, evaluated the proposed project's cumulative contribution to global climate change and determined that the project would not create a cumulatively considerable environmental impact resulting from greenhouse gas emissions.

Hazards and Hazardous Materials

The proposed project might lead to the construction of a gas station on Parcel 1 of the site. Gas stations are regulated by the City through zoning, which is either permitted in a C-P-S district without concurrent sales of alcohol or requires a conditional use permit if alcohol will be sold. The operation of the gas station is also regulated by the California Department of Toxic Substances Control, which would monitor the underground storage tank(s) and possible spills on

the site. The Riverside County Department of Environmental Health also regulates underground storage tanks and requires preparation of a hazard materials plan for any business using such materials. Finally, the South Coast Air Quality Management District regulates fumes and vapor from operation of gas pumps and machinery. While none of the other uses on the site would be anticipated to use, store, or sell hazardous materials similar to those of a gasoline station, the Department of Environmental Health regulates hazardous materials through its Business Emergency Plan/Handler Program. The State of California requires an owner or operator of a facility to complete and submit a Hazardous Materials Business Plan if the facility handles a hazardous material or mixture containing a hazardous material that has a quantity at any one time during the reporting year equal to or greater than:

- 55 gallons, 500 pounds, or 200 cubic feet at standard temperature and pressure for a compressed gas

- The applicable federal threshold planning quantity (TPQ) for an extremely hazardous substance (EHS) listed in Appendix A, Part 355, Title 40, of the Code of Federal Regulations

- Amounts of radioactive materials requiring an emergency plan pursuant to Parts 30, 40, or 70 of Chapter 1 of Title 10 of the Code of Federal Regulations

The proposed project and associated future commercial development on the project site are not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. However, even if hazardous materials are used on the site, compliance with federal, state, and Riverside County regulations will ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

Future commercial development on the project site has the potential to result in cumulative hydrology and water quality impacts; however, the mitigation measures identified in Subsection 9, Hydrology and Water Quality, would reduce the project's potential cumulative impacts on hydrology and water quality to less than cumulatively considerable. Further, the on-site stormwater detention system has been oversized because the existing 60-inch stormwater drain that traverses the project site is not complete. Once the line is complete, the storm drainage system will have both on-site detention and a method to discharge to the receiving waters. As proposed, the project has both short-term stormwater detention and a long-term connection to planned regional drainage.

Land Use and Planning

The proposed project and associated future commercial development on the project site are consistent with the existing land use designation of the General Plan and the zoning district. The proposed division of the site is consistent with other commercial development in the project area. Future development of Parcels 3 through 7 will require completion of a plot planning process that also requires additional environmental review. As the proposed project area is surrounded by urban development, and the project is consistent with both the zoning and General Plan designations for the site, the project would result in no cumulative impacts to land uses.

Mineral Resources

The proposed project and associated future commercial development on the project site would not result in any site-specific significant impacts to mineral resources. Less than cumulatively considerable impacts under cumulative conditions are anticipated.

Noise

Future commercial development on the project site would result in temporary and permanent changes in the ambient noise levels in the vicinity; however, the mitigation measures in identified in Subsection 12, Noise, of this IS/MND would mitigate cumulative noise impacts to less than cumulatively considerable.

Population and Housing

The proposed project and associated future commercial development on the project site would not result in any impacts to population and housing. Less than cumulatively considerable impacts under cumulative conditions are anticipated.

Public Services

The proposed project is not expected to contribute to cumulative public service impacts. Future commercial development may result in impacts to fire and police protection. However, these activities would be offset through the implementation of development impact fees. Future development would not result in a cumulative increase in the severity of public service impacts. Thus, less than cumulatively considerable public services impacts are anticipated.

Recreation

The project and associated future commercial development would not contribute to park and recreation impacts. Therefore, the proposed project would not contribute to cumulative parks and recreation impacts, and less than cumulatively considerable impacts are anticipated.

Transportation/Traffic

Future commercial development on the project site would contribute vehicle trips to the circulation network under cumulative conditions. The project applicant(s) would be responsible to implement and pay their fair-share contribution toward necessary improvements. Through the payment of fair-share contributions, future development's impacts to cumulative traffic conditions would be reduced to less than cumulatively considerable. Payment of the fair share contribution is made through payment of TUMF as required by mitigation measure **TRA-03.**

Utilities and Service Systems

Construction activities related to the future development on the project may result in temporary impacts to utilities and service systems, including solid waste. Mitigation measures proposed in Subsection 17, Utilities and Service Systems, of this IS/MND would reduce the cumulative impacts to less than cumulatively considerable.

c) **Less Than Significant Impact With Mitigation Incorporated**. The proposed project and associated future commercial development do not have the potential to significantly adversely affect humans, either directly or indirectly. While a number of the future development impacts were

identified as having a potential to significantly impact humans, with the identified mitigation measures and standard requirements, these impacts are expected to be less than significant. With implementation of the identified measures, the proposed project and associated future development are not expected to cause significant adverse impacts to humans. All significant impacts are avoidable, and the City of Wildomar will ensure that measures imposed to protect human beings are implemented.

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BUNDY CANYON ROAD AND ORANGE STREET SUBDIVISION (PROJECT NO. 10-0301)
MITIGATION MONITORING AND REPORTING PROGRAM

1 INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the **Bundy Canyon Road and Orange Street Subdivision** (Planning Application No. 10-0301) project. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." An MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

2 MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Wildomar will be responsible for monitoring compliance with all mitigation measures. Different departments within the City are responsible for aspects of the project. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measure:** The mitigation measures are taken from the Initial Study/Mitigated Negative Declaration (IS/MND), in the same order that they appear in the IS/MND.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City with responsibility for mitigation monitoring.
- **Verification (Date and Initials):** Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.

Mitigation Measure		Timing	Monitoring Responsibility	Verification (Date and Initials)
3.1 Aesthetics				
AES-01	Per Section 8.64.060 of the Wildomar Municipal Code, exterior lighting above 4050 lumens is restricted. In addition, all lighting must be fully shielded if feasible and partially shielded in all other cases, and must be focused to minimize spill of light into the night sky and onto adjacent properties.	Upon submittal of development plans for the proposed project	City of Wildomar Planning and Public Works Departments	
AES-02	The precise lighting plan shall be submitted to the City of Wildomar at the time any future development application is proposed for the project site and will be evaluated by the City of Wildomar Planning Department as part of the plot plan process to ensure compliance with City ordinances.	Upon submittal of development plans for the proposed project	City of Wildomar Planning and Public Works Departments	
3.2 Agricultural Resources – none required		N/A	N/A	N/A
3.3 Air Quality – none required		N/A	N/A	N/A
3.4 Biological Resources				
BIO-01	The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during nesting season, preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone, and a 250-foot radius surrounding the construction zone, to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. If the biologist determines after consultation with wildlife agencies that there is potential harm to nesting birds, construction within the 250-foot setback area shall be prohibited until it is determined that construction activities will not harm the nesting birds.	The project applicant shall incorporate requirements into the contract plans. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.	City of Wildomar Planning and Public Works Departments	
BIO-02	The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently $500 per gross acre of the parcels proposed for development and must be paid	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)			
BIO-03	The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $9,492 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	
3.5 Cultural Resources				
CUL-01	Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the following wording shall be included in all construction contract documentation: 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 archeologist. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared. The report shall include a list of the resources recovered, documentation of each site/locality, and interpretation of resources recovered. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Building and Planning Departments	
CUL-02	At least 30 days prior to seeking a grading permit, the project	Prior to the issuance of a grading	City of Wildomar	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	applicant(s) for future development shall contact the appropriate Tribe[1] to notify the Tribe of grading, excavation, and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.	permit	Engineering and Planning Departments	
CUL-03	Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
CUL-04	The landowner shall relinquish ownership of all cultural	As a condition of project approval,	City of Wildomar	

[1] It is anticipated that the Pechanga Band of Luiseño Indians will be the "appropriate" Tribe due to their prior and extensive coordination with the surrounding cities in determining potentially significant impacts and appropriate mitigation measures.

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project site, to the appropriate Tribe for proper treatment and disposition.	and implemented during ground-disturbing construction activities	Engineering and Planning Departments	
CUL-05	All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the appropriate culturally affiliated Native American Tribe. 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.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
CUL-06	Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the developer and Tribe shall meet and confer regarding the significance of and mitigation for such resources. If the developer and the Tribe cannot agree on the significance of or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
CUL-07	Prior to the issuance of a grading permit, the project applicant(s) for future development shall identify to the City of Wildomar the	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	qualified paleontologist who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the disposition of the paleontological resources to the City of Wildomar Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.		Departments	
CUL-08	To address the possibility that cultural resources may be encountered during future grading or construction, a qualified professional shall initially monitor all construction activities that could potentially impact archaeological and/or paleontological deposits (e.g., grading, excavation, and/or trenching). However, monitoring should be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
3.6 Geology and Soils				
GEO-01	Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
GEO-02	All grading shall conform to the California Building Code, Ordinance 457, 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.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
GEO-03	Prior to issuance of a grading permit, the developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resources Control Board (SWRCB).	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
GEO-04	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 (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.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
3.7 Greenhouse Gas Emissions				
GHG-01	Prior to building permit approval, the City of Wildomar Planning Department will evaluate the provisions of CARB's "Climate Change Proposed Scoping Plan: A Framework for Change" to determine which of the provisions are applicable to the building and occupancy anticipated and shall require that the project applicant implement measures to reduce short-term and long-term emissions of GHGs associated with construction and operation of the proposed project. Examples of measures that might be implemented include, but are not limited to the following: <u>Construction</u> • Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) to the extent practical. <u>Operation</u> • Bicycle parking facilities and preferential parking for carpooling and alternative-fueled vehicles shall be provided at locations determined by City of Wildomar Planning Department staff. This measure encourages use of alternative transportation by employees and helps to reduce the amount of vehicle miles traveled as a result of the project. • Proposed commercial uses shall provide interior and exterior storage areas for recyclables and green waste and	Prior to issuance of a building permit	City of Wildomar Planning Department	

Mitigation Measure		Timing	Monitoring Responsibility	Verification (Date and Initials)
	adequate recycling containers located in public areas. • Indoor water conservation measures shall be incorporated, such as use of low-flow toilets and faucets. • Future development of the annexation area shall ensure that low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) is installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.			
3.8 Hazards and Hazardous Materials				
HAZ-01	As required by existing City of Wildomar Ordinance 8.56, subsequent development on the site will need to demonstrate compliance with the Riverside County Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials prior to occupancy or delivery of hazardous materials to the site.	As a condition of future development approval, and implemented prior to occupancy and delivery of hazardous materials to the site	City of Wildomar Engineering and Planning Departments	
3.9 Hydrology and Water Quality				
HYD-01	Prior to the approval of the grading permit for future development on the project site, the project applicant(s) shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the Regional Water Quality Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant(s) will be required to submit, and obtain City approval of, a water quality management plan prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device.			
HYD-02	The project applicant(s) will be required to submit, and obtain City Engineering approval of, a water quality management plan (WQMP) prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device. The intent of the BMPs shall be to ensure that development on the project site does not contribute to the degradation of water quality.	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	
HYD-03	To manage stormwater runoff flows prior to and after the full implementation of the site's underground infiltration pipe system, a sand filter basin will be constructed within Parcel 7 of the proposed project. The sand filter basin will provide the required storage, per the design guidelines in the Riverside County Low Impact Development BMP Design Handbook. The treated stormwater from the sand filter basin will be collected by an underdrain system. The sand filter basin will have two concrete drop inlets that will be constructed to collect the overflows. The concrete drop inlets will be set at different invert elevations and opening sizes to control and limit the outflow of the developed site to undeveloped levels. Additionally, the concrete drop inlets	Prior to the issuance of a building permit	City of Wildomar Engineering Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	will have 3-inch-diameter orifices to control the outflow. The orifices will be installed above the dead storage depth of 1.5 feet, which was determined by the preliminary WQMP prepared for the proposed project. The completed sand filter basin will provide 21,112 cubic feet (CF) of dead storage and the required Vbmp is 19,519 CF of dead storage. A 0.83-inch per hour filtration rate has been assumed per the specifications in the Riverside County Low Impact Development BMP Design Handbook.			
3.10 Land Use and Planning				
BIO-02	The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	
BIO-03	The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $9,492 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	
3.11 Mineral Resources – none required		N/A	N/A	N/A
3.12 Noise				
NOI-01	Future development on the project site shall implement the following construction noise mitigation measures to reduce potential construction noise impacts to a less than significant level:	During construction	City of Wildomar Building and Planning Departments	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	• All construction and general maintenance activities (except in an emergency) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May). • Construction equipment staging and storage areas shall be located as far from the residential land uses as possible. • All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. • Residents living up to 1,000 feet from the property line shall be provided with a construction schedule and contact information to file a complaint. Timely notification shall accompany any major changes to this schedule.			
NOI-02	On-site noise shall not exceed 65 dBA during the hours of 7:00 a.m. to 10:00 p.m. or 55 dBA during the hours of 10:00 p.m. to 7:00 a.m. This can be achieved by implementing the following policies: • In order to reach the City's daytime noise threshold of 65 dBA L_{eq} (10 minutes), the developer/builder shall use screens, shields, or enclosures for all project HVAC units that provide at least 10 dBA of attenuation. • The use of HVAC systems shall be limited to the hours of 7:00 a.m. to 10:00 p.m. to protect residents from nighttime noise. The contact information for the City of Wildomar Code Compliance Officer should be given to nearby residents in case this measure is routinely violated. • HVAC units shall be placed as far away as possible from neighbors' windows and outdoor areas. • Ensure that air conditioners are well fastened to the façade/roof, as poor attachment can result in an increase in the noise level. Where vibration of the unit results in an increased noise level, isolation springs or feet can be used to reduce vibration. • Ensure that all equipment is regularly serviced to ensure all fixtures and fittings are safe, secure, and do not rattle or vibrate excessively.	Prior to the issuance of occupancy permits and during project operations	City of Wildomar Building and Planning Departments	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	• Truck deliveries to future commercial uses shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 4:00 p.m. on Saturdays. No deliveries shall occur on Sundays or as otherwise specified by the City. • The owners or operators of commercial uses shall post a sign at each loading area that states the idling time for delivery truck engines shall be limited to no more than 3 minutes.			
NOI-03	The proposed project shall comply with the development Noise Regulations as expressed in Chapter 9.48 of the City of Wildomar Zoning Code that regulates both construction activities and operational activities on the project site.	During all phases of construction and project operations	City of Wildomar Building and Planning Departments	
3.13 Population and Housing – none required		N/A	N/A	N/A
3.14 Public Services				
PUB-01	Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Fire Department are $1,063.00 for the approval of a commercial/industrial tentative parcel map and $321.82 per commercial/office unit approved by the department. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	Prior to the issuance of a building permit	City of Wildomar Planning Department	
PUB-02	Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for police services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Sheriff's Department are $157.07 per commercial/office unit approved by the department. (Note that the fee amount is current as of this document; however, the fee may change over	Prior to the issuance of a building permit	City of Wildomar Planning Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	time and the current fee must be paid at the time of issuance.)			
PUB-03	Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for the Lake Elsinore Unified School District pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Lake Elsinore Unified School District are $0.47 per square foot of commercial/office space approved by the district. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	Prior to the issuance of a building permit	City of Wildomar Planning Department	
3.15 Recreation – none required				
3.16 Transportation/Traffic				
TRA-01	Construct Orange Street from Bundy Canyon Road along the project frontage to the ultimate half-section width as a Secondary Highway Standard (100-foot right-of-way), including landscaping and parkway improvements, in conjunction with development.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
TRA-02	Construct Bundy Canyon Road from Orange Street to the I-15 freeway southbound onramp at its ultimate half-section width as an Urban Arterial Standard, including landscaping and parkway improvements, in conjunction with development.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
TRA-03	Prior to issuance of any building permit on the project site, the project applicant(s) shall pay the appropriate Transportation Uniform Mitigation Fee to the Western Riverside County Council of Governments. The required Transportation Uniform Mitigation Fee as of January 2013 required by the WRCOG is $6.66 per square foot of retail space. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
3.17 Utilities and Service Systems				
ULT-01	The project applicant(s) for future development on the project site shall obtain approval from the Riverside County Department	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department; Riverside	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	of Environmental Health before receiving water and wastewater service from the Elsinore Valley Municipal Water District.		County Department of Environmental Health	
UTL-02	Prior to the issuance of a building permit for future development on the project site, the project applicant(s) shall submit a recycling collection and loading area plan to the Riverside County Waste Management Division for approval.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department; Riverside County Waste Management Division	

RESPONSE TO COMMENTS

LIST OF COMMENTERS

The following individuals and representatives of organizations and agencies submitted written comments on the Draft MND.

Letter	Agency, Organization, or Individual	Date
A	Western Riverside County Regional Conservation Authority	April 25, 2013
B	California Department of Fish and Wildlife	April 29, 2013
C	Elsinore Valley Municipal Water District	May 2, 2013
D	California Department of Transportation	May 6, 2013

COMMENTS AND RESPONSES

Written comments on the Draft MND are reproduced on the following pages, along with responses to those comments.

Where changes to the Draft MND text or mitigation measures result from responding to comments, those changes are included in the response and demarcated with revision marks (underline for new text, ~~strikeout~~ for deleted text). The responses to comments were prepared by City staff, PMC and LSA Associates (on behalf of the applicant).

Letter A

Regional Conservation Authority
Western Riverside County

Board of Directors

Chairman
Marion Ashley
County of Riverside

Vice Chairman
Scott Miller
City of San Jacinto

Kevin Bash
City of Norco

Ben Benoit
City of Wildomar

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City of Temecula

Debbie Franklin
City of Banning

Thomas Fuhrman
City of Menifee

Mike Gardner
City of Riverside

Jim Hyatt
City of Calimesa

Kevin Jeffries
County of Riverside

Natasha Johnson
City of Lake Elsinore

Verne Lauritzen
City of Jurupa Valley

Shellie Milne
City of Hemet

Jesse Molina
City of Moreno Valley

Eugene Montanez
City of Corona

Harry Ramos
City of Murrieta

Adam Rush
City of Eastvale

Jeff Stone
County of Riverside

John Tavaglione
County of Riverside

Mark Yarbrough
City of Perris

Executive Staff

Charles Landry
Executive Director

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Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org

April 25, 2013

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

RE: Tentative Parcel Map 30522

Mr. Bassi,

After review of the Initial Study for Tentative Parcel Map 30522 we noted that Mitigation Measure BIO-03 indicates that the Western Riverside MSHCP fee is currently $9,492 per gross acre of development. The correct current fee is $6,597 per acre for commercial/industrial development (see attached). **A-1**

We appreciate the opportunity to review the project and have no other comments.

Sincerely,

Laurie Dobson Correa
Director of Reserve Management & Monitoring

Attachment: Fiscal Year 2013 MSHCP Fees

Letter A Continued

Regional Conservation Authority
Western Riverside County

Board of Directors

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WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

LOCAL DEVELOPMENT MITIGATION FEE SCHEDULE FOR FISCAL YEAR 2013
(Effective July 1, 2012 – June 30, 2013)

Fiscal Year 2012-13 Fees

Effective July 1, 2012 to June 30, 2013

Fee Category	Fee
Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit)	$ 1,938
Residential density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	$ 1,241
Residential density greater than 14.0 dwelling Units per acre (fee per dwelling unit)	$ 1,008
Commercial (fee per acre)	$ 6,597
Industrial (fee per acre)	$ 6,597

Staff Response

A-1 The correction recommended by the commenter will be included in the final version of the document. Mitigation measure **BIO-03** will read as follows: The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently ~~$9,492~~ 6,597 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. *(Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at time of issuance.)*

Letter B

State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director

April 29, 2013

Mr. Matthew Bassi
Planning Director
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Subject: Initial Study/Mitigated Negative Declaration for the Bundy Canyon Road and Orange Street Subdivision Project
State Clearinghouse No. 2013041007

Dear Mr. Bassi:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND) for the Bundy Canyon Road and Orange Street Subdivision Project (Project) [State Clearinghouse No. 2013041007]. The Department is responding to the IS/MND as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

Project Description

The Project is located west of Interstate 15 (I-15), east of Orange Street, south of Bundy Canyon Road, and north of Canyon Drive in the City of Wildomar, County of Riverside. The City proposes to subdivide two existing parcels, totaling approximately 10.3 acres, into seven parcels for future commercial development.

Lake and Streambed Alteration Program

The information included in the IS/MND does not provide sufficient information for Department to determine if a Streambed Alteration is required for the proposed Project or subsequent projects which will follow subdivision of the site. The IS/MND identifies a "remnant drainage" on the Project site and states that this drainage is not within the Department's jurisdiction. However, the habitat suitability assessment provided with the

Letter B Continued

IS/MND documents the presence of a culvert to conduct flows beneath Orange Street to the mentioned drainage. Additionally this report identifies significant erosion features in the area of study and plant species, including Mexican palo verde (*Parkinsonia aculeata*), that may indicate the existence of surface flows. No Jurisdictional Delineation (JD) was provided with the IS/MND. With the information provided in the IS/MND, the Department cannot determine if the project will impact jurisdictional waters. Please submit a Notification of Lake or Streambed Alteration as described below. Once the Notification is received the Department will determine if the drainage feature is jurisdictional and if a Lake or Streambed Alteration Agreement is required for the Project.

The Department is responsible for assessing and evaluating impacts to jurisdictional waters; typically accomplished through reviewing JD reports, supporting information, and conducting site visits. Following review of a JD, the Department may request changes to the JD. The Department may also recommend that additional project avoidance and/or minimization measures be incorporated, or request additional mitigation for project-related impacts to jurisdictional areas.

The Department recommends submitting a notification early in project planning, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to http://www.dfg.ca.gov/habcon/1600/forms.html.

The Department opposes the elimination of ephemeral, intermittent, and perennial streams, channels, lakes, and their associated habitats. The Department recommends avoiding stream and riparian habitat to the greatest extent possible. Any unavoidable impacts need to be compensated with the creation and/or restoration of in-kind habitat either on-site or off-site at a minimum 3:1 replacement-to-impact ratio, depending on the impacts and proposed mitigation. Additional mitigation requirements through the Department's Lake and Streambed Alteration Agreement process may be required, depending on the quality of habitat impacted, proposed mitigation, project design, and other factors.

The following information will be required for the processing of a Notification of Lake or Streambed Alteration and the Department recommends incorporating this information into the CEQA document to avoid subsequent documentation and project delays:

1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);
2) Discussion of avoidance and minimization measures to reduce project impacts; and,
3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance.

Letter B Continued

Please refer to section 15370 of the CEQA guidelines for the definition of mitigation.

In the absence of specific mitigation measures in the CEQA document, the Department believes that it cannot fulfill its obligations as a Trustee and Responsible Agency for fish and wildlife resources. Permit negotiations conducted after and outside of the CEQA process are not CEQA-compliant because they deprive the public and agencies of their right to know what project impacts are and how they are being mitigated (CEQA Section 15002).

Department Recommendations

The Department recommends that the analysis in the CEQA document satisfy the requirements of the Department's Lake and Streambed Alteration Program. A notification of lake or streambed alteration should be submitted for the project and/or subsequent projects impacting the drainage feature onsite. If you should have any questions pertaining to these comments, please contact Daniel Orr at 909-484-0523.

B-1

Sincerely,

Jeff Brandt
Senior Environmental Scientist

cc: State Clearinghouse, Sacramento

Staff Response in coordination with LSA Associates

LSA ASSOCIATES, INC.
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RIVERSIDE, CALIFORNIA 92507
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BERKELEY
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PT. RICHMOND
ROCKLIN
SAN LUIS OBISPO

June 4, 2013

Mr. Matthew Bassi, Planning Director
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

Subject: Response to IS/MND Comment Letter by the California Department of Fish and Wildlife dated April 29, 2013 (LSA Project No. JLM1201)

Dear Mr. Bassi:

This letter provides a response to the concern raised by the California Department of Fish and Wildlife (CDFW or Department) regarding the "remnant drainage" located within the Bundy Canyon Road and Orange Street Subdivision Project (State Clearinghouse No. 2013041007).

In the environmental document review letter from Mr. Jeff Brandt, CDFW Senior Environmental Scientist, dated April 29, 2013, the CDFW stated that the IS/MND does not provide sufficient information for Department to determine if a Streambed Alteration is required for the Proposed Project or subsequent projects, which will follow subdivision of the site. The CDFW requested a delineation of jurisdiction waters report and a streambed alternation agreement application be submitted in order to assess and evaluate impacts to jurisdictional waters.

RESPONSE

Per the California Fish and Game Code, the Department must be notified of proposed streambed alteration when an activity will

1. Substantially divert or obstruct the natural flow of any river, stream or lake;
2. Substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake; or
3. Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

(1) The project does not have a stream that conveys ephemeral or intermittent natural flows.

a. The project site no longer receives flow from the culverts under the I-15 southbound Bundy Canyon Road on-ramp as shown on the Riverside County Flood Control District Sedco Basin Drainage Plan.

b. The freeway culvert was extended by a 60-inch storm drain (RCFCWCD Easement recorded on May 15, 2007, as Instrument No. 2007-0322156) across the northern half of the project site (disturbed area as shown in the biology report figures) and continues beyond Orange Street and Lake Elsinore High School. Refer to the enclosed site plans for Parcel Map 30522 and the RCFCD storm drain plans.

c. Before the installation of 60-inch Sedco Line F, the LDDC hydrology study predicted the 100-year storm volume from the culvert under the I-15 freeway to be 240 cfs.

d. For the existing conditions, a total of 11.23 cfs on-site flow is estimated at the Orange Street 18-inch culvert during a 100-year storm event and 3.68 cfs during a 2-year storm event.

e. The existing flows are insignificant compared to the historic flows that used to flow across the site and created the relic ephemeral drainage visible in the current aerial photographs.

f. As is evident in historical aerials since 2006 and as seen during the field survey, the drainage no longer has features (e.g., bed and bank, debris and sediment transport, and riparian vegetation) characteristic of a streambed receiving flows since the completion of the 60-inch storm drain.

g. Hypothetically, the project area, not necessary via the relic ephemeral drainage could have run-off flows to the Orange Street culvert during consecutive and/or large storm event(s) based on conservative assumptions of storm intensity for hydrology studies and storm drain design. Refer to the attached email from Mr. Kevin Richer, LDDC.

(2) The project will not use any material from the bed, channel, or bank of a stream.

a. No material will be used from a stream.

(3) The project will not dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into downstream river, stream, or lake.

a. No disposal to occur within a stream.

All adjacent street runoff and on-site impervious surfaces will enter into the Sedco storm water Line F. The proposed sand infiltration/retention basin will flow into the 60-inch RCDCD storm drain during a 100-year storm event and not sheet flow onto the downstream properties west of Orange Street.

The streambed, hydrology, the associated functions and values on the project site and downstream have previously been substantially changed by the completion of the RCFCWCD Sedco Line F. Off-site and upstream flow that previously created the ephemeral stream no longer occurs on the project site. The project will not affect natural flow of a stream and will not require a streambed alteration agreement.

Sincerely,

LSA ASSOCIATES, INC.

Maria A. Lum

Maria A. Lum
Associate/Biologist

Attachments: CDFW letter regarding IS/MND dated April 29, 2013
Parcel map 30522 site plans prepared by LDDC dated Feb. 2, 2012
RCFCDWCD Line F stage 2 plan sheet 4) by Wheeler & Grey dated June 7, 2006.
Figures from IS/MND Appendix G: Preliminary WQMP and Appendix F: Hydrology Report
Google earth aerials 2005 and 2009
Email from LDDC dated May 28, 2013

Letter C

Board of Directors
Phil Williams, President
Andy Morris, Vice President
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W. Ben Wicke, Director

Elsinore Valley Municipal Water District

Our Mission...
EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

General Manager
John Vega
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

May 2, 2013

Attn: Matt Bassi
City of Wildomar
23873 Clinton Keith Rd., Suite 201
Wildomar, CA 92595

SUBJECT: INITIAL STUDY FOR BUNDY CANYON ROAD AND ORANGE STREET SUBDIVISION TPM 30522

Dear Matt:

On April 5, 2013, the District received the Initial Study for the above project. It is my understanding that the proposed/realistic near term development for the above TPM is a gas station on Parcel 1 and a fast-food restaurant on Parcel 2. Future Development will require a plot plan application and a conditional use permit. We have the following comments:

1. The Water Duty Factor from the District's Water Master Plan is 2500 gpd/Acre for general commercial. Based on the 9.5 Acres available for this development; the estimated water demand is 22,500 gallons per day.

   Sewer demand is 22,500 x 0.8 = 18,000 gallons per day.

   The water and sewer demand on Page 102 of the Initial Study of 10,000 gallons per day is not consistent with the District's calculated water and sewer demands. **C-1**

2. The Developer must request a meeting with the District regarding requirements to serve the project and to obtain an updated Service Commitment Letter quoting water and sewer capacity fees. **C-2**

3. This Project will require a thorough review during the improvement plan phase where water and sewer system design details will be required. **C-3**

4. The sewer connection will be to an existing 12" PVC sewer line on Bundy Canyon Road. **C-4**

951.674.3146
Fax 951.674.9872
www.evmwd.com

31315 Chaney Street
P.O. Box 3000
Lake Elsinore, CA 92530

Letter C Continued

5. The water connection will be to an existing 20" PVC water line at the 1746 pressure zone. Please note that a water line extension will be required. C-5

If you should have any questions, please feel free to contact me at (951) 674-3146, ext. 8786.

Sincerely,

Imad Baiyasi
Development Services Manager

IB/rh

cc: Paul S. Carver, Director of Engineering

Staff Responses

C-1 The correction recommended by the commenter will be included in the final version of the document.

Page 10: Water and Wastewater Demand Assumption:

As the proposed project has no building plans, estimates of water and wastewater demand are based on the Water Duty Factor from the Elsinore Valley Water District's (EVMWD) Water Master Plan. ~~similar development in the area. The City of Corona to the north of Wildomar uses an estimate of 1,050 gallons per day per acre for commercial uses in their Sewer Master Plan. The City of Murrieta to the south of Wildomar uses 0.402 gallons per day of water demand per square foot of commercial space in their General Plan Update Water Supply Assessment.~~ The EVMWD Water Duty Factor for general commercial land uses is 2,500 gallons per day per acre. Based on the 9.5 acres of developable land remaining after roadway improvements are completed, the proposed project would have an estimated water demand of 22,500 gallons per day. The EVMWD estimates wastewater demand by calculating 80 percent of the water demand. For the proposed project, projected wastewater demand would equal 18,000 gallons per day (22,500 x 0.8).

~~Assuming a floor area ratio of between 0.25 and 0.50 for the proposed project, the 9.50 acres of developable land remaining after roadway improvements on the Bundy Canyon Road and Orange Street site could result in a water demand of between 4,200 and 8,300 gallons of water per day. Wastewater demand would be approximately 10,000 gallons per day. As the wastewater demand is seldom more than the water usage for commercial property, 10,000 gallons per day for both water demand and wastewater generation will be used in the analysis.~~

Page 21:

With an estimated water demand of 22,500 ~~10,000~~ gallons per day, the proposed project represents 25.2 ~~11.2~~ acre-feet per year.

Page 102 and 103:

~~The EVMWD does not provide water or wastewater generation rates for nonresidential development. The determination of water and wastewater demand is based on plumbing "fixtures" provided in the building plans during~~

~~the building permit process. As the proposed project has no building plans, estimates of water and wastewater demand are based on similar development in the area. The City of Corona to the north of Wildomar uses an estimate of 1,050 gallons per day per acre for commercial uses in their Sewer Master Plan. The City of Murrieta to the south of Wildomar uses 0.402 gallons per day of water demand per square foot of commercial space in their General Plan Update Water Supply Assessment. Assuming a floor area ratio of between 0.25 and 0.50 for the proposed project, the 9.50 acres of developable land remaining after roadway improvements on the Bundy Canyon Road and Orange Street site could result in a water demand of between 4,200 and 8,300 gallons of water per day. Using the 1,050 gallons per day per acre for wastewater demand, the 9.50 acres would have a need of 9,975 gallons per day. As the wastewater demand is seldom more than the water usage for commercial property, and both water and wastewater demand is based on area estimates outside of EVMWD, 10,000 gallons per day for both water demand and wastewater generation will be used as a conservative figure in this analysis.~~

As the proposed project has no building plans, estimates of water and wastewater demand are based on the Water Duty Factor from the Elsinore Valley Water District's (EVMWD) Water Master Plan. The EVMWD Water Duty Factor for general commercial land uses is 2,500 gallons per day per acre. Based on the 9.5 acres of developable land remaining after roadway improvements are completed, the proposed project would have an estimated water demand of 22,500 gallons per day. The EVMWD estimates wastewater demand by calculating 80 percent of the water demand. For the proposed project, projected wastewater demand would equal 18,000 gallons per day (22,500 x 0.8).

Page 104, Impact a:

As the EVMWD has an estimated available treatment capacity of 3.34 mgd, and the proposed project is estimated to ~~use~~ generate ~~10,000~~ 18,000 gallons of wastewater per day, future development will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

Page 105, Impact b:

The ~~10,000~~ 18,000 gallons per day estimate is considered conservative, as most retail commercial uses generate very little in the way of wastewater. The

~~10,000~~ 18,000 gallons per day estimate of wastewater demand is approximately 0.01 mgd, which is well below the 3.34 mgd remaining capacity in the Regional Wastewater Treatment Facility. The ~~10,000~~ 18,000 gallons per day water demand represents approximately ~~11.2~~ 20.16 acre-feet per year, which is approximately 0.02 percent of the demand anticipated in 2035 by the EVMWD Urban Water Management Plan.

Page 105, Impact d:

The projected ~~10,000~~ 22,500 gallons per day equals approximately ~~11.2~~ 25.2 acre-feet per year. The calculated ~~11.2~~ 25.2 acre-feet per year represents approximately 0.02 percent of the anticipated water demand throughout the EVWMD in 2035.

Page 106, Impact e:

The projected ~~10,000~~ 22,500 gallons of water per day represents ~~0.01~~ 0.02 mgd and is less than the 3.34 mgd remaining treatment capacity.

C-2, C-3 The correction recommended by the commenter will be included in the final version of the document. Mitigation measure **ULT-01** will read:

The project applicant(s) for future development on the project site shall obtain approval from the Riverside County Department of Environmental Health and attend a meeting with the Elsinore Valley Municipal Water District (EVMWD) before ~~receiving~~ requesting water and wastewater service from the Elsinore Valley Municipal Water District. The meeting with the sponsor of future development on the site and the EVMWD will include a thorough review of the proposed water and sewer system design details.

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department; Riverside County Department of Environmental Health*

C-4 The correction recommended by the commenter will be included in the final version of the document. Page 103 will read:

Sewer service will be provided through connection to an existing 12-inch PVC sewer line in Bundy Canyon Road.

Page 105 will read:

> The existing 12-inch PVC sewer line is sized to accommodate development as shown in the General Plan, as well as development farther north on Bundy Canyon Road. Connection to the existing sewer line will require trenching in Bundy Canyon Road, and one or more of the future uses may require filtration devices to remove grease from the sewer; however, these issues would be determined at the time of building permit consideration in consultation with the EVMWD and the Riverside County Environmental Health, and will be the responsibility of the building owner/operator to install and operate (see mitigation measure **UTL-01**). No other wastewater improvements will be necessary to serve the proposed project. The 10,000 gallons per day water demand represents approximately 11.2 acre-feet per year, which is approximately 0.02 percent of the demand anticipated in 2035 by the EVMWD Urban Water Management Plan.

C-5 The correction recommended by the commenter will be included in the final version of the document. Page 105 will read:

> The project site is within the service boundary for the EVMWD, and future development on the project site would be connecting to the EVMWD's water service infrastructure, an existing 20-inch PVC water line at the 1746 pressure zone.

The note by the commenter that a water line extension will be required will be included in the meeting between the sponsor of future development and the EVMWD required by mitigation measure **UTL-01**.

Letter D

STATE OF CALIFORNIA—BUSINESS, TRANSPOR[illegible]ON AND HOUSING AGENCY EDMUND G. BROWN Jr. Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING
464 WEST 4th STREET, 6th Floor MS 725
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300

Flex your power!
Be energy efficient!

May 2, 2013

Matthew C. Bassi
Planning Director
City of Wildomar
23873 Clinton Keith Road
Suite 201
Wildomar, CA 92595

Traffic Impact Analysis Report-Development of Fast-Food Restaurant (Tentative Parcel Map No. 30522) (I-15 PM 16.32)

Mr. Bassi,

We have completed our review for the above mentioned proposal to construct Fast-Food Restaurant with a drive-thru and 12 fueling position service station and convenience market located west of Interstate-15 along Bundy Canyon Road at the east intersection of Orange Street in the City of Wildomar.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Wildomar due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Forecasting

- Figures 5, 6, and Appendix B; All turning movement counts should include truck traffic and then existing truck volumes should be converted to passenger car equivalents (PCE) volumes using PCE factors 1.5, 2.0, and 3.0 for 2-axle, 3-axle, and 4-or more axle trucks respectively. **D-1**
- Appendix C, Need to include percentage of truck in the level of service (LOS) calculation or otherwise use PCE traffic volumes. **D-2**

"Caltrans improves mobility across California"

Letter D Continued

- Project Trip Generation and Trip Distribution; Need to provide Project Trip Generation rates table including total daily traffic volumes based on the Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition, 2012 with appropriate land use code. Also need to provide Trip Distribution Figure contains the directional distributions of the project trips for proposed land use. **D-3**
- Provide other development trip generation table reference to ITE trip generation based on the other development projects information on figures 14, 16, 17, 18, and 19. This table should reflect to other development Average Daily Traffic volumes, Peak Hours volumes on figures 20, 21, and 22. **D-4**
- The project fair share traffic contribution table should provide based on the proportion of project peak hour traffic contribution to improvement location relative to the total new peak hour Opening Year (2013) with Project traffic volumes. **D-5**
- Please note Pages 16 to 27 are missing in the TIA report. These pages could address several of the above comments **D-6**

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,

DANIEL KOPULSKY
Office Chief
Community and Regional Planning

"Caltrans improves mobility across California"

Staff Response

D-1, D-2 The Traffic Impact Analysis (**Appendix I**) was completed under the guidelines established by the Riverside County Public Works Department's *Traffic Impact Analysis Preparation Guide*. The Riverside County *Traffic Impact Analysis Preparation Guide* does not require passenger car equivalents (PCE) or percentages of truck travel to be included in traffic volume counts or level of service (LOS) calculations.

D-3 though D-6 The Traffic Impact Analysis (**Appendix I**) included directional distributions of the project trips for the proposed land use, trip generation details, and fair share traffic contributions. A complete version of the Traffic Impact Analysis (**Appendix I**) for the proposed project was sent to the California Department of Transportation District 8 Planning Office on May 24, 2013.

ATTACHMENT D

TPM No. 30522 Original PC Report
(July 3, 2013)

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item No. 2.1
PUBLIC HEARING
Meeting Date: July 3, 2013

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Tentative Parcel Map No. 30522 (Planning Application No. 10-0301):** Planning Commission consideration of Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program and a Tentative Parcel Map (TPM No. 30522) for the subdivision of 10.26 acres into seven (7) parcels for future commercial/retail development located on the SEC of Orange Street and Bundy Canyon Road (APN: 367-100-026 & 367-100-032)

STAFF RECOMMENDATION

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 13-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING & REPORTING PROGRAM FOR TENTATIVE PARCEL MAP NO. 30522 (PLANNING APPLICATION NO. 10-0301) LOCATED AT THE SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD (APN: 367-100-026 & 367-100-032)

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 13-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 30522 (PLANNING APPLICATION NO. 10-0301) TO SUBDIVIDE A 10.26 ACRE SITE INTO SEVEN (7) LOTS FOR FUTURE COMMERCIAL/RETAIL DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD (APN: 367-100-026 & 367-100-032), SUBJECT TO CONDITIONS

PROJECT DESCRIPTION

Project Location/Vicinity:

The proposed project site is located specifically at the southeast corner of Bundy Canyon Road and Orange Street, and is situated generally in the northwest portion of the city adjacent to Interstate 15 freeway and east of Elsinore High School. Currently, the project site is vacant. The vicinity map below shows the project site and general location with some of the surrounding land uses.

Vicinity/Location Map

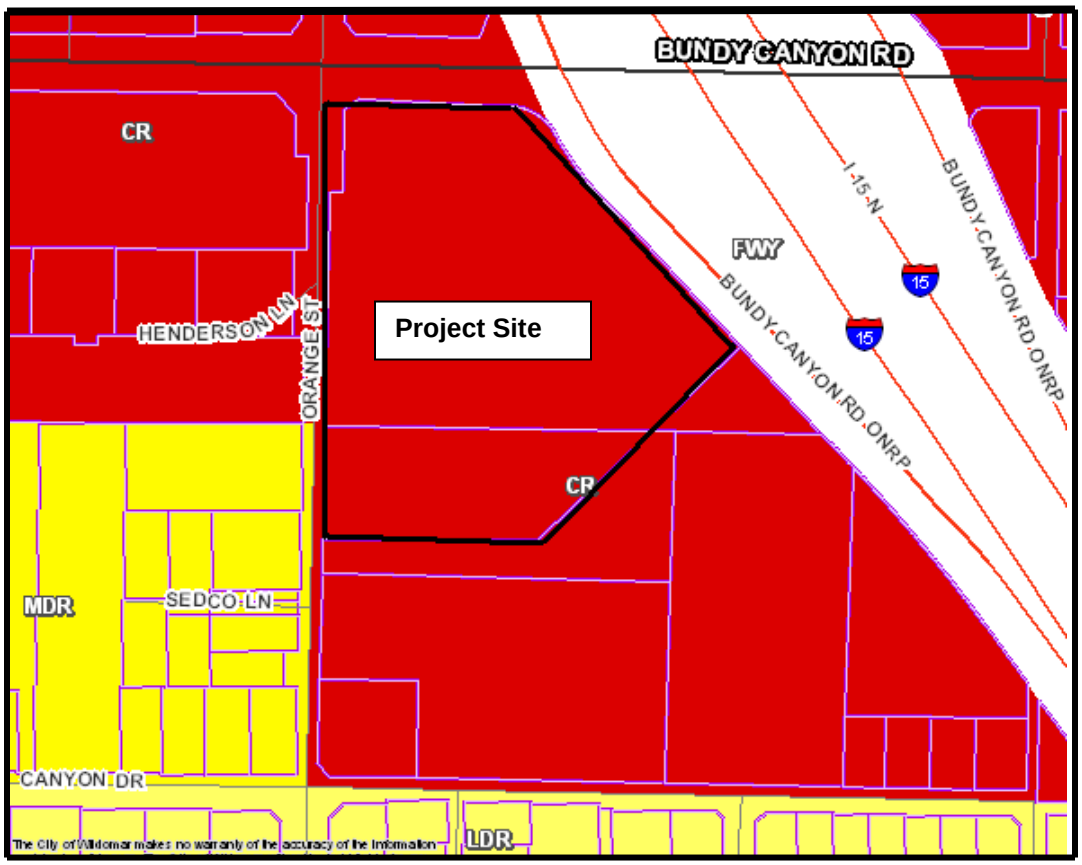


Surrounding Land Uses:

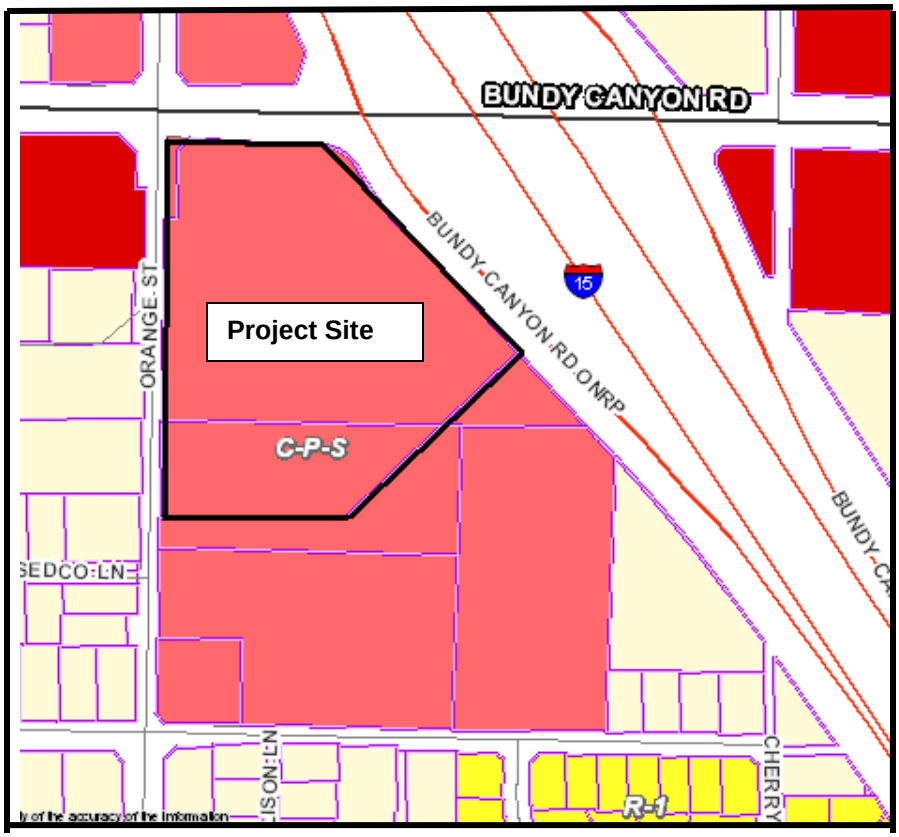
The project site is surrounded by existing commercial uses to the north, residential uses to the west, vacant property to the immediate south with existing residential uses across Canyon Drive. To the east is the Shell Gas station and Circle K mini-mart (currently under construction). The summary table on the following page lists the current land uses, general plan designations and zoning designations for the site and abutting properties. Staff has also provided two exhibits (on the following pages) showing the general plan land use and zoning designations from our GIS data base

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
Subject Property	Vacant	Commercial Retail (CR)	C-P-S
North	Commercial	Commercial Retail (CR)	C-P-S
South	Vacant / Residential	Commercial Retail (CR)	C-1/C-P
East	Commercial	Commercial Retail (CR)	R-R (across I-15)
West	Residential	Commercial Retail (CR) / Medium Density Residential (MDR)	R-R

General Plan Land Use Exhibit



Zoning Designation Exhibit



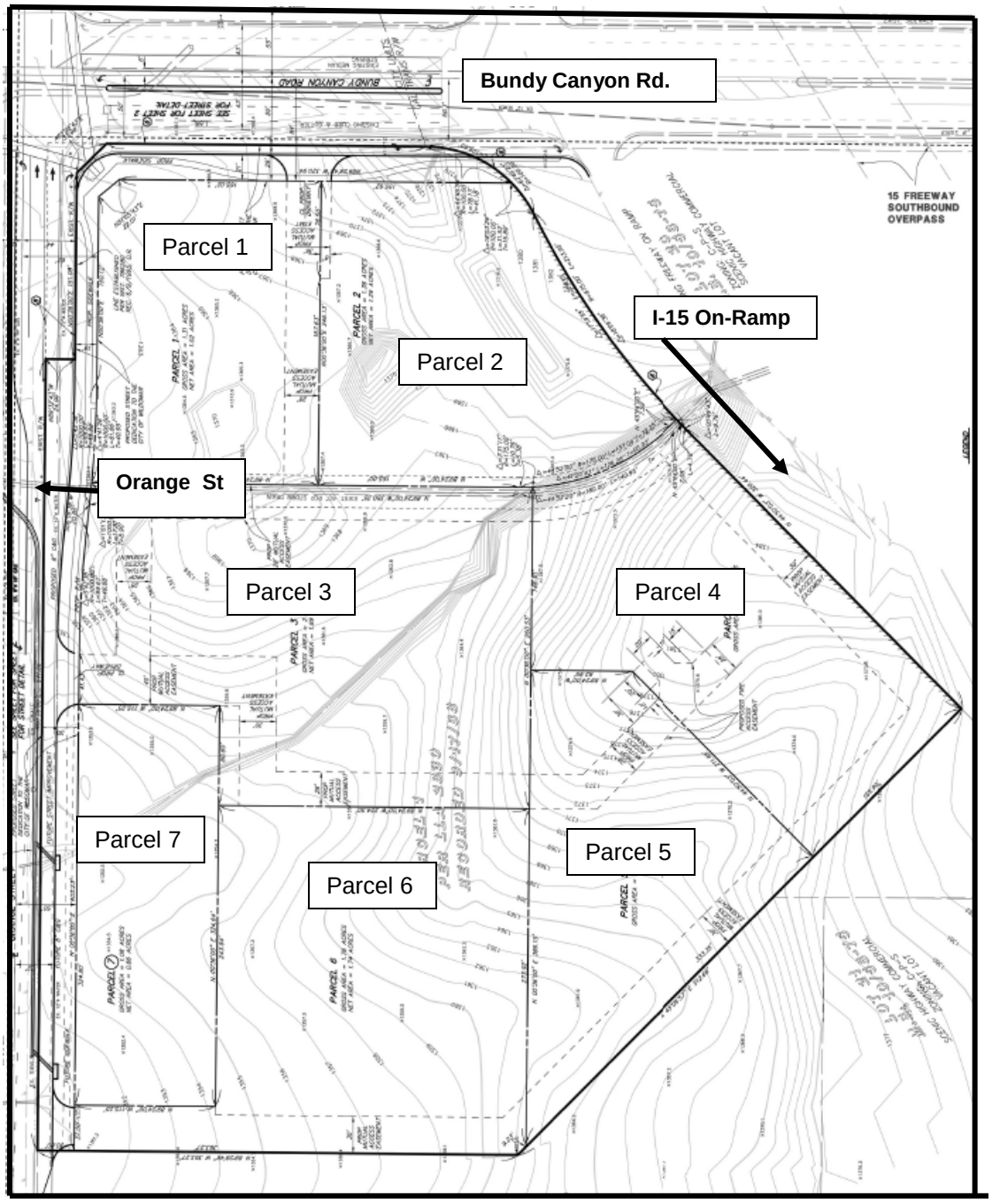
Tentative Parcel Map No. 30522:

Tentative Parcel Map No. 30522 proposes to subdivide two existing parcels that total approximately 10.26 acres into seven (7) parcels for future commercial/retail development. The seven new parcels would be numbered Parcels 1 through 7 and would be divided as shown in the exhibit on the following page. The parcels will range in size from 1.08 to 2.12 gross acres as illustrated in the table below.

Parcel Number	Project Site Acreages		
	Gross Ac.	Net Ac.	Dedicated Land
1	1.31	1.02	0.29
2	1.38	1.29	0.09
3	2.12	1.99	0.29
4	1.43	1.43	–
5	1.18	1.18	–
6	1.76	1.74	0.06
7	1.08	0.86	0.52
Totals	**10.26**	**9.51**	**1.45**

The design of the proposed subdivision is illustrated in the exhibit below. A full size copy of Parcel Map No. 30522 is provided for Commission consideration (Refer to Attachment C - under separate cover).

Tentative Parcel Map No. 30522 Exhibit



Development Assumptions:

The Zoning Ordinance requires plot plan review (and when applicable, a conditional use permit) for all commercial projects. At this time, there is no development plot plan proposal with this parcel map; however, staff requested the applicant to provide a conceptual site plan for Parcels 1 and 2 to see how they could likely developed in context to the overall area. It also aided in the preparation of the environmental analysis. The applicant has conveyed that these two parcels will likely be developed first as both have street frontage on Bundy Canyon Road. The conceptual uses (fast food restaurant and gas station) envisioned for Parcels 1 and 2 were also used in the preparation of the traffic analysis and MND discussion for the project.

Below is a summary of the development assumptions for each parcel.

Parcel 1
This site envisions development of a future gas station which will require approval of a conditional use permit when a formal application is submitted. For purposes of the conceptual site plan, the gas station is assumed to have a 12 fueling position service station and convenience market with approximately 30 parking spaces.

Parcel 2
This site envisions development of a future fast-food restaurant which is permitted with a Plot Plan application in the C-P-S zone district. This conceptual layout assumed an approximate 3,200-square-foot fast-food restaurant with drive-through window and 70 parking spaces.

Parcel 3
Because Parcel 3 has one of the shared driveways for the proposed project, at least a portion of the site must be paved to support future development anticipated on Parcels 1 and 2. As shown on the parcel map, Parcel 3 would include provide access with the development of Parcels 1 and 2, and eventually approximately 200 parking spaces for development on Parcels 4 through 6.

Parcels 4 through 6
These parcels would probably develop with commercial structures and parking and be designed to visually include the gas station and restaurant on Parcels 1 and 2 as “pad sites” in a small shopping center development oriented toward Orange Street and Bundy Canyon Road. Initially these parcels would be graded as needed to help balance the site and eliminate the need for import/export of fill material.

Parcel 7
Parcel 7 will contain the stormwater facilities that will be capable of providing stormwater drainage to the entire site in its full buildout condition. Development of this parcel will also require City standard street improvements along Orange Street.

Street Dedication/Circulation/Utilities

As part of the parcel map process, dedication of right-of-way will occur along both Bundy Canyon Road and Orange Street to enable future development of the frontages on these roads. They will be improved as required in City Standard 201 and 401 for Bundy Canyon Road and Standard 94 for Orange Street. Note that Parcels 4 and 5 do not front either of the roadways and will not need to provide right-of-way dedication.

The project proposes three shared driveways as follows: 1) a right-in-right-out only driveway (per Caltrans standards) on Bundy Canyon Road between Parcels 1 and 2, and 2) two full-access driveways on Orange Street on Parcels 3 and 6. Access from the shared driveways to the parcels will be through mutual access easements. The applicant has been conditioned to record a reciprocal access and parking agreement along with the final parcel map.

The division of the land will also necessitate the extension of municipal utilities to the project site. These utilities include water, sewer, power, cable television, and telephone. All utilities will be underground in accordance with city standards and located within the road right-of-way or public utility easements. As part of the map, the project will provide a storm drainage system designed to accommodate buildout of all parcels. The entire site will be graded with the first phase of the project.

South of the Orange Street/Bundy Canyon Road intersection, Orange Street would be realigned and striped to accommodate one southbound through lane, two northbound through lanes, one westbound left-turn lane, and one eastbound right-turn lane. East of the Orange Street/Bundy Canyon Road intersection, Bundy Canyon Road would be realigned and striped to accommodate one northbound right-turn lane, one westbound through lane, one southbound left-turn lane, one eastbound right-turn-only lane (to the project site and/or I-15 onramp), two eastbound through lanes, and a 4-foot-wide raised-curb median. As part of the project improvements, the Orange Street and Bundy Canyon Road crosswalks will be realigned to join the realigned corner.

CEQA Description:

In accordance with the California Environmental Quality Act (CEQA) guidelines, the proposed project required the preparation and processing of Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP). The MND and MMRP must be reviewed and adopted by the Planning Commission as part of the approval process. A more detailed analysis of the MND process is provided in the Environmental Section of this report. A copy of the MND & MMRP are provided for Commission consideration (refer to Attachment A, Exhibit's 1 & 2).

PROJECT ANALYSIS

Project CEQA/MND

In accordance with the California Environmental Quality Act (CEQA - Public Resources Code Section 21000–21178.1), an Initial Study was prepared to analyze the proposed parcel map project to determine any potential significant impacts upon the environment that would result from implementation of the project. The Initial Study is intended to inform the Planning Commission, responsible agencies and the general public of potential environmental impacts associated with the proposed project, and is key to determining whether a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report is required.

Upon submittal and determination of the final project design, staff prepared the draft Initial Study and determined that a Mitigated Negative Declaration was required for Tentative Parcel Map No. 30522. A copy of the draft Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program is provided for Commission consideration (refer to Attachment A, Exhibit 1 and 2). In accordance with CEQA law, the draft IS/MND was released a 30-day public review period which began on April 2, 2013 and concluded on May 2, 2013. Prior to the public review period, the document was sent to the State Clearinghouse and the City's local distribution list in accordance with CEQA law. In addition, a Notice of Intent (NOI) was filed with the Riverside County Clerk, and a legal advertisement was placed in the Californian newspaper notifying the general public of the 30 day review period. A hard copy of the draft IS/MND document was placed at the Mission Trial Library, Planning Department public counter and on the City's website for public review.

During the review period, staff received five (5) comment letters from various agencies. The comments received on the draft IS/MND did not require any changes to the IS/MND, mitigation measures or require re-circulation of the document. A copy of the comments and staff's responses to each comment is provided for Commission consideration in Attachment A, Exhibit 3.

Tentative Parcel Map No. 30522:

The applicant has proposed Tentative Parcel Map No. 30522 to subdivide two existing parcels (APN: 367-100-026 & 367-100-032) totaling approximately 10.26 acres into seven (7) parcels for future commercial/retail development. Each of the seven (7) parcels is adequate in size to accommodate commercial development, and in some cases, these parcels could be joined in the future to form larger parcels as market needs arise. As there is no minimum lot size requirement for commercial parcels in the C-P-S zone, each parcel size meets and exceeds the minimum development standards (refer to lot summary table below). Based on this, the propose parcel map is consistent with the development standards of the C-P-S zone.

Parcel Number	Project Site Acreages		
	Gross Ac.	Net Ac.	Dedicated Land
1	1.31	1.02	0.29
2	1.38	1.29	0.09
3	2.12	1.99	0.29
4	1.43	1.43	–
5	1.18	1.18	–
6	1.76	1.74	0.06
7	1.08	0.86	0.52
Totals	**10.26**	**9.51**	**1.45**

REQUIRED PROJECT FINDINGS

CEQA Findings:

Staff recommends that the Planning Commission, in light of the whole record before it including but not limited to the staff report, proposed Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program, documents incorporated herein by reference, written 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 determines as follows:

A. Review Period: That the City has provided the public review period for the Mitigated Negative Declaration for the required 30-day pubic review period required by CEQA Guidelines Sections 15073 and 15105.

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

C. Independent Judgment: That the Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program reflects the independent judgment and analysis of the City.

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

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

Tentative Parcel Map No. 30522:

In accordance with Title 16 and Title 17 of the Wildomar Municipal Code, and Government Code § 66473.1, § 66473.5 and § 66474, staff recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, 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 Parcel Map No. 30522 is consistent with the City's General Plan in that the land use designation for the project site is Commercial Retail. The Commercial Retail designation is intended to allow 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 (Page LU-58). As the proposed project is designed as a commercial parcel map that can accommodate future commercial, retail and office development, the project is consistent with the General Plan. In terms of specific land use policies related to this project, the proposed parcel map promotes (and is consistent with) the following commercially related land use policies:

LU 3.1 (Community Design) – "Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map."

LU 6.1 (Land Use Compatibility) – "Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts."

LU 7.1 (Economic Development) – "Accommodate the development of a balance of land uses that maintain and enhance the City's fiscal viability, economic diversity and environmental integrity."

LU 23.1 (Commercial Land Use) – "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps."

B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan. [this finding is a repeat of the previous finding.]

Evidence: The proposed parcel map and future commercial development of the project site has been designed to meet all City standards applicable to commercial development which is intended to provide safe pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards.

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

Evidence: The project site encompasses approximately 10.26 acres subdivided into seven (7) parcels for commercial development. Each parcel has been designed and subdivided to adequately accommodate individual commercial retail uses, as well as provide for the opportunity to, in the future, consolidate parcels to accommodate larger commercial developments as the market dictates. Therefore, the proposed project site 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 prepared an Initial Study for the proposed parcel map project that resulted in the preparation, processing and review of a Mitigated Negative Declaration (MND). The MND analyzed the environmental issues required by CEQA law, including potential impacts to fish and wildlife and their respective habitats. Based on this review, it was determined that the project improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. 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 proposed parcel map subdivision is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance which provides minimum development standards. Further, the parcel map has been conditioned to construct all required public improvements to accommodate future commercial and retail development 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 Parcel 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.

PUBLIC NOTICING

In accordance with Government Code Sections 65353, 65355 and 65090, the Planning Department on June 20, 2013, mailed a public hearing notice to all property owners within a 300-foot radius of the proposed project boundaries notifying them of the July 3, 2013 Planning Commission public hearing for the proposed project. In addition, on June 21, 2013, a legal notice was published in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the July 3, 2013 Planning Commission hearing for the proposed parcel map project.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica Vega
Assistant City Attorney

ATTACHMENTS

A. PC Resolution No. 13-11 for IS/MND/MMRP
   Exhibit 1 – Initial Study/Mitigated Negative Declaration (under separate cover)
   Exhibit 2 - Mitigation Monitoring and Reporting Program (MMRP)
   Exhibit 3 - Responses to Comments on Draft MND
B. PC Resolution No. 13-12 for Tentative Parcel Map No. 30522
   Exhibit 1 - Conditions of Approval Matrix
C. Tentative Parcel Map No. 30522 Plans (Reductions)
D. Tentative Parcel Map No. 30522 Plans (full size – under separate cover)

ATTACHMENT A

PC Resolution No. 13-11
Initial Study/Mitigated Negative Declaration for
Tentative Parcel Map No. 30522

PC RESOLUTION NO. 13-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING & REPORTING PROGRAM FOR TENTATIVE PARCEL MAP NO. 30522 (PLANNING APPLICATION NO. 10-0301) LOCATED AT THE SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD (APN: 367-100-026 & 367-100-032)

WHEREAS, an application for a Tentative Parcel Map (TPM No. 30522) for the subdivision of 10.26 acres into seven (7) parcels for future commercial/retail development located on the SEC of Orange Street and Bundy Canyon Road (APN: 367-100-024 & 026). has been filed by:

Applicant / Owner:	Orange/Bundy Partners, LTD
Authorized Agent:	Mr. Joseph Lacko, JL Management
Project Location:	SEC Corner of Orange Street & Bundy Canyon Road
APN Number:	367-100-026 & 367-100-032
Lot Area:	10.26 acres

WHEREAS, the proposed Tentative Parcel Map No. 30522 (Planning Application No. 10-0301) is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and

WHEREAS, after completion of an Initial Study, the Planning Director determined that it did not identify any potentially significant effects on the environment nor was there any substantial evidence from which it could be fairly argued that the project would have a significant effect on the environment. Therefore, staff has recommended to the Planning Commission adoption of a Mitigated Negative Declaration for this project; and

WHEREAS, the proposed Mitigated Negative Declaration consists of the following documents: Initial Study, Mitigated Negative Declaration, Mitigation Monitoring & Reporting Program, and applicable Technical Appendices, comments and responses, etc.); and

WHEREAS, on April 3, 2013, using a method required under CEQA Guidelines Section 15072(b), the City provided a Notice of Intent to adopt the proposed Initial Study/Mitigated Negative Declaration to the State Clearinghouse, general public, local distribution list, responsible/trustee agencies, and the Riverside County Clerk; and

WHEREAS, on April 3, 2013, the draft Initial Study/Mitigated Negative Declaration was posted in three public places for review at: 1) Wildomar City Hall, 2) Wildomar Mission Trail Library, 3) the City of Wildomar website; and

WHEREAS, the City made the proposed Initial Study/Mitigated Negative Declaration document available for public review commencing on April 3, 2013 and concluding on May 2, 2013, a period of not less than 30 days. During the public review period, the City received five (5) written comments concerning the proposed Mitigated Negative Declaration and staff responded to each comment as provided herein this resolution as Exhibit 3; and

WHEREAS, in accordance with Government Code Sections 65353, 65355 and 65090, the City of Wildomar Planning Department, on June 20, 2013, gave public notice by mailing a public hearing notice to all property owners within a 300-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for the Initial Study/Mitigated Negative Declaration that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, in accordance with Government Code Sections 65353, 65355 and 65090 the City of Wildomar Planning Department, on June 21, 2013, published a legal notice in the "Press Enterprise", a local newspaper of general circulation, in compliance with State law notifying the public of the holding of a public hearing for the Initial Study/Mitigated Negative Declaration that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, in accordance with Government Code Section 65353, the City of Wildomar Planning Commission conducted the duly noticed public hearing on July 3, 2013, at which time interested persons had an opportunity to testify in support of, or opposition to the proposed the Initial Study/Mitigated Negative Declaration and at which time the Planning Commission received public testimony concerning the Initial Study/Mitigated Negative Declaration.

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

SECTION 1. CEQA FINDINGS.

The Planning Commission, in light of the whole record before it including but not limited to the staff report, proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program (attached hereto as Exhibit 1 to this Resolution), documents incorporated herein by reference, written 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 determines as follows:

A. Review Period: That the City has provided the public review period for the Mitigated Negative Declaration for the required 30-day pubic review period required by CEQA Guidelines Sections 15073 and 15105.

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

C. Independent Judgment: That the Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program reflects the independent judgment and analysis of the City.

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

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

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following actions:

1. Adopt a Mitigated Negative Declaration: The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for Parcel Map No. 30522 (Planning Application No. 10-0301) is hereby approved and adopted as provided herein as Exhibit 1 and 2 of this Resolution.

2. Notice of Determination: In compliance with Public Resources Code § 21152 and CEQA Guidelines § 15075, the Planning Director shall prepare a Notice of Determination concerning the approval and adoption of the Initial Study/Mitigated

Negative Declaration, and within five (5) working days of project approval, file the Notice with the Riverside County Clerk for posting.

3. Location: The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for Parcel Map No. 30522, and all documents incorporated therein or forming the record of decision therefore, shall be filed with the Wildomar Planning Department at the Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595, and shall be made available for public review upon request.

PASSED, APPROVED AND ADOPTED this 3rd day of July 2013, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Stan Smith
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Eric Vega, Assistant City Attorney

EXHIBIT 1

Initial Study/Mitigated Negative Declaration/Technical Studies
(Under Separate Cover)

EXHIBIT 2

Mitigation Monitoring and Reporting Program

1 INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the **Bundy Canyon Road and Orange Street Subdivision** (Planning Application No. 10-0301) project. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." An MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

2 MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Wildomar will be responsible for monitoring compliance with all mitigation measures. Different departments within the City are responsible for aspects of the project. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measure:** The mitigation measures are taken from the Initial Study/Mitigated Negative Declaration (IS/MND), in the same order that they appear in the IS/MND.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City with responsibility for mitigation monitoring.
- **Verification (Date and Initials):** Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
3.1 Aesthetics			
AES-01 Per Section 8.64.060 of the Wildomar Municipal Code, exterior lighting above 4050 lumens is restricted. In addition, all lighting must be fully shielded if feasible and partially shielded in all other cases, and must be focused to minimize spill of light into the night sky and onto adjacent properties.	Upon submittal of development plans for the proposed project	City of Wildomar Planning and Public Works Departments	
AES-02 The precise lighting plan shall be submitted to the City of Wildomar at the time any future development application is proposed for the project site and will be evaluated by the City of Wildomar Planning Department as part of the plot plan process to ensure compliance with City ordinances.	Upon submittal of development plans for the proposed project	City of Wildomar Planning and Public Works Departments	
3.2 Agricultural Resources – none required	N/A	N/A	N/A
3.3 Air Quality – none required	N/A	N/A	N/A
3.4 Biological Resources			
BIO-01 The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during nesting season, preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone, and a 250-foot radius surrounding the construction zone, to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. If the biologist determines after consultation with wildlife agencies that there is potential harm to nesting birds, construction within the	The project applicant shall incorporate requirements into the contract plans. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.	City of Wildomar Planning and Public Works Departments	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	250-foot setback area shall be prohibited until it is determined that construction activities will not harm the nesting birds.			
BIO-02	The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	
BIO-03	The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $9,492 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	
3.5 Cultural Resources				
CUL-01	Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the following wording shall be included in all construction contract documentation: If during grading or construction activities cultural resources are discovered on the project site, work shall	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Building and Planning Departments	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared. The report shall include a list of the resources recovered, documentation of each site/locality, and interpretation of resources recovered. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.			
CUL-02	At least 30 days prior to seeking a grading permit, the project applicant(s) for future development shall contact the appropriate Tribe[1] to notify the Tribe of grading, excavation, and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
CUL-03	Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

[1] It is anticipated that the Pechanga Band of Luiseño Indians will be the "appropriate" Tribe due to their prior and extensive coordination with the surrounding cities in determining potentially significant impacts and appropriate mitigation measures.

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	construction contract documentation: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.			
CUL-04	The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project site, to the appropriate Tribe for proper treatment and disposition.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
CUL-05	All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the appropriate culturally affiliated Native American Tribe. 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.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

Mitigation Measure		Timing	Monitoring Responsibility	Verification (Date and Initials)
CUL-06	Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the developer and Tribe shall meet and confer regarding the significance of and mitigation for such resources. If the developer and the Tribe cannot agree on the significance of or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
CUL-07	Prior to the issuance of a grading permit, the project applicant(s) for future development shall identify to the City of Wildomar the qualified paleontologist who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the disposition of the paleontological resources to the City of Wildomar Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.			
CUL-08	To address the possibility that cultural resources may be encountered during future grading or construction, a qualified professional shall initially monitor all construction activities that could potentially impact archaeological and/or paleontological deposits (e.g., grading, excavation, and/or trenching). However, monitoring should be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
3.6 Geology and Soils				
GEO-01	Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
GEO-02	All grading shall conform to the California Building Code, Ordinance 457, 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.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
GEO-03	Prior to issuance of a grading permit, the developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resources Control Board	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	(SWRCB).			
GEO-04	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 (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.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
3.7 Greenhouse Gas Emissions				
GHG-01	Prior to building permit approval, the City of Wildomar Planning Department will evaluate the provisions of CARB's "Climate Change Proposed Scoping Plan: A Framework for Change" to determine which of the provisions are applicable to the building and occupancy anticipated and shall require that the project applicant implement measures to reduce short-term and long-term emissions of GHG's associated with construction and operation of the proposed project. Examples of measures that might be implemented include, but are not limited to the following: <u>Construction</u> • Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) to the extent practical. <u>Operation</u> • Bicycle parking facilities and preferential parking for	Prior to issuance of a building permit	City of Wildomar Planning Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
carpooling and alternative-fueled vehicles shall be provided at locations determined by City of Wildomar Planning Department staff. This measure encourages use of alternative transportation by employees and helps to reduce the amount of vehicle miles traveled as a result of the project. • Proposed commercial uses shall provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. • Indoor water conservation measures shall be incorporated, such as use of low-flow toilets and faucets. • Future development of the annexation area shall ensure that low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) is installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.			
3.8 Hazards and Hazardous Materials			
HAZ-01 As required by existing City of Wildomar Ordinance 8.56, subsequent development on the site will need to demonstrate compliance with the Riverside County Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials prior to occupancy or delivery of hazardous materials to the site.	As a condition of future development approval, and implemented prior to occupancy and delivery of hazardous materials to the site	City of Wildomar Engineering and Planning Departments	
3.9 Hydrology and Water Quality			
HYD-01 Prior to the approval of the grading permit for future development on the project site, the project applicant(s) shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the NPDES	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the Regional Water Quality Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant(s) will be required to submit, and obtain City approval of, a water quality management plan prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device.			

Mitigation Measure		Timing	Monitoring Responsibility	Verification (Date and Initials)
HYD-02	The project applicant(s) will be required to submit, and obtain City Engineering approval of, a water quality management plan (WQMP) prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device. The intent of the BMPs shall be to ensure that development on the project site does not contribute to the degradation of water quality.	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	
HYD-03	To manage stormwater runoff flows prior to and after the full implementation of the site's underground infiltration pipe system, a sand filter basin will be constructed within Parcel 7 of the proposed project. The sand filter basin will provide the required storage, per the design guidelines in the Riverside County Low Impact Development BMP Design Handbook. The treated stormwater from the sand filter basin will be collected by an underdrain system. The sand filter basin will have two concrete drop inlets that will be constructed to collect the overflows. The concrete drop inlets will be set at different invert elevations and opening sizes to control and limit the outflow of the developed site to undeveloped levels. Additionally, the concrete drop inlets will have 3-inch-diameter orifices to control the	Prior to the issuance of a building permit	City of Wildomar Engineering Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	outflow. The orifices will be installed above the dead storage depth of 1.5 feet, which was determined by the preliminary WQMP prepared for the proposed project. The completed sand filter basin will provide 21,112 cubic feet (CF) of dead storage and the required Vbmp is 19,519 CF of dead storage. A 0.83-inch per hour filtration rate has been assumed per the specifications in the Riverside County Low Impact Development BMP Design Handbook.			
3.10 Land Use and Planning				
BIO-02	The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR) fee area and will be subject to the SKR fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	
BIO-03	The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $6,597 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
3.11 Mineral Resources – none required	N/A	N/A	N/A
3.12 Noise			
NOI-01 Future development on the project site shall implement the following construction noise mitigation measures to reduce potential construction noise impacts to a less than significant level: • All construction and general maintenance activities (except in an emergency) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May). • Construction equipment staging and storage areas shall be located as far from the residential land uses as possible. • All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. • Residents living up to 1,000 feet from the property line shall be provided with a construction schedule and contact information to file a complaint. Timely notification shall accompany any major changes to this schedule.	During construction	City of Wildomar Building and Planning Departments	
NOI-02 On-site noise shall not exceed 65 dBA during the hours of 7:00 a.m. to 10:00 p.m. or 55 dBA during the hours of 10:00 p.m. to 7:00 a.m. This can be achieved by implementing the following policies: • In order to reach the City's daytime noise threshold of 65 dBA L_{eq} (10 minutes), the developer/builder shall use screens, shields, or enclosures for all project HVAC units that provide at least 10 dBA of attenuation.	Prior to the issuance of occupancy permits and during project operations	City of Wildomar Building and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
• The use of HVAC systems shall be limited to the hours of 7:00 a.m. to 10:00 p.m. to protect residents from nighttime noise. The contact information for the City of Wildomar Code Compliance Officer should be given to nearby residents in case this measure is routinely violated. • HVAC units shall be placed as far away as possible from neighbors' windows and outdoor areas. • Ensure that air conditioners are well fastened to the façade/roof, as poor attachment can result in an increase in the noise level. Where vibration of the unit results in an increased noise level, isolation springs or feet can be used to reduce vibration. • Ensure that all equipment is regularly serviced to ensure all fixtures and fittings are safe, secure, and do not rattle or vibrate excessively. • Truck deliveries to future commercial uses shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 4:00 p.m. on Saturdays. No deliveries shall occur on Sundays or as otherwise specified by the City. • The owners or operators of commercial uses shall post a sign at each loading area that states the idling time for delivery truck engines shall be limited to no more than 3 minutes.			
NOI-03 The proposed project shall comply with the development Noise Regulations as expressed in Chapter 9.48 of the City of Wildomar Zoning Code that regulates both construction activities and operational activities on the project site.	During all phases of construction and project operations	City of Wildomar Building and Planning Departments	
3.13 Population and Housing – none required	N/A	N/A	N/A
3.14 Public Services			

Mitigation Measure		Timing	Monitoring Responsibility	Verification (Date and Initials)
PUB-01	Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Fire Department are $1,063.00 for the approval of a commercial/industrial tentative parcel map and $321.82 per commercial/office unit approved by the department. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	Prior to the issuance of a building permit	City of Wildomar Planning Department	
PUB-02	Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for police services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Sheriff's Department are $157.07 per commercial/office unit approved by the department. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	Prior to the issuance of a building permit	City of Wildomar Planning Department	
PUB-03	Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for the Lake Elsinore Unified School District pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Lake Elsinore Unified School District are $0.47 per square foot of commercial/office space	Prior to the issuance of a building permit	City of Wildomar Planning Department	

Mitigation Measure		Timing	Monitoring Responsibility	Verification (Date and Initials)
	approved by the district. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)			
3.15 Recreation – none required				
3.16 Transportation/Traffic				
TRA-01	Construct Orange Street from Bundy Canyon Road along the project frontage to the ultimate half-section width as a Secondary Highway Standard (100-foot right-of-way), including landscaping and parkway improvements, in conjunction with development.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
TRA-02	Construct Bundy Canyon Road from Orange Street to the I-15 freeway southbound onramp at its ultimate half-section width as an Urban Arterial Standard, including landscaping and parkway improvements, in conjunction with development.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
TRA-03	Prior to issuance of any building permit on the project site, the project applicant(s) shall pay the appropriate Transportation Uniform Mitigation Fee to the Western Riverside County Council of Governments. The required Transportation Uniform Mitigation Fee as of January 2013 required by the WRCOG is $10.49 per square foot of retail space. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
3.17 Utilities and Service Systems				
ULT-01	The project applicant(s) for future development on the project site shall obtain approval from the Riverside County Department of Environmental Health and attend	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department; Riverside County	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	a meeting with the Elsinore Valley Municipal Water District (EVMWD) before ~~receiving~~ requesting water and wastewater service from the Elsinore Valley Municipal Water District. The meeting with the sponsor of future development on the site and the EVMWD will include a thorough review of the proposed water and sewer system design details.		Department of Environmental Health	
UTL-02	Prior to the issuance of a building permit for future development on the project site, the project applicant(s) shall submit a recycling collection and loading area plan to the Riverside County Waste Management Division for approval.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department; Riverside County Waste Management Division	

EXHIBIT 3

Responses to Comments on Draft MND

RESPONSE TO COMMENTS

LIST OF COMMENTERS

The following individuals and representatives of organizations and agencies submitted written comments on the Draft MND.

Letter	Agency, Organization, or Individual	Date
A	Western Riverside County Regional Conservation Authority	April 25, 2013
B	California Department of Fish and Wildlife	April 29, 2013
C	Elsinore Valley Municipal Water District	May 2, 2013
D	California Department of Transportation	May 6, 2013

COMMENTS AND RESPONSES

Written comments on the Draft MND are reproduced on the following pages, along with responses to those comments.

Where changes to the Draft MND text or mitigation measures result from responding to comments, those changes are included in the response and demarcated with revision marks (underline for new text, ~~strikeout~~ for deleted text). The responses to comments were prepared by City staff, PMC and LSA Associates (on behalf of the applicant).

Letter A

Regional Conservation Authority
Western Riverside County

Board of Directors

Chairman
Marion Ashley
County of Riverside

Vice Chairman
Scott Miller
City of San Jacinto

Kevin Bash
City of Norco

Ben Benoit
City of Wildomar

John Benoit
County of Riverside

Roger Berg
City of Beaumont

Tim Brown
City of Canyon Lake

Maryann Edwards
City of Temecula

Debbie Franklin
City of Banning

Thomas Fuhrman
City of Menifee

Mike Gardner
City of Riverside

Jim Hyatt
City of Calimesa

Kevin Jeffries
County of Riverside

Natasha Johnson
City of Lake Elsinore

Verne Lauritzen
City of Jurupa Valley

Shellie Milne
City of Hemet

Jesse Molina
City of Moreno Valley

Eugene Montanez
City of Corona

Harry Ramos
City of Murrieta

Adam Rush
City of Eastvale

Jeff Stone
County of Riverside

John Tavaglione
County of Riverside

Mark Yarbrough
City of Perris

Executive Staff

Charles Landry
Executive Director

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org

April 25, 2013

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

RE: Tentative Parcel Map 30522

Mr. Bassi,

After review of the Initial Study for Tentative Parcel Map 30522 we noted that Mitigation Measure BIO-03 indicates that the Western Riverside MSHCP fee is currently $9,492 per gross acre of development. The correct current fee is $6,597 per acre for commercial/industrial development (see attached).

A-1

We appreciate the opportunity to review the project and have no other comments.

Sincerely,

Laurie Dobson Correa
Director of Reserve Management & Monitoring

Attachment: Fiscal Year 2013 MSHCP Fees

Letter A Continued

Regional Conservation Authority
Western Riverside County

Board of Directors

Chairman
Marion Ashley
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WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

LOCAL DEVELOPMENT MITIGATION FEE SCHEDULE FOR FISCAL YEAR 2013
(Effective July 1, 2012 – June 30, 2013)

Fiscal Year 2012-13 Fees

Effective July 1, 2012 to June 30, 2013

Fee Category	Fee
Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit)	$ 1,938
Residential density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	$ 1,241
Residential density greater than 14.0 dwelling Units per acre (fee per dwelling unit)	$ 1,008
Commercial (fee per acre)	$ 6,597
Industrial (fee per acre)	$ 6,597

Staff Response

A-1 The correction recommended by the commenter will be included in the final version of the document. Mitigation measure **BIO-03** will read as follows: The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently ~~$9,492~~ 6,597 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. *(Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at time of issuance.)*

Letter B

State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director

April 29, 2013

Mr. Matthew Bassi
Planning Director
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Subject: Initial Study/Mitigated Negative Declaration for the Bundy Canyon Road and Orange Street Subdivision Project
State Clearinghouse No. 2013041007

Dear Mr. Bassi:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND) for the Bundy Canyon Road and Orange Street Subdivision Project (Project) [State Clearinghouse No. 2013041007]. The Department is responding to the IS/MND as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

Project Description

The Project is located west of Interstate 15 (I-15), east of Orange Street, south of Bundy Canyon Road, and north of Canyon Drive in the City of Wildomar, County of Riverside. The City proposes to subdivide two existing parcels, totaling approximately 10.3 acres, into seven parcels for future commercial development.

Lake and Streambed Alteration Program

The information included in the IS/MND does not provide sufficient information for Department to determine if a Streambed Alteration is required for the proposed Project or subsequent projects which will follow subdivision of the site. The IS/MND identifies a "remnant drainage" on the Project site and states that this drainage is not within the Department's jurisdiction. However, the habitat suitability assessment provided with the

Letter B Continued

IS/MND documents the presence of a culvert to conduct flows beneath Orange Street to the mentioned drainage. Additionally this report identifies significant erosion features in the area of study and plant species, including Mexican palo verde (*Parkinsonia aculeata*), that may indicate the existence of surface flows. No Jurisdictional Delineation (JD) was provided with the IS/MND. With the information provided in the IS/MND, the Department cannot determine if the project will impact jurisdictional waters. Please submit a Notification of Lake or Streambed Alteration as described below. Once the Notification is received the Department will determine if the drainage feature is jurisdictional and if a Lake or Streambed Alteration Agreement is required for the Project.

The Department is responsible for assessing and evaluating impacts to jurisdictional waters; typically accomplished through reviewing JD reports, supporting information, and conducting site visits. Following review of a JD, the Department may request changes to the JD. The Department may also recommend that additional project avoidance and/or minimization measures be incorporated, or request additional mitigation for project-related impacts to jurisdictional areas.

The Department recommends submitting a notification early in project planning, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to http://www.dfg.ca.gov/habcon/1600/forms.html.

The Department opposes the elimination of ephemeral, intermittent, and perennial streams, channels, lakes, and their associated habitats. The Department recommends avoiding stream and riparian habitat to the greatest extent possible. Any unavoidable impacts need to be compensated with the creation and/or restoration of in-kind habitat either on-site or off-site at a minimum 3:1 replacement-to-impact ratio, depending on the impacts and proposed mitigation. Additional mitigation requirements through the Department's Lake and Streambed Alteration Agreement process may be required, depending on the quality of habitat impacted, proposed mitigation, project design, and other factors.

The following information will be required for the processing of a Notification of Lake or Streambed Alteration and the Department recommends incorporating this information into the CEQA document to avoid subsequent documentation and project delays:

1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);
2) Discussion of avoidance and minimization measures to reduce project impacts; and,
3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance.

Letter B Continued

Please refer to section 15370 of the CEQA guidelines for the definition of mitigation.

In the absence of specific mitigation measures in the CEQA document, the Department believes that it cannot fulfill its obligations as a Trustee and Responsible Agency for fish and wildlife resources. Permit negotiations conducted after and outside of the CEQA process are not CEQA-compliant because they deprive the public and agencies of their right to know what project impacts are and how they are being mitigated (CEQA Section 15002).

Department Recommendations

The Department recommends that the analysis in the CEQA document satisfy the requirements of the Department's Lake and Streambed Alteration Program. A notification of lake or streambed alteration should be submitted for the project and/or subsequent projects impacting the drainage feature onsite. If you should have any questions pertaining to these comments, please contact Daniel Orr at 909-484-0523. **B-1**

Sincerely,

Jeff Brandt
Senior Environmental Scientist

cc: State Clearinghouse, Sacramento

Staff Response in coordination with LSA Associates

LSA ASSOCIATES, INC.
1500 IOWA AVENUE SUITE 200
RIVERSIDE, CALIFORNIA 92507
951.781.9310 TEL
951.781.4277 FAX

BERKELEY
CARLSBAD
FORT COLLINS
FRESNO
IRVINE
PALM SPRINGS
PT. RICHMOND
ROCKLIN
SAN LUIS OBISPO

June 4, 2013

Mr. Matthew Bassi, Planning Director
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

Subject: Response to IS/MND Comment Letter by the California Department of Fish and Wildlife dated April 29, 2013 (LSA Project No. JLM1201)

Dear Mr. Bassi:

This letter provides a response to the concern raised by the California Department of Fish and Wildlife (CDFW or Department) regarding the "remnant drainage" located within the Bundy Canyon Road and Orange Street Subdivision Project (State Clearinghouse No. 2013041007).

In the environmental document review letter from Mr. Jeff Brandt, CDFW Senior Environmental Scientist, dated April 29, 2013, the CDFW stated that the IS/MND does not provide sufficient information for Department to determine if a Streambed Alteration is required for the Proposed Project or subsequent projects, which will follow subdivision of the site. The CDFW requested a delineation of jurisdiction waters report and a streambed alternation agreement application be submitted in order to assess and evaluate impacts to jurisdictional waters.

RESPONSE

Per the California Fish and Game Code, the Department must be notified of proposed streambed alteration when an activity will

1. Substantially divert or obstruct the natural flow of any river, stream or lake;
2. Substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake; or
3. Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

(1) The project does not have a stream that conveys ephemeral or intermittent natural flows.

a. The project site no longer receives flow from the culverts under the I-15 southbound Bundy Canyon Road on-ramp as shown on the Riverside County Flood Control District Sedco Basin Drainage Plan.

b. The freeway culvert was extended by a 60-inch storm drain (RCFCWCD Easement recorded on May 15, 2007, as Instrument No. 2007-0322156) across the northern half of the project site (disturbed area as shown in the biology report figures) and continues beyond Orange Street and Lake Elsinore High School. Refer to the enclosed site plans for Parcel Map 30522 and the RCFCD storm drain plans.

c. Before the installation of 60-inch Sedco Line F, the LDDC hydrology study predicted the 100-year storm volume from the culvert under the I-15 freeway to be 240 cfs.

d. For the existing conditions, a total of 11.23 cfs on-site flow is estimated at the Orange Street 18-inch culvert during a 100-year storm event and 3.68 cfs during a 2-year storm event.

e. The existing flows are insignificant compared to the historic flows that used to flow across the site and created the relic ephemeral drainage visible in the current aerial photographs.

f. As is evident in historical aerials since 2006 and as seen during the field survey, the drainage no longer has features (e.g., bed and bank, debris and sediment transport, and riparian vegetation) characteristic of a streambed receiving flows since the completion of the 60-inch storm drain.

g. Hypothetically, the project area, not necessary via the relic ephemeral drainage could have run-off flows to the Orange Street culvert during consecutive and/or large storm event(s) based on conservative assumptions of storm intensity for hydrology studies and storm drain design. Refer to the attached email from Mr. Kevin Richer, LDDC.

(2) The project will not use any material from the bed, channel, or bank of a stream.

a. No material will be used from a stream.

(3) The project will not dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into downstream river, stream, or lake.

a. No disposal to occur within a stream.

All adjacent street runoff and on-site impervious surfaces will enter into the Sedco storm water Line F. The proposed sand infiltration/retention basin will flow into the 60-inch RCDCD storm drain during a 100-year storm event and not sheet flow onto the downstream properties west of Orange Street.

The streambed, hydrology, the associated functions and values on the project site and downstream have previously been substantially changed by the completion of the RCFCWCD Sedco Line F. Off-site and upstream flow that previously created the ephemeral stream no longer occurs on the project site. The project will not affect natural flow of a stream and will not require a streambed alteration agreement.

Sincerely,

LSA ASSOCIATES, INC.

Maria A. Lum

Maria A. Lum
Associate/Biologist

Attachments: CDFW letter regarding IS/MND dated April 29, 2013
Parcel map 30522 site plans prepared by LDDC dated Feb. 2, 2012
RCFCDWCD Line F stage 2 plan sheet 4) by Wheeler & Grey dated June 7, 2006.
Figures from IS/MND Appendix G: Preliminary WQMP and Appendix F: Hydrology Report
Google earth aerials 2005 and 2009
Email from LDDC dated May 28, 2013

Letter C

Board of Directors
Phil Williams, President
Andy Morris, Vice President
Judy Guglielmana, Treasurer
Harvey R. Ryan, Director
W. Ben Wicke, Director

Elsinore Valley Municipal Water District

General Manager
John Vega
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

Our Mission...
EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

May 2, 2013

Attn: Matt Bassi
City of Wildomar
23873 Clinton Keith Rd., Suite 201
Wildomar, CA 92595

SUBJECT: INITIAL STUDY FOR BUNDY CANYON ROAD AND ORANGE STREET SUBDIVISION TPM 30522

Dear Matt:

On April 5, 2013, the District received the Initial Study for the above project. It is my understanding that the proposed/realistic near term development for the above TPM is a gas station on Parcel 1 and a fast-food restaurant on Parcel 2. Future Development will require a plot plan application and a conditional use permit. We have the following comments:

1. The Water Duty Factor from the District's Water Master Plan is 2500 gpd/Acre for general commercial. Based on the 9.5 Acres available for this development; the estimated water demand is 22,500 gallons per day.

   Sewer demand is 22,500 x 0.8 = 18,000 gallons per day.

   The water and sewer demand on Page 102 of the Initial Study of 10,000 gallons per day is not consistent with the District's calculated water and sewer demands. **C-1**

2. The Developer must request a meeting with the District regarding requirements to serve the project and to obtain an updated Service Commitment Letter quoting water and sewer capacity fees. **C-2**

3. This Project will require a thorough review during the improvement plan phase where water and sewer system design details will be required. **C-3**

4. The sewer connection will be to an existing 12" PVC sewer line on Bundy Canyon Road. **C-4**

951.674.3146
Fax 951.674.9872
www.evmwd.com

31315 Chaney Street
P.O. Box 3000
Lake Elsinore, CA 92530

Letter C Continued

5. The water connection will be to an existing 20" PVC water line at the 1746 pressure zone. Please note that a water line extension will be required. **C-5**

If you should have any questions, please feel free to contact me at (951) 674-3146, ext. 8786.

Sincerely,

Imad Baiyasi
Development Services Manager

IB/rh

cc: Paul S. Carver, Director of Engineering

Staff Responses

C-1 The correction recommended by the commenter will be included in the final version of the document.

Page 10: Water and Wastewater Demand Assumption:

As the proposed project has no building plans, estimates of water and wastewater demand are based on the Water Duty Factor from the Elsinore Valley Water District's (EVMWD) Water Master Plan. ~~similar development in the area. The City of Corona to the north of Wildomar uses an estimate of 1,050 gallons per day per acre for commercial uses in their Sewer Master Plan. The City of Murrieta to the south of Wildomar uses 0.402 gallons per day of water demand per square foot of commercial space in their General Plan Update Water Supply Assessment.~~ The EVMWD Water Duty Factor for general commercial land uses is 2,500 gallons per day per acre. Based on the 9.5 acres of developable land remaining after roadway improvements are completed, the proposed project would have an estimated water demand of 22,500 gallons per day. The EVMWD estimates wastewater demand by calculating 80 percent of the water demand. For the proposed project, projected wastewater demand would equal 18,000 gallons per day (22,500 x 0.8).

~~Assuming a floor area ratio of between 0.25 and 0.50 for the proposed project, the 9.50 acres of developable land remaining after roadway improvements on the Bundy Canyon Road and Orange Street site could result in a water demand of between 4,200 and 8,300 gallons of water per day. Wastewater demand would be approximately 10,000 gallons per day. As the wastewater demand is seldom more than the water usage for commercial property, 10,000 gallons per day for both water demand and wastewater generation will be used in the analysis.~~

Page 21:

With an estimated water demand of 22,500 ~~10,000~~ gallons per day, the proposed project represents 25.2 ~~11.2~~ acre-feet per year.

Page 102 and 103:

~~The EVMWD does not provide water or wastewater generation rates for nonresidential development. The determination of water and wastewater demand is based on plumbing "fixtures" provided in the building plans during~~

~~the building permit process. As the proposed project has no building plans, estimates of water and wastewater demand are based on similar development in the area. The City of Corona to the north of Wildomar uses an estimate of 1,050 gallons per day per acre for commercial uses in their Sewer Master Plan. The City of Murrieta to the south of Wildomar uses 0.402 gallons per day of water demand per square foot of commercial space in their General Plan Update Water Supply Assessment. Assuming a floor area ratio of between 0.25 and 0.50 for the proposed project, the 9.50 acres of developable land remaining after roadway improvements on the Bundy Canyon Road and Orange Street site could result in a water demand of between 4,200 and 8,300 gallons of water per day. Using the 1,050 gallons per day per acre for wastewater demand, the 9.50 acres would have a need of 9,975 gallons per day. As the wastewater demand is seldom more than the water usage for commercial property, and both water and wastewater demand is based on area estimates outside of EVMWD, 10,000 gallons per day for both water demand and wastewater generation will be used as a conservative figure in this analysis.~~

As the proposed project has no building plans, estimates of water and wastewater demand are based on the Water Duty Factor from the Elsinore Valley Water District's (EVMWD) Water Master Plan. The EVMWD Water Duty Factor for general commercial land uses is 2,500 gallons per day per acre. Based on the 9.5 acres of developable land remaining after roadway improvements are completed, the proposed project would have an estimated water demand of 22,500 gallons per day. The EVMWD estimates wastewater demand by calculating 80 percent of the water demand. For the proposed project, projected wastewater demand would equal 18,000 gallons per day (22,500 x 0.8).

Page 104, Impact a:

As the EVMWD has an estimated available treatment capacity of 3.34 mgd, and the proposed project is estimated to ~~use~~ generate ~~10,000~~ 18,000 gallons of wastewater per day, future development will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

Page 105, Impact b:

The ~~10,000~~ 18,000 gallons per day estimate is considered conservative, as most retail commercial uses generate very little in the way of wastewater. The

~~10,000~~ 18,000 gallons per day estimate of wastewater demand is approximately 0.01 mgd, which is well below the 3.34 mgd remaining capacity in the Regional Wastewater Treatment Facility. The ~~10,000~~ 18,000 gallons per day water demand represents approximately ~~11.2~~ 20.16 acre-feet per year, which is approximately 0.02 percent of the demand anticipated in 2035 by the EVMWD Urban Water Management Plan.

Page 105, Impact d:

The projected ~~10,000~~ 22,500 gallons per day equals approximately ~~11.2~~ 25.2 acre-feet per year. The calculated ~~11.2~~ 25.2 acre-feet per year represents approximately 0.02 percent of the anticipated water demand throughout the EVWMD in 2035.

Page 106, Impact e:

The projected ~~10,000~~ 22,500 gallons of water per day represents ~~0.01~~ 0.02 mgd and is less than the 3.34 mgd remaining treatment capacity.

C-2, C-3 The correction recommended by the commenter will be included in the final version of the document. Mitigation measure **ULT-01** will read:

The project applicant(s) for future development on the project site shall obtain approval from the Riverside County Department of Environmental Health and attend a meeting with the Elsinore Valley Municipal Water District (EVMWD) before ~~receiving~~ requesting water and wastewater service from the Elsinore Valley Municipal Water District. The meeting with the sponsor of future development on the site and the EVMWD will include a thorough review of the proposed water and sewer system design details.

Timing/Implementation: *Prior to the issuance of a building permit for future development*

Enforcement/Monitoring: *City of Wildomar Planning Department; Riverside County Department of Environmental Health*

C-4 The correction recommended by the commenter will be included in the final version of the document. Page 103 will read:

Sewer service will be provided through connection to an existing 12-inch PVC sewer line in Bundy Canyon Road.

Page 105 will read:

> The existing 12-inch PVC sewer line is sized to accommodate development as shown in the General Plan, as well as development farther north on Bundy Canyon Road. Connection to the existing sewer line will require trenching in Bundy Canyon Road, and one or more of the future uses may require filtration devices to remove grease from the sewer; however, these issues would be determined at the time of building permit consideration in consultation with the EVMWD and the Riverside County Environmental Health, and will be the responsibility of the building owner/operator to install and operate (see mitigation measure **UTL-01**). No other wastewater improvements will be necessary to serve the proposed project. The 10,000 gallons per day water demand represents approximately 11.2 acre-feet per year, which is approximately 0.02 percent of the demand anticipated in 2035 by the EVMWD Urban Water Management Plan.

C-5 The correction recommended by the commenter will be included in the final version of the document. Page 105 will read:

> The project site is within the service boundary for the EVMWD, and future development on the project site would be connecting to the EVMWD's water service infrastructure, an existing 20-inch PVC water line at the 1746 pressure zone.

The note by the commenter that a water line extension will be required will be included in the meeting between the sponsor of future development and the EVMWD required by mitigation measure **UTL-01**.

Letter D

STATE OF CALIFORNIA—BUSINESS, TRANSPOR[illegible]'ON AND HOUSING AGENCY EDMUND G. BROWN Jr. Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING
464 WEST 4th STREET, 6th Floor MS 725
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300

Flex your power!
Be energy efficient!

May 2, 2013

Matthew C. Bassi
Planning Director
City of Wildomar
23873 Clinton Keith Road
Suite 201
Wildomar, CA 92595

Traffic Impact Analysis Report-Development of Fast-Food Restaurant (Tentative Parcel Map No. 30522) (I-15 PM 16.32)

Mr. Bassi,

We have completed our review for the above mentioned proposal to construct Fast-Food Restaurant with a drive-thru and 12 fueling position service station and convenience market located west of Interstate-15 along Bundy Canyon Road at the east intersection of Orange Street in the City of Wildomar.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Wildomar due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Forecasting

- Figures 5, 6, and Appendix B; All turning movement counts should include truck traffic and then existing truck volumes should be converted to passenger car equivalents (PCE) volumes using PCE factors 1.5, 2.0, and 3.0 for 2-axle, 3-axle, and 4-or more axle trucks respectively. **D-1**
- Appendix C, Need to include percentage of truck in the level of service (LOS) calculation or otherwise use PCE traffic volumes. **D-2**

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Letter D Continued

- Project Trip Generation and Trip Distribution; Need to provide Project Trip Generation rates table including total daily traffic volumes based on the Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition, 2012 with appropriate land use code. Also need to provide Trip Distribution Figure contains the directional distributions of the project trips for proposed land use. **D-3**
- Provide other development trip generation table reference to ITE trip generation based on the other development projects information on figures 14, 16, 17, 18, and 19. This table should reflect to other development Average Daily Traffic volumes, Peak Hours volumes on figures 20, 21, and 22. **D-4**
- The project fair share traffic contribution table should provide based on the proportion of project peak hour traffic contribution to improvement location relative to the total new peak hour Opening Year (2013) with Project traffic volumes. **D-5**
- Please note Pages 16 to 27 are missing in the TIA report. These pages could address several of the above comments **D-6**

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,

DANIEL KOPULSKY
Office Chief
Community and Regional Planning

"Caltrans improves mobility across California"

Staff Response

D-1, D-2 The Traffic Impact Analysis (**Appendix I**) was completed under the guidelines established by the Riverside County Public Works Department's *Traffic Impact Analysis Preparation Guide*. The Riverside County *Traffic Impact Analysis Preparation Guide* does not require passenger car equivalents (PCE) or percentages of truck travel to be included in traffic volume counts or level of service (LOS) calculations.

D-3 though D-6 The Traffic Impact Analysis (**Appendix I**) included directional distributions of the project trips for the proposed land use, trip generation details, and fair share traffic contributions. A complete version of the Traffic Impact Analysis (**Appendix I**) for the proposed project was sent to the California Department of Transportation District 8 Planning Office on May 24, 2013.

ATTACHMENT B

PC Resolution No. 13-12
Tentative Parcel Map No. 30522

PC RESOLUTION NO. 13-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 30522 (PLANNING APPLICATION NO. 10-0301) TO SUBDIVIDE A 10.26 ACRE SITE INTO SEVEN (7) LOTS FOR FUTURE COMMERCIAL/RETAIL DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD (APN: 367-100-024 & 026), SUBJECT TO CONDITIONS

WHEREAS, an application for a Tentative Parcel Map (TPM No. 30522) for the subdivision of 10.26 acres into seven (7) parcels for future commercial/retail development located on the SEC of Orange Street and Bundy Canyon Road (APN: 367-100-024 & 026). has been filed by:

Applicant / Owner:	Orange/Bundy Partners, LTD
Authorized Agent:	Mr. Joseph Lacko, JL Management
Project Location:	SEC Corner of Orange Street & Bundy Canyon Road
APN Number:	367-100-026 & 367-100-032
Lot Area:	10.26 acres

WHEREAS, in accordance with the California Government Code Section 66452 – 66452.22 (Subdivision Map Act) and the City of Wildomar Subdivision Ordinance (Title 16), and the City of Wildomar Zoning Ordinance (Title 17) the Planning Commission of the City of Wildomar, California, has the authority and has reviewed the proposed Tentative Parcel Map No. 30522 for the Orange/Bundy Parcel Map project; and

WHEREAS, in accordance with Government Code Section 66452.3, the City has provided the applicant with a copy of the Planning Department staff report and resolutions for Tentative Parcel Map No. 30522 containing staff's recommendation to the Planning Commission at least three (3) days prior to the below referenced noticed public hearing; and

WHEREAS, the proposed Tentative Parcel Map No. 30522 for the Orange/Bundy Parcel Map is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

WHEREAS, the Planning Director determined that there was substantial evidence that Tentative Parcel Map No. 30522 for the Orange/Bundy Parcel Map may have one or more significant effects on the environment and that preparation of an Mitigated Negative Declaration was therefore warranted under Public Resources Code § 21080(d) and § 21082.2(d); and

WHEREAS, in accordance with Government Code Sections 65353, 65355 and 65090, the City of Wildomar Planning Department, on June 21, 2013, gave public notice by mailing a public hearing notice to all property owners within a 300-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for Tentative Parcel Map No. 30522 for the Orange/Bundy Parcel Map (Planning Application No. 10-0301) that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, in accordance with Government Code Sections 65353, 65355 and 65090 the City of Wildomar Planning Department, on June 21, 2013, published a legal notice in the "Press Enterprise", a local newspaper of general circulation, in compliance with State law notifying the public of the holding of a public hearing for Tentative Parcel Map No. 30522 for the Orange/Bundy Parcel Map (Planning Application No. 10-0301) that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, in accordance with Government Code Section 65353, the City of Wildomar Planning Commission conducted the duly noticed public hearing on July 3, 2013, at which time interested persons had an opportunity to testify in support of, or opposition to, Tentative Parcel Map No. 30522 for the Orange/Bundy Parcel Map (Planning Application No. 10-0301), and at which time the Planning Commission received public testimony concerning the proposed tentative Parcel Map.

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

SECTION 1. CEQA:

The approval of this Tentative Parcel Map (TPM No. 30522) is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on July 3, 2013, at a duly noticed public hearing, the Planning Commission adopted a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the project. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

SECTION 2. TENTATIVE PARCEL MAP FINDINGS.

In accordance with Title 16 and Title 17 of the Wildomar Municipal Code, and Government Code § 66473.1, § 66473.5 and § 66474, staff recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, 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 Parcel Map No. 30522 is consistent with the City's General Plan in that the land use designation for the project site is Commercial Retail. The Commercial Retail designation is intended to allow 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 (Page LU-58). As the proposed project is designed as a commercial parcel map that can accommodate future commercial, retail and office development, the project is consistent with the General Plan. In terms of specific land use policies related to this project, the proposed parcel map promotes (and is consistent with) the following commercially related land use policies:

LU 3.1 (Community Design) – "Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map."

LU 6.1 (Land Use Compatibility) – "Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts."

LU 7.1 (Economic Development) – "Accommodate the development of a balance of land uses that maintain and enhance the City's fiscal viability, economic diversity and environmental integrity."

LU 23.1 (Commercial Land Use) – "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps."

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 parcel map and future commercial development of the project site has been designed to meet all City standards applicable to commercial development which is intended to provide safe pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards.

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

Evidence: The project site encompasses approximately 10.26 acres subdivided into seven (7) parcels for commercial development. Each parcel has been designed and subdivided to adequately accommodate individual commercial retail uses, as well as provide for the opportunity to, in the future, consolidate parcels to

accommodate larger commercial developments as the market dictates. Therefore, the proposed project site 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 prepared an Initial Study for the proposed parcel map project that resulted in the preparation, processing and review of a Mitigated Negative Declaration (MND). The MND analyzed the environmental issues required by CEQA law, including potential impacts to fish and wildlife and their respective habitats. The MND was circulated to the State Clearinghouse for a 30 day public review period in accordance with state CEQA law, which began on April 3, 2013 and concluded on May 2, 2013. In addition, a Notice of Intent (NOI) was filed with the Riverside County Clerk, and a legal advertisement was placed in the Californian newspaper notifying the general public of the 30 day review period. A hard copy of the draft IS/MND document was placed at the Mission Trial Library, Planning Department public counter and on the City's website for public review. During the review period, staff received five (5) comment letters from various agencies. The comments received on the draft IS/MND did not require any changes to the IS/MND, mitigation measures or require re-circulation of the document. 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 proposed parcel map subdivision is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance which provides minimum development standards. Further, the parcel map has been conditioned to construct all required public improvements to accommodate future commercial and retail development 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 Parcel 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.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts PC Resolution No. 13-12 approving Tentative Parcel Map No. 30522 (Planning Application No. 10-0301) subject to conditions as provided herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 3rd day of July 2013, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Stan Smith
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Eric Vega, Assistant City Attorney

ATTACHMENT B - EXHIBIT 1
CONDITIONS OF APPROVAL – ORANGE/BUNDY PARCEL MAP PROJECT

Project Application: Parcel Map No. 30522 (Planning Application No. 10-0301)

APN No.: 367-100-026 & 367-100-032

Original Approval Date: July 3, 2013	**Original Expiration Date: July 3, 2016**

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PLANNING DEPARTMENT CONDITIONS				
General 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) days of project approval by the City Council. The Notice shall include the required California Department of Fish and Game (Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to the Riverside County Clerk in the amount of **$2,206.25** no later than **July 3, 2013**. 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 & Game = $2,156.25; and b. Riverside County Clerk Administrative Fee = $50.00	July 3, 2013	Planning Department	
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than July 10, 2013. Applicant Signature: Date:	July 10, 2013	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	On-Going	Planning Department	

	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 Subdivisions 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. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.			
4.	Approval of Tentative Parcel Map No. 30522 (Planning Application No. 10-0301) shall expire on July 3, 2016 if the Parcel map has not been recorded. The applicant may file with the Planning Department a	May 3, 2016	Planning Department	

	request for a one-year time extension as permitted in the Wildomar Subdivision and Zoning Ordinance provided a written request is made with the required EOT application and fee no later than May 3, 2016 (60 days prior to expiration).			
5.	Within 45 days of approval of Tentative Parcel Map No. 30522 (Project No. 10-0301) by the Planning Commission, the applicant shall pay all outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the processing of the final parcel map.	August 16, 2013	Planning Department	
6.	The project shall be subdivided and developed in accordance with the tentative Parcel map approved by the Planning Commission on July 3, 2013. The applicant may request a modification/revision to the approved project as outlined in the Wildomar Subdivision and Zoning Ordinance.	On-Going	Planning Department	
7.	If human remains are encountered during grading activities, 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 a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	On-Going	Planning & Engineering Depts.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
8.	If during ground disturbance activities unique cultural resources are discovered, that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. (1) 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 Native American tribal representative and the planning director to discuss the significance of the find. (2) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Pechanga and Soboba Band representatives 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. (3) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.	On-Going	Planning & Engineering Depts.	
CEQA/IS/MND Mitigation Measures				
9.	**AES-01** Per Section 8.64.060 of the Wildomar Municipal Code, exterior lighting above 4050 lumens is restricted. In addition, all lighting must be fully shielded if feasible and partially shielded in all other cases, and must be focused to minimize spill of light into the night sky and onto adjacent properties.	Upon submittal of development plans for the proposed project	City of Wildomar Planning and Public Works Departments	
10.	**AES-02** The precise lighting plan shall be submitted to the City of Wildomar at the time any future development application is proposed	Upon submittal of development plans	City of Wildomar Planning and Public	

	for the project site and will be evaluated by the City of Wildomar Planning Department as part of the plot plan process to ensure compliance with City ordinances.	for the proposed project	Works Departments	
11.	**BIO-01** The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during nesting season, preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone, and a 250-foot radius surrounding the construction zone, to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. If the biologist determines after consultation with wildlife agencies that there is potential harm to nesting birds, construction within the 250-foot setback area shall be prohibited until it is determined that construction activities will not harm the nesting birds.	The project applicant shall incorporate requirements into the contract plans. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.	City of Wildomar Planning and Public Works Departments	
12.	**BIO-02** The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	
13.	**BIO-03** The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $6,597 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	

	mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*			
14.	**CUL-01** Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the following wording shall be included in all construction contract documentation: 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 archeologist. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared. The report shall include a list of the resources recovered, documentation of each site/locality, and interpretation of resources recovered. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Building and Planning Departments	
15.	**CUL-02** At least 30 days prior to seeking a grading permit, the project applicant(s) for future development shall contact the appropriate Tribe to notify the Tribe of grading, excavation, and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	

16.	**CUL-03** Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
17.	**CUL-04** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project site, to the appropriate Tribe for proper treatment and disposition.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
18.	**CUL-05** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the appropriate culturally affiliated Native American Tribe. To the extent that a sacred site cannot be feasibly preserved in	As a condition of project approval, and implemented during ground-disturbing	City of Wildomar Engineering and Planning Departments	

	place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2.	construction activities		
19.	**CUL-06** Prior to future development approval on the project site and issuance of any grading, building or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the developer and Tribe shall meet and confer regarding the significance of and mitigation for such resources. If the developer and the Tribe cannot agree on the significance of or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
20.	**CUL-07** Prior to the issuance of a grading permit, the project applicant(s) for future development shall identify to the City of Wildomar the qualified paleontologist who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	

	of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the disposition of the paleontological resources to the City of Wildomar Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.			
21.	**CUL-08** To address the possibility that cultural resources may be encountered during future grading or construction, a qualified professional shall initially monitor all construction activities that could potentially impact archaeological and/or paleontological deposits (e.g., grading, excavation, and/or trenching). However, monitoring should be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources.	As a condition of future development approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
22.	**GEO-01** Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
23.	**GEO-02** All grading shall conform to the California Building Code, Ordinance 457, 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.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
24.	**GEO-03** Prior to issuance of a grading permit, the developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resources Control Board (SWRCB).	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	

25.	**GEO-04** 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 (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.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
26.	**GHG-01** Prior to building permit approval, the City of Wildomar Planning Department will evaluate the provisions of CARB's "Climate Change Proposed Scoping Plan: A Framework for Change" to determine which of the provisions are applicable to the building and occupancy anticipated and shall require that the project applicant implement measures to reduce short-term and long-term emissions of GHG's associated with construction and operation of the proposed project. Examples of measures that might be implemented include, but are not limited to the following: Construction • Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) to the extent practical. Operation • Bicycle parking facilities and preferential parking for carpooling and alternative-fueled vehicles shall be provided at locations determined by City of Wildomar Planning Department staff. This measure encourages use of alternative transportation by	Prior to issuance of a building permit	City of Wildomar Planning Department	

	employees and helps to reduce the amount of vehicle miles traveled as a result of the project. • Proposed commercial uses shall provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. • Indoor water conservation measures shall be incorporated, such as use of low-flow toilets and faucets. • Future development of the annexation area shall ensure that low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) is installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor.			
27.	**HAZ-01** As required by existing City of Wildomar Ordinance 8.56, subsequent development on the site will need to demonstrate compliance with the Riverside County Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials prior to occupancy or delivery of hazardous materials to the site.	As a condition of future development approval, and implemented prior to occupancy and delivery of hazardous materials to the site	City of Wildomar Engineering and Planning Departments	
28.	**HYD-01** Prior to the approval of the grading permit for future development on the project site, the project applicant(s) shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	

	minimized. The SWPPP shall be submitted to the Regional Water Quality Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant(s) will be required to submit, and obtain City approval of, a water quality management plan prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device.			
29.	**HYD-02** The project applicant(s) will be required to submit, and obtain City Engineering approval of, a water quality management plan (WQMP) prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-Wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device. The	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	intent of the BMPs shall be to ensure that development on the project site does not contribute to the degradation of water quality.			
30.	**HYD-03** To manage stormwater runoff flows prior to and after the full implementation of the site's underground infiltration pipe system, a sand filter basin will be constructed within Parcel 7 of the proposed project. The sand filter basin will provide the required storage, per the design guidelines in the Riverside County Low Impact Development BMP Design Handbook. The treated stormwater from the sand filter basin will be collected by an underdrain system. The sand filter basin will have two concrete drop inlets that will be constructed to collect the overflows. The concrete drop inlets will be set at different invert elevations and opening sizes to control and limit the outflow of the developed site to undeveloped levels. Additionally, the concrete drop inlets will have 3-inch-diameter orifices to control the outflow. The orifices will be installed above the dead storage depth of 1.5 feet, which was determined by the preliminary WQMP prepared for the proposed project. The completed sand filter basin will provide 21,112 cubic feet (CF) of dead storage and the required Vbmp is 19,519 CF of dead storage. A 0.83-inch per hour filtration rate has been assumed per the specifications in the Riverside County Low Impact Development BMP Design Handbook.	Prior to the issuance of a building permit	City of Wildomar Engineering Department	
31.	**LUP/BIO-02** The project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area and will be subject to the SKRHCP fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is $500 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to Stephen's kangaroo rat habitat. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	

32.	**LUP/BIO-03** The proposed project is within the Western Riverside MSHCP area and will be subject to the MSHCP development mitigation fee, per Riverside County Ordinance 810.2. This fee is currently $6,597 per gross acre of the parcels proposed for development and must be paid upon issuance of a grading permit. The payment of this fee will mitigate for any impacts to the MSHCP planning area. (*Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)*	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Building and Planning Departments	
33.	**NOI-01** Future development on the project site shall implement the following construction noise mitigation measures to reduce potential construction noise impacts to a less than significant level: • All construction and general maintenance activities (except in an emergency) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May). • Construction equipment staging and storage areas shall be located as far from the residential land uses as possible. • All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. • Residents living up to 1,000 feet from the property line shall be provided with a construction schedule and contact information to file a complaint. Timely notification shall accompany any major changes to this schedule.	During construction	City of Wildomar Building and Planning Departments	
34.	**NOI-02** On-site noise shall not exceed 65 dBA during the hours of 7:00 a.m. to 10:00 p.m. or 55 dBA during the hours of 10:00 p.m. to 7:00	Prior to the issuance of occupancy permits	City of Wildomar Building and Planning	

	a.m. This can be achieved by implementing the following policies: • In order to reach the City's daytime noise threshold of 65 dBA L_{eq} (10 minutes), the developer/builder shall use screens, shields, or enclosures for all project HVAC units that provide at least 10 dBA of attenuation. • The use of HVAC systems shall be limited to the hours of 7:00 a.m. to 10:00 p.m. to protect residents from nighttime noise. The contact information for the City of Wildomar Code Compliance Officer should be given to nearby residents in case this measure is routinely violated. • HVAC units shall be placed as far away as possible from neighbors' windows and outdoor areas. • Ensure that air conditioners are well fastened to the façade/roof, as poor attachment can result in an increase in the noise level. Where vibration of the unit results in an increased noise level, isolation springs or feet can be used to reduce vibration. • Ensure that all equipment is regularly serviced to ensure all fixtures and fittings are safe, secure, and do not rattle or vibrate excessively. • Truck deliveries to future commercial uses shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. on weekdays and 9:00 a.m. and 4:00 p.m. on Saturdays. No deliveries shall occur on Sundays or as otherwise specified by the City. • The owners or operators of commercial uses shall post a sign at each loading area that states the idling time for delivery truck engines shall be limited to no more than 3 minutes.	and during project operations	Departments	
35.	**NOI-03** The proposed project shall comply with the development Noise Regulations as expressed in Chapter 9.48 of the City of Wildomar	During all phases of construction and	City of Wildomar Building and Planning	

	Zoning Code that regulates both construction activities and operational activities on the project site.	project operations	Departments	
36.	**PUB-01** Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Fire Department are $1,063.00 for the approval of a commercial/industrial tentative parcel map and $321.82 per commercial/office unit approved by the department. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)	Prior to the issuance of a building permit	City of Wildomar Planning Department	
37.	**PUB-02** Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for police services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Riverside County Sheriff's Department are $157.07 per commercial/office unit approved by the department. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.).	Prior to the issuance of a building permit	City of Wildomar Planning Department	
38.	**PUB-03** Prior to issuance of any building permit for future development on the project site, the project applicant(s) shall pay the required development impact fees for the Lake Elsinore Unified School District pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance. The required development impact fees as of January 2013 required by the Lake Elsinore Unified School District are $0.47 per square foot of commercial/office space	Prior to the issuance of a building permit	City of Wildomar Planning Department	

	approved by the district. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance.)			
39.	**TRA-01** Construct Orange Street from Bundy Canyon Road along the project frontage to the ultimate half-section width as a Secondary Highway Standard (100-foot right-of-way), including landscaping and parkway improvements, in conjunction with development.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
40.	**TRA-02** Construct Bundy Canyon Road from Orange Street to the I-15 freeway southbound onramp at its ultimate half-section width as an Urban Arterial Standard, including landscaping and parkway improvements, in conjunction with development.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
41.	**TRA-03** Prior to issuance of any building permit on the project site, the project applicant(s) shall pay the appropriate Transportation Uniform Mitigation Fee to the Western Riverside County Council of Governments. The required Transportation Uniform Mitigation Fee as of January 2013 required by the WRCOG is $10.49 per square foot of retail space. (Note that the fee amount is current as of this document; however, the fee may change over time and the current fee must be paid at the time of issuance of building permits.)	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department	
42.	**ULT-01** The project applicant(s) for future development on the project site shall obtain approval from the Riverside County Department of Environmental Health before receiving water and wastewater service from the Elsinore Valley Municipal Water District.	Prior to the issuance of a building permit for future development	City of Wildomar Planning Department; Riverside County Department of Environmental Health	
43.	**UTL-02** Prior to the issuance of a building permit for future development on the project site, the project applicant(s) shall submit a recycling collection and loading area plan to the Riverside County Waste Management Division for approval.	Prior to the issuance of a building permit for future development	Planning Department; Riverside County Waste Management Division	

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Prior to Issuance of a Grading Permit				
44.	Prior to the issuance of the 1st first grading permit for Tentative Parcel Map No. 30522, the" applicant shall enter into a Tribal Monitoring Agreement" with the Pechanga Band of Luiseno Indians. The agreement shall, include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources and establishing on-site monitoring provisions/requirements during all on-site 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 1st grading permit.	Prior to Issuance of a Grading Permit	Planning Department	
45.	The grading plan shall include the following information in the Notes Section of the Grading Plan: *"No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning 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 Department	
46.	The grading plan shall include the following information in the Notes Section of the Grading Plan*: "If at any time during*	Prior to Issuance of a Grading Permit	Planning Department	

	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."			
47.	Prior to the issuance of a the 1st grading permit the applicant shall receive approval of a haul permit for any import of material to the site or export of material off-site. 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 was not previously evaluated by the mitigated negative declaration, a grading environmental assessment shall be approved by the planning director prior to the issuance of the haul permit.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

48.	Prior to the issuance of the 1st grading permit for each phase , the applicant shall provide a note on the grading plans that state the following: "*No ground disturbing or grubbing activities shall be allowed within the protected drip line of any preserved native, oak or riparian tree identified for preservation. Fencing shall be placed around these protected areas."*	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
49.	Prior to the issuance of a grading permit for any of the seven (7) vacant parcels, the applicant shall submit for review and approval by the Planning and Engineering Departments two sets of detailed landscape and irrigation plans for the public right-of-way and/or on-site.	Prior to Issuance of a Grading Permit	Planning Department	
Prior to Final Map Approval / Recordation				
50.	Prior to the recordation of the final map for TTM 30522, a copy of the proposed Covenants, Conditions, and Restrictions (CC&R's) shall be submitted to the Planning Director and City Attorney for review. 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 with 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.	Prior to Final Map Approval	Planning Department	
51.	Prior to recordation of the final parcel map, the applicant shall submit for Planning Department review and approval a comprehensive sign program for the proposed project area.	Prior to Recordation of Final Map	Planning Department	
52.	Prior to recordation of the final parcel map, the applicant shall submit for review and approval by the Planning Director and City Attorney, a	Prior to Recordation of	Planning Department	

	reciprocal access and parking agreement that covers all seven (7) parcels of the project.	Final Map		
53.	Prior to the recordation of the final Parcel map for TPM 30522, or any subsequent final maps within the project area, the Applicant shall pay all fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.	Prior to Final Map Approval	Planning & Building Depts.	
54.	Prior to the recordation of the final Parcel map for TPM 30522, or any subsequent final maps within the project area, the applicant shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.	Prior to Final Map Approval	Planning & Building Depts.	
Prior to Issuance of a Building Permit				
55.	Prior to the issuance of a building permit for development of any of the seven (7) vacant parcels within the boundaries of Parcel Map No. 30522, the applicant shall submit a Plot Plan application (or Conditional Use Permit if applicable) to the Planning Department. Said Plot Plan application (or Conditional Use Permit if applicable) shall comply with all applicable provisions of CEQA and require review and approval by the Planning Commission.	Prior to Issuance of a Building Permit	Planning Department	
56.	Prior to the issuance of a building permit for any of the seven (7) vacant parcels, the applicant shall pay all applicable Development Impact Fees and City Mitigation Fees in accordance with the City's adopted Development Impact Fee Schedule at that time.	Prior to Issuance of Building Permits	Building and Engineering Departments	
Prior to Issuance of a Certificate of Occupancy				
57.	Prior to the issuance of a certificate of occupancy for any building within the boundaries of Parcel Map No. 30522, all conditions of approval listed herein shall be satisfied.	Prior to Issuance of a Certificate of Occupancy	Planning and Building Department	

ATTACHMENT B - EXHIBIT 1
CONDITIONS OF APPROVAL – ORANGE/BUNDY PARCEL MAP PROJECT

Project Application: Parcel Map No. 30522 (Planning Application No. 10-0301)

APN No.: 367-100-026 & 367-100-032

Original Approval Date: July 3, 2013	**Original Expiration Date: July 3, 2016**

	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'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. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.	On-Going	Engineering Dept.	
5.	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.	
6.	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.	
7.	All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations	On-Going	Engineering Dept.	

	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.			
8.	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.	
9.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	On-Going	Engineering Dept.	
10.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
11.	All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	ALL PHASES
12.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (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 & 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	Engineering Dept.	
13.	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.	On-Going	Engineering Dept.	

14.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
15.	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.	
16.	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.	
17.	All flood control plans to be reviewed shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer.	On-Going	Engineering Dept.	
Prior to the Issuance of Grading Permits				
18.	Prior to the issuance of a grading permit, 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.	
19.	Prior to the issuance of a grading permit, it shall be the sole responsibility of the developer to 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.	

20.	Prior to issuance of grading permit, the developer shall provide a letter from the District or Quit Claim the right to sink wells, conveyed to South Elsinore Water Company recorded by deed recorded on July 16, 1918 in Book 489, Page 165, prior to the issuance of any permit.	Prior to Issuance of a Grading Permit	Engineering Dept.	
21.	Prior to the issuance of grading permits, the project specific SWPPP shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
22.	Prior to issuance of grading permits the Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resource Control Board (SWRRCB).	Prior to Issuance of a Grading Permit	Engineering Dept.	
23.	Prior to the issuance of a grading permit, 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.	
24.	Prior to the issuance of a grading permit, the developer shall submit a 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. 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,	Prior to Issuance of a Grading Permit	Engineering Dept.	

	and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.			
25.	Prior to the issuance of grading permit, the developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will: a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. 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	Prior to Issuance of a Grading Permit	Engineering Dept.	

	drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
26.	Prior to the 1st Improvement Plan submittal, the developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflicts with existing easements shall result in the site being redesigned and potentially going back to Planning Commission..	Prior to Issuance of a Grading Permit	Engineering Dept.	
Prior to Recordation of the Final Map				
27.	Prior to final map approval, improvement plans shall be prepared, processed, approved and complete 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 Recordation of Final Map	Engineering Dept.	
28.	Prior to Final Map or first building permit, whichever comes first, the developer shall dedicate, design and construct the southern half - section of Bundy Canyon Road, measured, 84' from the approved centerline. Right of way will be based on a modified 152' urban arterial, Standard No. 91, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. From centerline to face of curb is 63' and from face of curb to back of landscaping is 29'. The additional dedication will allow a continuous right turn pocket along the Bundy Canyon Road frontage.	Prior to Recordation of Final Map	Engineering Dept.	
29.	Access to Bundy Canyon Road is limited to right in/out with appropriate controls constructed to reinforce these turning movements. Construction proposed within State right-of-way may only be only be performed upon issuance of a valid Encroachment Permit from State of California Department of Transportation, District 8. State review and approval of grading, drainage and street construction plans	Prior to Recordation of Final Map	Engineering Dept.	

	and traffic signal, signing and striping plans are required prior to permit issuance.			
30.	The Applicant shall provide a reciprocal access easement between the parcels of this development. The location of the access point(s) shall be to the satisfaction of the City Engineer and will be approved when these parcels are developed.	Prior to Recordation of Final Map	Engineering Dept.	
31.	Prior to Final Map or first building permit, whichever comes first, all appropriate offsite transition on Bundy Canyon Road in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	
32.	Prior to Final Map or first building permit, whichever comes first, the developer shall dedicate, design and construct Orange Street based on a 100' secondary highway, Standard No. 94, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Improvements shall consist of the easterly half of Orange Street, measured 50' from approved centerline, including all appropriate slopes and off-site transitions.	Prior to Recordation of Final Map	Engineering Dept.	
33.	Prior to Final Map or first building permit, whichever comes first, the developer shall dedicate, design and construct all appropriate offsite transition on Orange Street in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	
34.	Prior to Final Map or first building permit, whichever comes first, the developer shall dedicate, design and construct the intersection of Bundy Canyon Road / Orange Street based on the expanded intersection Standard No. 91 and 94, , in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. The northbound left turn pocket from	Prior to Recordation of Final Map	Engineering Dept.	

	Orange Street to Bundy Canyon Road is approved to be reduced from 200' to 175' of stacking.			
35.	Prior to Final Map or first building permit, whichever comes first, 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	Engineering Dept.	
36.	Prior to Final Map or first building permit, whichever comes first, 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	Engineering Dept.	
37.	Prior to Final Map or first building permit, whichever comes first, 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 Final Map	Engineering Dept.	
38.	Prior to Final Map or first building permit, whichever comes first, the developer shall submit and the City Engineer traffic control plans along Bundy Canyon Road and Orange Street to ensure the continued flow of traffic during construction.	Prior to Recordation of Final Map	Engineering Dept.	
39.	Prior to Final Map or first building permit, whichever comes first, the developer shall execute a maintenance agreement for the stormwater quality control treatment device to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	

ATTACHMENT B - EXHIBIT 1 CONDITIONS OF APPROVAL – ORANGE/BUNDY PARCEL MAP PROJECT			
Project Application: Parcel Map No. 30522 (Planning Application No. 10-0301)			
APN No.: 367-100-026 & 367-100-032			
Original Approval Date: July 3, 2013	**Original Expiration Date: July 3, 2016**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Prior to Issuance of a Building Permit			
40. Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept.	
41. Prior to the issuance of a building permit 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.	
42. Prior to issuance of a building permit the developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
43. Prior to issuance of a building permit 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.	
44. Prior to issuance of a building permit 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		
45. Prior to issuance of a building permit the developer shall annex into all applicable Maintenance Districts, Community Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place.	Prior to Issuance of a Building Permit		
46. Prior to issuance of a building permit the developer shall pay all fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.	Prior to Issuance of a Building Permit		

47.	Prior to issuance of a building permit the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.	Prior to Issuance of a Building Permit	Building Dept.	
48.	Prior to issuance of a building permit 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	Building Dept.	
49.	Prior to issuance of a building permit 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		

ATTACHMENT B - EXHIBIT 1
CONDITIONS OF APPROVAL – ORANGE/BUNDY PARCEL MAP PROJECT

Project Application: Parcel Map No. 30522 (Planning Application No. 10-0301)

APN No.: 367-100-026 & 367-100-032

Original Approval Date: July 3, 2013	**Original Expiration Date: July 3, 2016**

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	10.FIRE.999 MAP #50-BLUE DOT REFLECTORS: Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Dept.	On-Going	Fire Department	
2.	10.FIRE.999 MAP-15-POTENTIAL FIRE FLOW: The water mains shall be capable of providing a potential fire flow 4,000 GPM and an actual fire flow available from any one hydrant shall be 2,500 GPM for 2 hours duration at 20 PSI residual operating pressure.	On-Going	Fire Department	
3.	10.FIRE.999 MAP-#14-COM/RES/HYD/SPACING: Approved super fire hydrants, (6" x 4" x 2 ½ ") shall be located at each street not more than 1,000 feet apart in any direction.	On-Going	Fire Department	
Prior to Recordation of Final Map				
4.	50.FIRE.999 MAPS-#46-WATER PLANS: The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by local water company, the originals shall be presented to the Fire Department for signature.	Prior to Recordation of Final Map	Fire Department	
5.	50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUSTION: ECS map must be stamped by Riverside County Surveyor with the following (Note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.	Prior to Recordation of Final Map	Fire Department	

ATTACHMENT B - EXHIBIT 1
CONDITIONS OF APPROVAL – ORANGE/BUNDY PARCEL MAP PROJECT

Project Application: Parcel Map No. 30522 (Planning Application No. 10-0301)

APN No.: 367-100-026 & 367-100-032

Original Approval Date: July 3, 2013	**Original Expiration Date: July 3, 2016**

	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)				
General Conditions				
1.	Prior to submittal of water and sewer improvement plans, the applicant shall meet with EVMWD staff regarding the final requirements for providing water and sewer service for this project.	Prior to Improvement Plan Submittal	EVMWD	
2.	The applicant shall be required to provide a sewer connection to an existing 12-inch PVC sewer line on Bundy Canyon Road.	On-Going	EVMWD	
3.	The applicant shall be required to provide a water connection to an existing 20-inch PVC water line at the 1746 pressure zone, including any applicable water line extension in Bundy Canyon Road.	On-Going	EVMWD	

ATTACHMENT C

Tentative Parcel Map 30522 Plans - (Reductions)

TENTATIVE PARCEL MAP NO. 30522

LOT 42
M.B. 10733-73
ZONING: R-R
RURAL RESIDENTIAL
EXISTING: SINGLE FAMILY RESIDENTIAL

PARCEL 4
P.M. 10211
P.M.B. 49/30
ZONING: R-R
RURAL RESIDENTIAL
VACANT LOT

PORTION OF
LOT 41
M.B. 10733-73
ZONING: C1/CP
GENERAL COMMERCIAL
VACANT LOT

LOT 40
M.B. 10733-73
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
EXISTING: COMMERCIAL

PARCEL 3
PER LLA 2010
RECORDED 9/17/13
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT

LOT 39
M.B. 10733-73
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT

LOT 31
M.B. 10733-73
SCENIC HIGHWAY COMMERCIAL
ZONING: C-P-S
VACANT LOT

LOT 33
M.B. 10733-73
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
EXISTING: COMMERCIAL

EXISTING FREEWAY ON RAMP
M.B. 10733-73
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT

EXISTING FREEWAY OFF RAMP

15 FREEWAY SOUTHBOUND OVERPASS

PARCEL 1
GROSS AREA = 1.31 ACRES
NET AREA = 1.02 ACRES

PARCEL 2
GROSS AREA = 1.38 ACRES
NET AREA = 1.29 ACRES

PARCEL 3
GROSS AREA = 2.12 ACRES
NET AREA = 1.99 ACRES

PARCEL 4
GROSS AREA = 1.43 ACRES

PARCEL 5
GROSS AREA = 1.18 ACRES

PARCEL 6
GROSS AREA = 1.76 ACRES
NET AREA = 1.74 ACRES

PARCEL 7
GROSS AREA = 1.08 ACRES
NET AREA = 0.86 ACRES

PARCEL 2 PER LEGAL DESCRIPTION

SEE SHEET FOR SHEET 2 FOR STREET DETAIL

ORANGE STREET

BUNDY CANYON ROAD

PROPOSED STREET DEDICATION TO THE CITY OF WILDOMAR

PROPOSED STORMDRAIN

PROPOSED 8" C&G

FUTURE STREET IMPROVEMENT

FUTURE SIDEWALK

EX. SWALE

EX. DIRT DRIVEWAY

EX. 8"ø WATER

EX. 12"ø WATER

EX. 8"ø SD

EX. 8"ø GAS

EX. 15"ø RCP STORM DRAIN

EXIST. R/W

PROP. R/W

PROP. SIDEWALK

PROP. MUTUAL ACCESS EASEMENT

PROPOSED FIRE ACCESS EASEMENT

EXISTING MEDIAN

EXISTING CURB & GUTTER

CITY LIMITS

CAL TRANS R/W

EAST SIDEWALK

LINE ESTABLISHED PER INST. 786280 REC. 6/9/1995, O.R.

N 89°24'00" W 1315.25'

N 89°29'48" W 1313.25'

N 89°24'00" W 264.59'

N 89°24'00" W 165.00'

N 89°24'00" W 330.64'

N 89°24'00" W 165.35'

N 00°36'00" E 324.64'
243.84'

N 00°36'00" E 403.23'

N 00°36'00" E 386.15'

N 00°36'00" E 260.53'

N 00°36'00" E 151.08'

N 00°36'00" E 150.12'

N 00°36'00" E 246.13'

N 00°36'00" E 78.50'

N 00°36'00" E 167.63'

N 89°33'43"W 24.00'

N 00°36'00" E 816.34'

N 45°44'00" E 7.58'

N 44°16'03" W 21.86'

N 44°16'03" W 380.44'

N 45°00'57" E 514.68'

S 00°36'00" W 1318.00'

S 89°24'00" E 1318.00'

S 45°44'00" E 7.58'

S 44°16'03" E 21.86'

S 44°16'03" E 380.44'

S 45°00'57" W 514.68'

S 00°36'00" W 816.34'

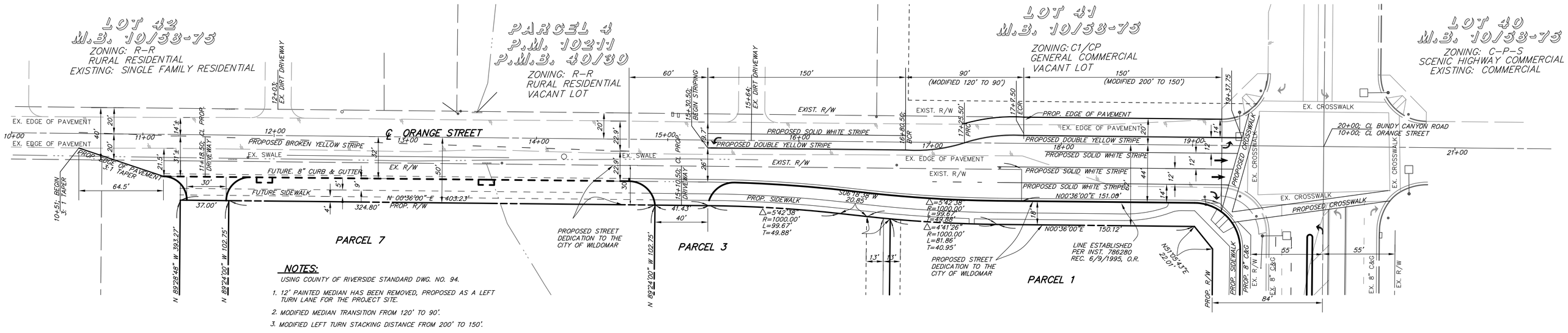
S 89°24'00" E 1318.00'

S 89°33'43" E 24.00'

S 00°36'00" W 1318.00'

S 89°24'00" E 1318

TENTATIVE PARCEL MAP NO. 30522

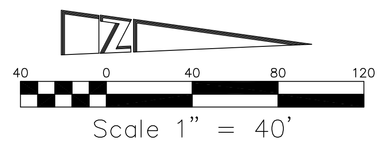


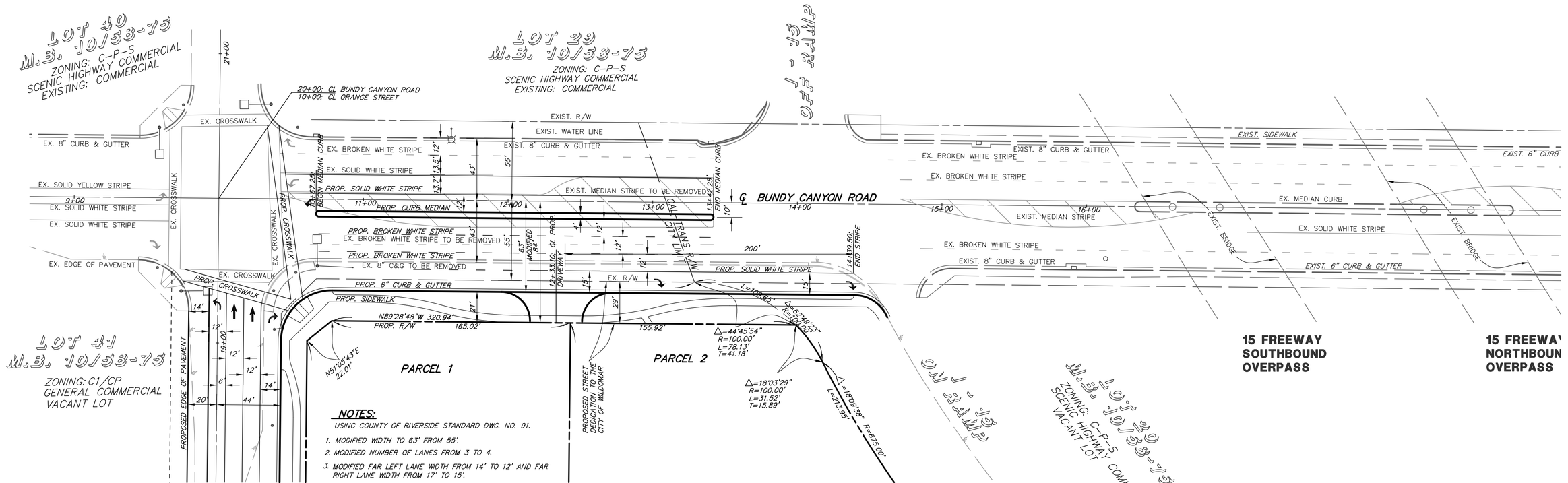
NOTES:

USING COUNTY OF RIVERSIDE STANDARD DWG. NO. 94.

1. 12' PAINTED MEDIAN HAS BEEN REMOVED, PROPOSED AS A LEFT TURN LANE FOR THE PROJECT SITE.
2. MODIFIED MEDIAN TRANSITION FROM 120' TO 90'.
3. MODIFIED LEFT TURN STACKING DISTANCE FROM 200' TO 150'.

ORANGE STREET
STRIPING DETAIL



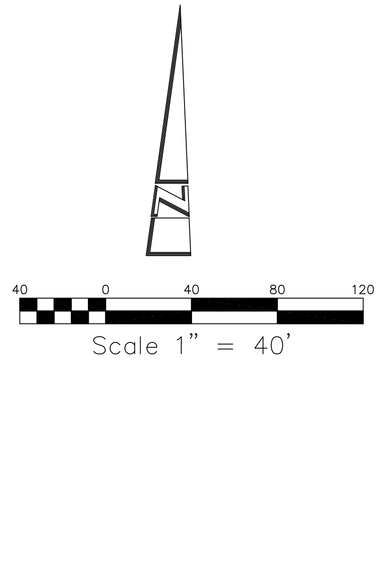


NOTES:

USING COUNTY OF RIVERSIDE STANDARD DWG. NO. 91.

1. MODIFIED WIDTH TO 63' FROM 55'.
2. MODIFIED NUMBER OF LANES FROM 3 TO 4.
3. MODIFIED FAR LEFT LANE WIDTH FROM 14' TO 12' AND FAR RIGHT LANE WIDTH FROM 17' TO 15'.

BUNDY CANYON ROAD
STRIPING DETAIL



LAND DEVELOPMENT DESIGN COMPANY, LLC
2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466
FAX (909) 930-1468
PLANNING
CIVIL
SURVEYING

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BENCHMARK

REVISIONS:

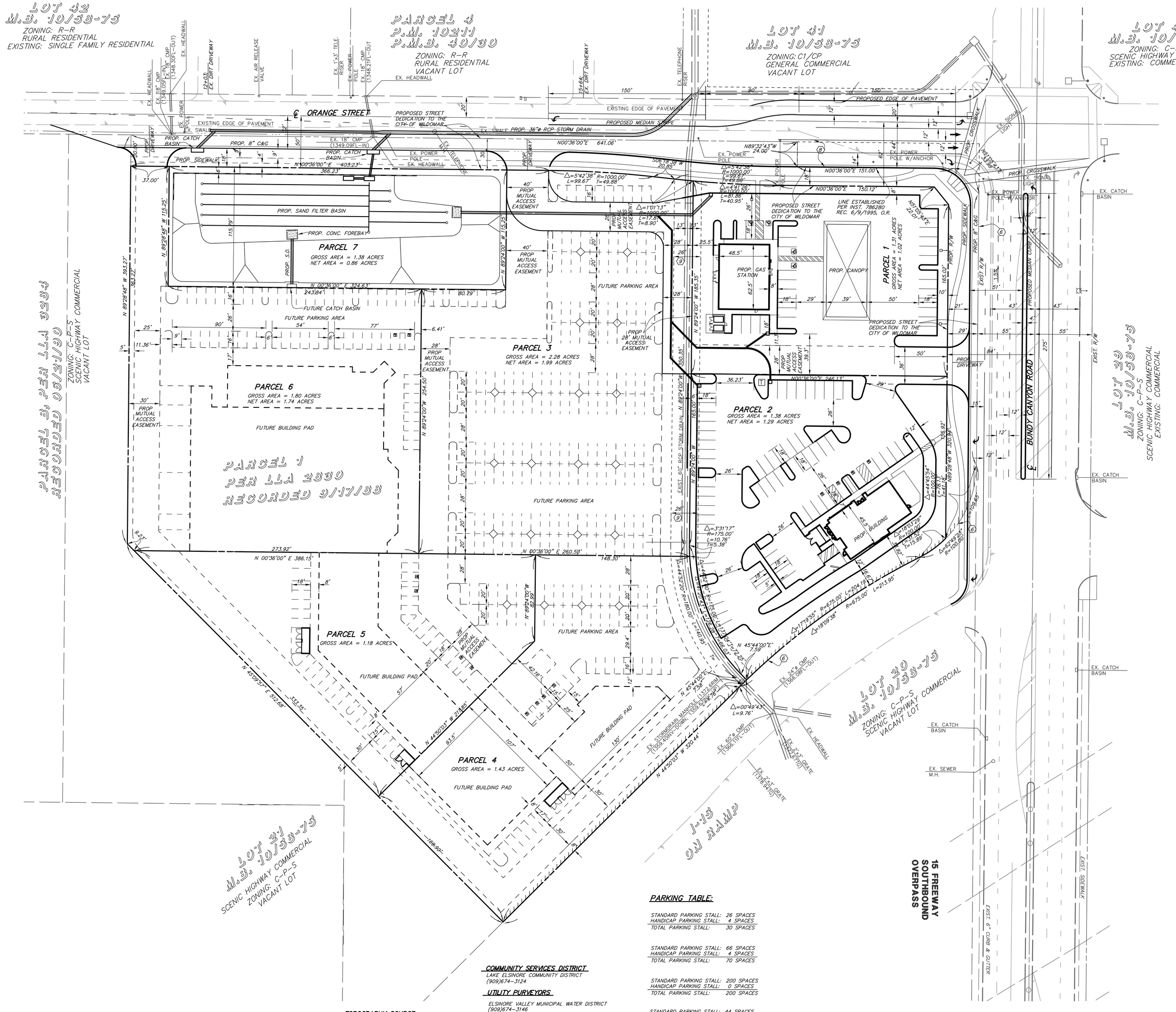
PREPARED UNDER THE SUPERVISION OF:
DENNIS C. FARNSWORTH
R.C.E. 31653 LIC. EXP. 12/31/12 DATE
APPROVED BY:
DATE

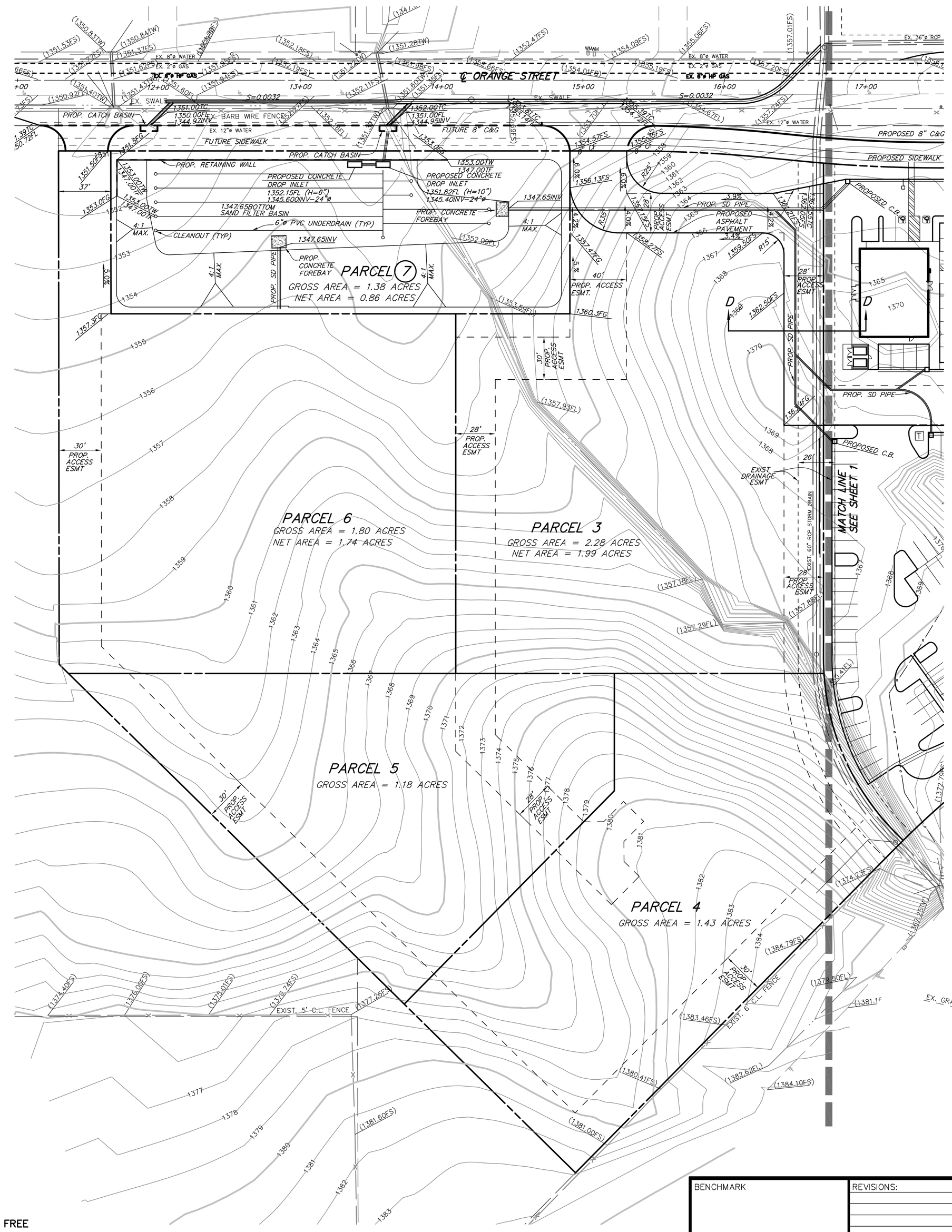
TENTATIVE PARCEL MAP 30522
STREET DETAIL

OWNER:
ORANGE BUNDY PARTNERS, LTD
629 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
(949) 489-0450

SITE:
SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD

DATE: 1/30/13	JOB NO. 3504
DRAWN BY: VAP	SCALE 1"=40'
DESIGNED BY: --	SHEET 2 OF 2 SHEETS
CHECKED BY: KJR	


LOT 42
M.B. 10/58-75
ZONING: R-R
RURAL RESIDENTIAL
EXISTING: SINGLE FAMILY RESIDENTIAL
PARCEL 4
P.M.B. 10211
P.M.B. 40/30
ZONING: R-R
RURAL RESIDENTIAL
VACANT LOT
LOT 41
M.B. 10/58-75
ZONING: C1/CP
GENERAL COMMERCIAL
VACANT LOT
LOT 40
M.B. 10/58-75
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
EXISTING: COMMERCIAL
PARCEL 2, PER LLA 2330
RECORDED 9/17/83
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT
LOT 39
M.B. 10/58-75
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
EXISTING: COMMERCIAL
LOT 39
M.B. 10/58-75
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT
LOT 39
M.B. 10/58-75
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT
15 FREEWAY SOUTHBOUND OVERPASS
EXIST. CURB & GUTTER
EXIST. SIDEWALK
℄ ORANGE STREET
PROPOSED STREET DEDICATION TO THE CITY OF WILDOMAR
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
PROPOSED MEDIAN STRIPE
EX. SWALE
PROP. 36"ø RCP STORM DRAIN
PROP. CATCH BASIN
PROP. SIDEWALK
PROP. 8" C&G
EX. HEADWALL
EX. 18" CMP (1349.09'E-IN)
EX. 18" CMP (1349.30'E-IN)
EX. 18" CMP (1348.21'E-OUT)
EX. 12"Ø EX. DIRT DRIVEWAY
EX. AIR RELEASE VALVE
EX. 1"x1" TELE RISER
EX. POWER POLE
EX. TELEPHONE RISER
EX. DIRT DRIVEWAY
PROP. DRIVEWAY
EX. POWER POLE W/ANCHOR
EX. STREET LIGHT
PROP. CROSSWALK
EX. CATCH BASIN
EX. SEWER M.H.
EX. 2-4"ø GRATE (1349.63'E-OUT)
EX. 6"ø CMP (1350.08'E-OUT)
EX. STORMDRAIN MANHOLE (1350.43'W-IN) (1350.43'W-OUT)
EX. 2-4"ø GRATE (1349.63'W-OUT)
PROP. GAS STATION
PROP. CANOPY
PROP. SAND FILTER BASIN
PROP. CONC. FOREBAY
PROP. S.D.
PROP. 40' MUTUAL ACCESS EASEMENT
PROP. 28' MUTUAL ACCESS EASEMENT
PROP. 30' MUTUAL ACCESS EASEMENT
FUTURE CATCH BASIN
FUTURE PARKING AREA
FUTURE BUILDING PAD
PROP. BUILDING
PARCEL 1
GROSS AREA = 1.37 ACRES
NET AREA = 1.00 ACRES
PARCEL 2
GROSS AREA = 1.38 ACRES
NET AREA = 1.29 ACRES
PARCEL 3
GROSS AREA = 2.28 ACRES
NET AREA = 1.99 ACRES
PARCEL 4
GROSS AREA = 1.43 ACRES
PARCEL 5
GROSS AREA = 1.18 ACRES
PARCEL 6
GROSS AREA = 1.80 ACRES
NET AREA = 1.74 ACRES
PARCEL 7
GROSS AREA = 1.38 ACRES
NET AREA = 0.86 ACRES
PARCEL 1
PER LLA 2330
RECORDED 9/17/83
LINE ESTABLISHED PER INST. 786280 REC. 6/9/1995, O.R.
BUNDY CANYON ROAD
EXIST. R/W
PROPOSED TURNING LANES
PROP. R/W
PROP. 8" C&G
PROP. SIDEWALK
EXIST. R/W
PROPOSED TURNING LANES
PROP. DRIVEWAY
EX. CATCH BASIN
EX. SEWER M.H.
EX. HEADWALL
EX. 2-4"ø GRATE (1349.63'E-OUT)
EX. 2-4"ø GRATE (1349.63'W-OUT)
EX. 6"ø CMP (1350.08'E-OUT)
EX. STORMDRAIN MANHOLE (1350.43'W-IN) (1350.43'W-OUT)
EX. CATCH BASIN
EX. SEWER M.H.
EXIST. SIDEWALK
EXIST. CURB & GUTTER
N 89°26'48" W 393.27'
N 89°24'48" W 115.25'
N 00°36'00" E 324.63'
N 89°24'00" W 185.35'
N 89°24'00" W 254.50'
N 00°36'00" E 386.15'
N 00°36'00" E 260.58'
N 43°09'27" E 312.88'
N 45°20'03" W 214.86'
N 44°39'57" W 320.44'
N 00°36'00" E 641.06'
N 00°36'00" E 151.00'
N 00°36'00" E 150.12'
N 00°36'00" E 246.11'
N 89°32'43"W 24.00'
N 89°24'00" E 165.35'
N 89°24'00" E 165.00'
N 89°24'00" E 165.02'
N 89°24'00" E 165.02'
N 89°24'00" E 165.02



GRADING QUANTITIES:

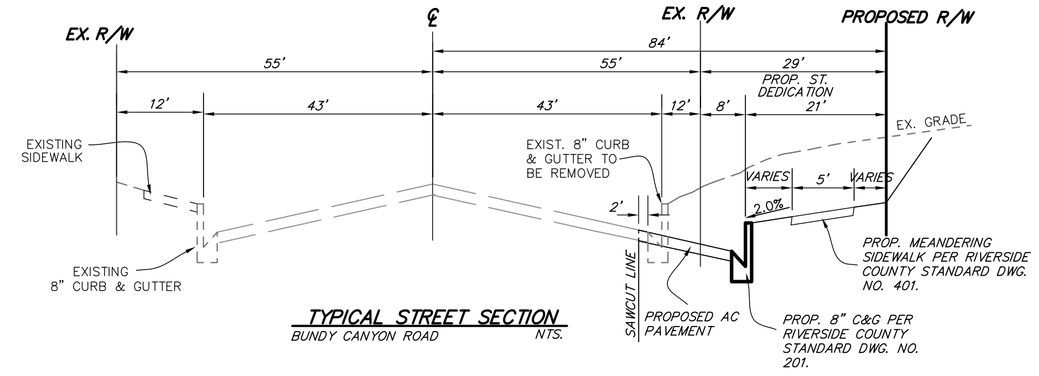
ONSITE:

ITEM	A CUT (C.Y.)	B FILL (C.Y.)
1. RAW VOLUME	21,200	16
2. SUBSIDENCE (0.15)	720	-----
3. OVEREXCAVATION	670	670
4. TOTAL CUT (1A-2A+3A)	21,150	-----
5. SHRINKAGE (15% 4A) (SUBTOTAL)	3,170	-----
6. CUT AVAILABLE (3A-4A)	17,980	-----
7. TOTAL FILL (1B+3B)	-----	686

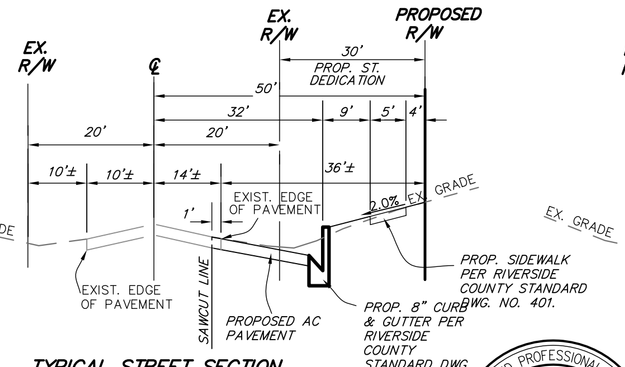
PARCELS 3 TO 6 WILL BE USED TO BALANCE EXCESS MATERIAL ONSITE

**ALL PROPOSED CATCH BASINS WILL HAVE FLEXSTORM INLETS FILTERS INSTALLED OR EQUAL

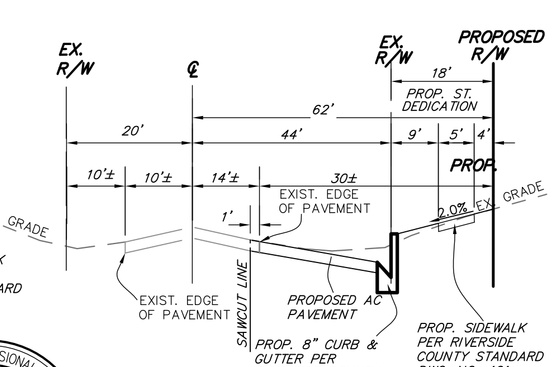
SEE SHEET 1 FOR SECTION D-D



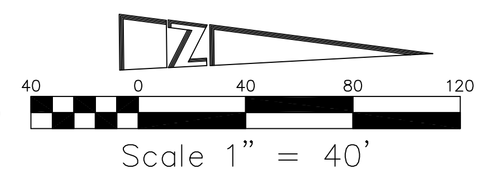
TYPICAL STREET SECTION
BUNDY CANYON ROAD NTS.



TYPICAL STREET SECTION
ORANGE STREET NTS.
COUNTY STANDARD NO. 94



TYPICAL STREET SECTION
ORANGE STREET NTS.
COUNTY STANDARD NO. 94



Scale 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
KEVIN J. RICHER
No. 43714
Exp. 3/31/2013
CIVIL
STATE OF CALIFORNIA

LAND DEVELOPMENT DESIGN COMPANY, LLC
2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466 · FAX (909) 930-1468
PLANNING · CIVIL · SURVEYING

DIGALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BENCHMARK

REVISIONS:

PREPARED UNDER THE SUPERVISION OF:
KEVIN J. RICHER
R.C.E. 43714 LIC. EXP. 03/31/13 DATE

APPROVED BY: DATE

PRELIMINARY GRADING PLAN

PREPARED FOR:
ORANGE BUNDY PARTNERS, LTD
629 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
(949) 489-0450

SITE:
BUNDY CANYON RD & ORANGE ST.
RIVERSIDE COUNTY, CA

DATE: 10/8/12	JOB NO. 3504
DRAWN BY: VAP	SCALE 1"=40'
DESIGNED BY:	SHEET 2 OF 2 SHEETS
CHECKED BY: KJR	

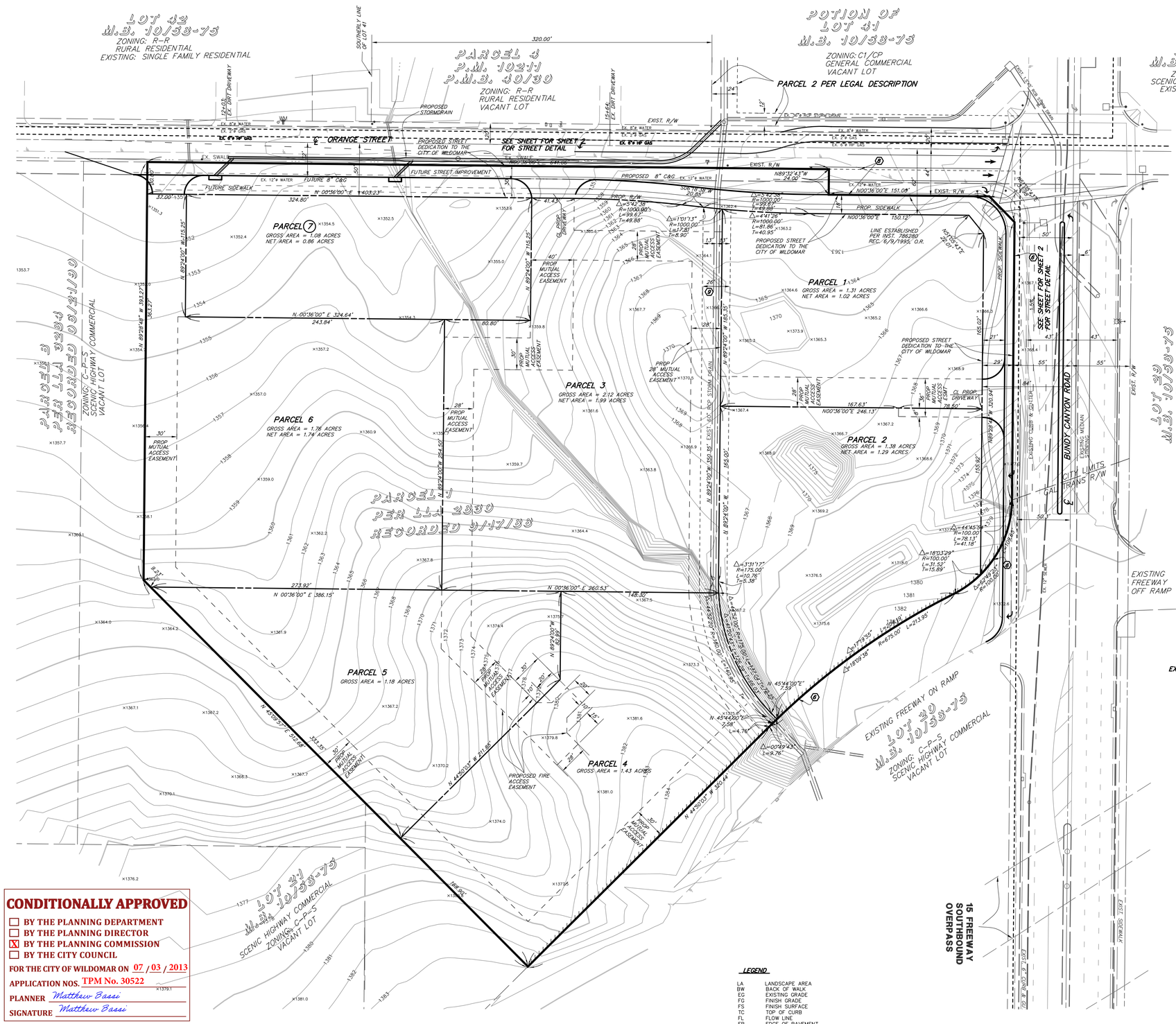
ATTACHMENT D

Tentative Parcel Map 30522 Plans - (Full Size – under separate cover)

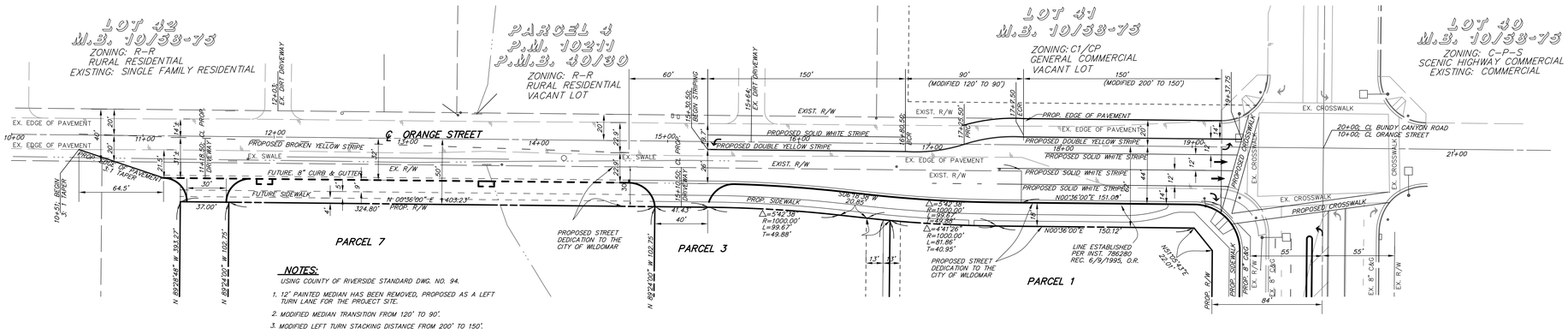
ATTACHMENT C

Copy of the City-approved TM No. 30522

TENTATIVE PARCEL MAP NO. 30522


LOT 42
M.B. 10733-73
ZONING: R-R
RURAL RESIDENTIAL
EXISTING: SINGLE FAMILY RESIDENTIAL
PARCEL 4
P.M. 10211
P.M.B. 49/30
ZONING: R-R
RURAL RESIDENTIAL
VACANT LOT
PORTION OF
LOT 41
M.B. 10733-73
ZONING: C1/CP
GENERAL COMMERCIAL
VACANT LOT
LOT 40
M.B. 10733-73
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
EXISTING: COMMERCIAL
PARCEL 3
PER LLA 2010
RECORDED 9/17/13
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT
LOT 31
M.B. 10733-73
SCENIC HIGHWAY COMMERCIAL
ZONING: C-P-S
VACANT LOT
LOT 30
M.B. 10733-73
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT
EXISTING FREEWAY ON RAMP
15 FREEWAY SOUTHBOUND OVERPASS
EXISTING FREEWAY OFF RAMP
ORANGE STREET
BUNDY CANYON ROAD
PARCEL 1
GROSS AREA = 1.31 ACRES
NET AREA = 1.02 ACRES
PARCEL 2
GROSS AREA = 1.38 ACRES
NET AREA = 1.29 ACRES.
PARCEL 3
GROSS AREA = 2.12 ACRES
NET AREA = 1.99 ACRES
PARCEL 4
GROSS AREA = 1.43 ACRES
PARCEL 5
GROSS AREA = 1.18 ACRES
PARCEL 6
GROSS AREA = 1.76 ACRES
NET AREA = 1.74 ACRES
PARCEL 7
GROSS AREA = 1.08 ACRES
NET AREA = 0.86 ACRES
PARCEL 2 PER LEGAL DESCRIPTION
SEE SHEET FOR SHEET 2 FOR STREET DETAIL
PROPOSED STREET DEDICATION TO THE CITY OF WILDOMAR
PROPOSED FIRE ACCESS EASEMENT
PROP. MUTUAL ACCESS EASEMENT
PROPOSED STORMDRAIN
PROPOSED 8" C&G
FUTURE STREET IMPROVEMENT
FUTURE SIDEWALK
EX. SWALE
EX. DIRT DRIVEWAY
EXIST. R/W
PROP. R/W
PROP. SIDEWALK
EX. 12"ø WATER
EX. 8"ø WATER
EX. 6"ø GAS
EX. 8"ø SEWER
EX. 8"ø STORM DRAIN
EXISTING CURB & GUTTER
EXISTING MEDIAN
CITY LIMITS
CAL TRANS R/W
LINE ESTABLISHED PER INST. 786280 REC. 6/9/1995, O.R.
SOUTHERLY LINE OF LOT 41
N 89°24'00" W 1315.25'
N 89°24'00" W 1313.00'
N 89°24'00" W 264.59'
N 89°24'00" W 330.64'
N 89°24'00" W 165.35'
N 89°24'00" W 165.00'
N 89°24'00" W 330.00'
N 89°24'00" W 264.59'
N 00°36'00" E 324.64'
243.84'
N 00°36'00" E 386.15'
273.92'
N 00°36'00" E 260.53'
148.80'
N 00°36'00" E 403.23'
324.80'
N 00°36'00" E 151.08'
150.12'
167.63'
78.50'
246.13'
N 45°57'57" E 314.68'
353.55'
N 44°30'03" W 201.86'
N 44°30'03" W 300.44'
N 45°44'30" E 7.59'
N 45°44'30" E 4.76'
N 45°44'30" E 78.13'
N 45°44'30" E 41.18'
N 45°44'30" E 213.95'
N 45°44'30" E 134.19'
N 45°44'30" E 134.19

TENTATIVE PARCEL MAP NO. 30522

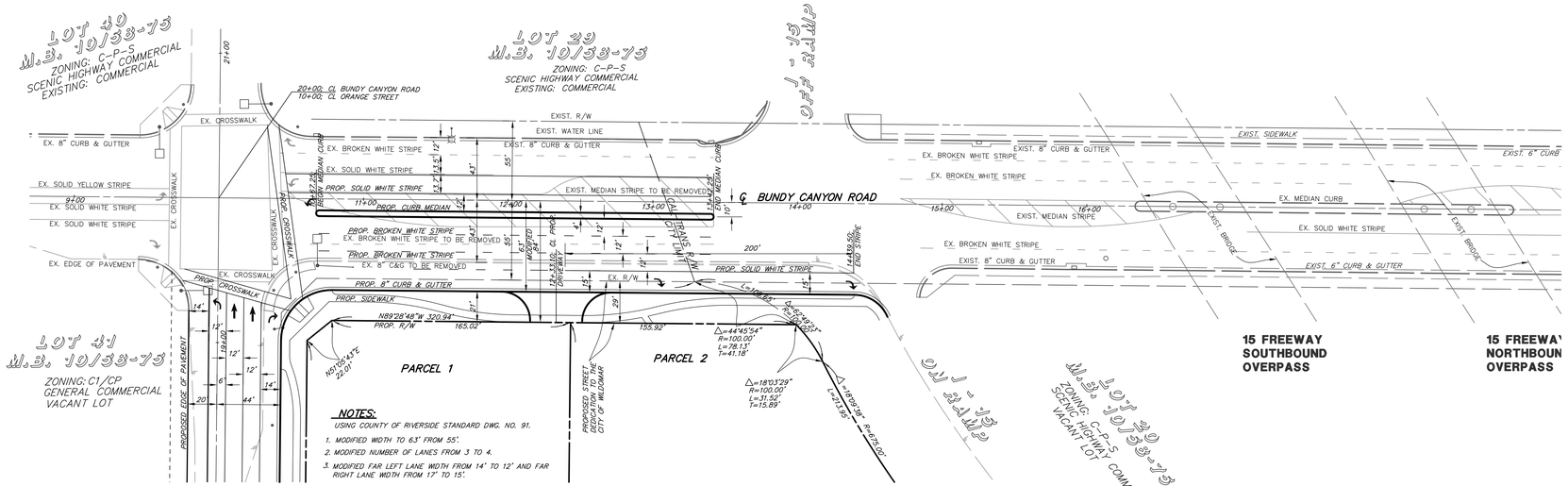


NOTES:

USING COUNTY OF RIVERSIDE STANDARD DWG. NO. 94.

1. 12' PAINTED MEDIAN HAS BEEN REMOVED, PROPOSED AS A LEFT TURN LANE FOR THE PROJECT SITE.
2. MODIFIED MEDIAN TRANSITION FROM 120' TO 90'.
3. MODIFIED LEFT TURN STACKING DISTANCE FROM 200' TO 150'.

ORANGE STREET
STRIPING DETAIL



NOTES:

USING COUNTY OF RIVERSIDE STANDARD DWG. NO. 91.

1. MODIFIED WIDTH TO 63' FROM 55'.
2. MODIFIED NUMBER OF LANES FROM 3 TO 4.
3. MODIFIED FAR LEFT LANE WIDTH FROM 14' TO 12' AND FAR RIGHT LANE WIDTH FROM 17' TO 15'.

BUNDY CANYON ROAD
STRIPING DETAIL

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LAND DEVELOPMENT DESIGN COMPANY, LLC
2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466
FAX (909) 930-1468
PLANNING
CIVIL
SURVEYING

BENCHMARK

REVISIONS:

PREPARED UNDER THE SUPERVISION OF:
DENNIS C. FARNSWORTH
R.C.E. 31653 LIC. EXP. 12/31/12 DATE

APPROVED BY:
DATE

TENTATIVE PARCEL MAP 30522
STREET DETAIL

OWNER:
ORANGE BUNDY PARTNERS, LTD
629 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
(949) 489-0450

SITE:
SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD

DATE: 1/30/13	JOB NO. 3504
DRAWN BY: VAP	SCALE 1"=40'
DESIGNED BY: --	SHEET 2 OF 2 SHEETS
CHECKED BY: KJR	

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: March 18, 2020

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Tentative Parcel Map No. 30522-R1 (PA No. 19-0163):**
A proposal to revise Tentative Parcel Map No. 30522 approved by the Planning Commission on July 3, 2013 for the subdivision of 10.26 gross acres into 7 lots for future commercial/retail development located at the southeast corner of Orange Street and Bundy Canyon Road (APN: 367-100-026 and 367-100-032).

STAFF REPORT

RECOMMENDATION:
The Planning Department recommends the Planning Commission adopt a Resolution entitled:

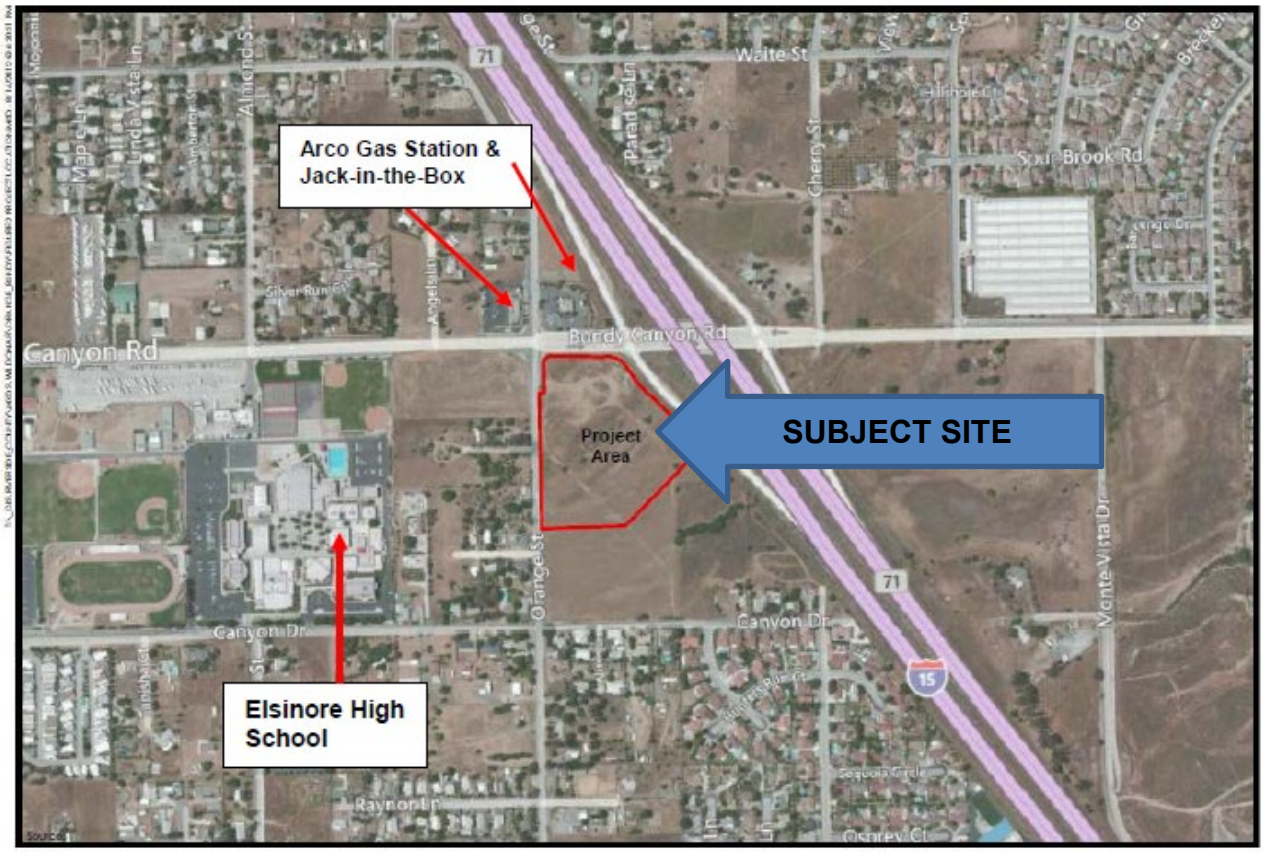
PC RESOLUTION NO. 2020-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A REVISION TO TENTATIVE PARCEL MAP NO. 30522, SUBJECT TO CONDITIONS, LOCATED AT THE SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD (APN: 367-100-026 AND 367-100-032), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

BACKGROUND:
The Planning Commission approved Tentative Parcel Map No. 30522 for the subdivision of approximately 10.3 acres into seven (7) lots for future commercial and retail development, subject to conditions on July 3, 2013. The Commission also adopted a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the parcel map project. The approved tentative map was originally due to expire on July 3, 2016; however, it was granted an automatic 2-year time extension with the passage of AB 116 by the State Legislature. The Planning Commission also approved a 3-year time extension on July 18, 2018 which established a new expiration date (July 3, 2021) to record the final parcel map. A copy of the Initial Study/Mitigated Negative Declaration and approved TPM No. 30522 exhibit is provided for Commission consideration (refer to Attachment B & C).

PROJECT DESCRIPTION:
The project site is located on the southeast corner of Orange Street and Bundy Canyon Road. The vicinity map below shows the project site and surrounding area.

Vicinity/Location Map



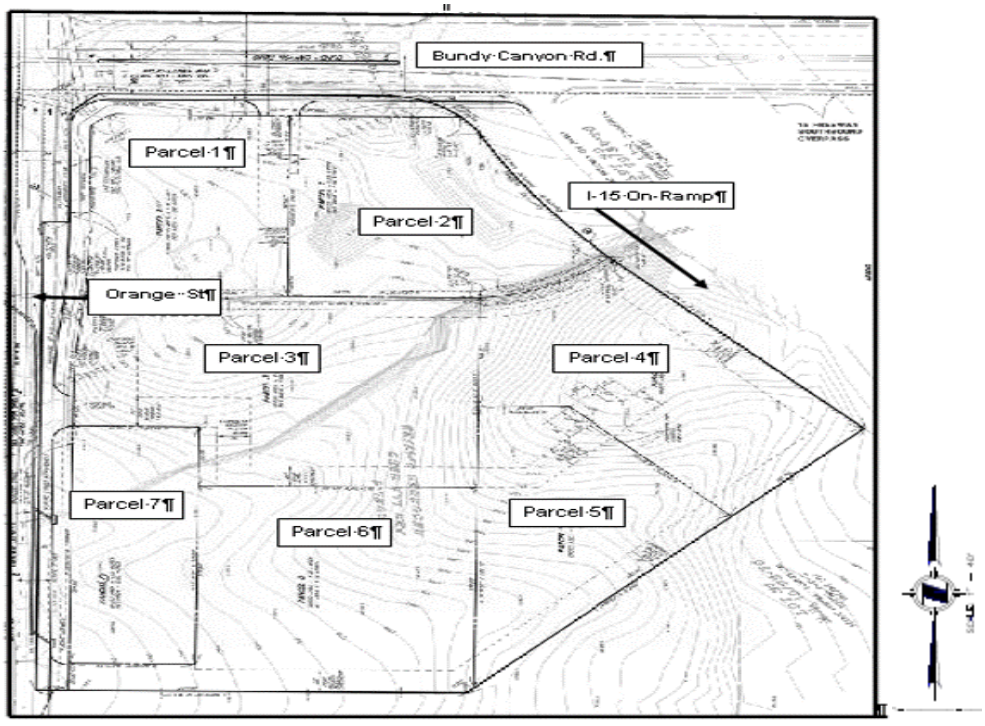
Surrounding Land Uses:
The project site is surrounded by existing commercial uses to the north, residential uses to the west, vacant property to the immediate south with existing residential uses across Canyon Drive. To the east is the Shell Gas station and Circle K mini-mart. The summary table on the following page lists the current land uses, general plan designations and zoning designations for the site and abutting properties.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
Subject Property	Vacant	Commercial Retail (CR)	C-P-S
North	Commercial	Commercial Retail (CR)	C-P-S
South	Vacant / Residential	Commercial Retail (CR)	C-1/C-P
East	Commercial	Commercial Retail (CR)	C-P-S
West	Residential	Commercial Retail (CR) / Medium Density Residential (MDR)	R-R

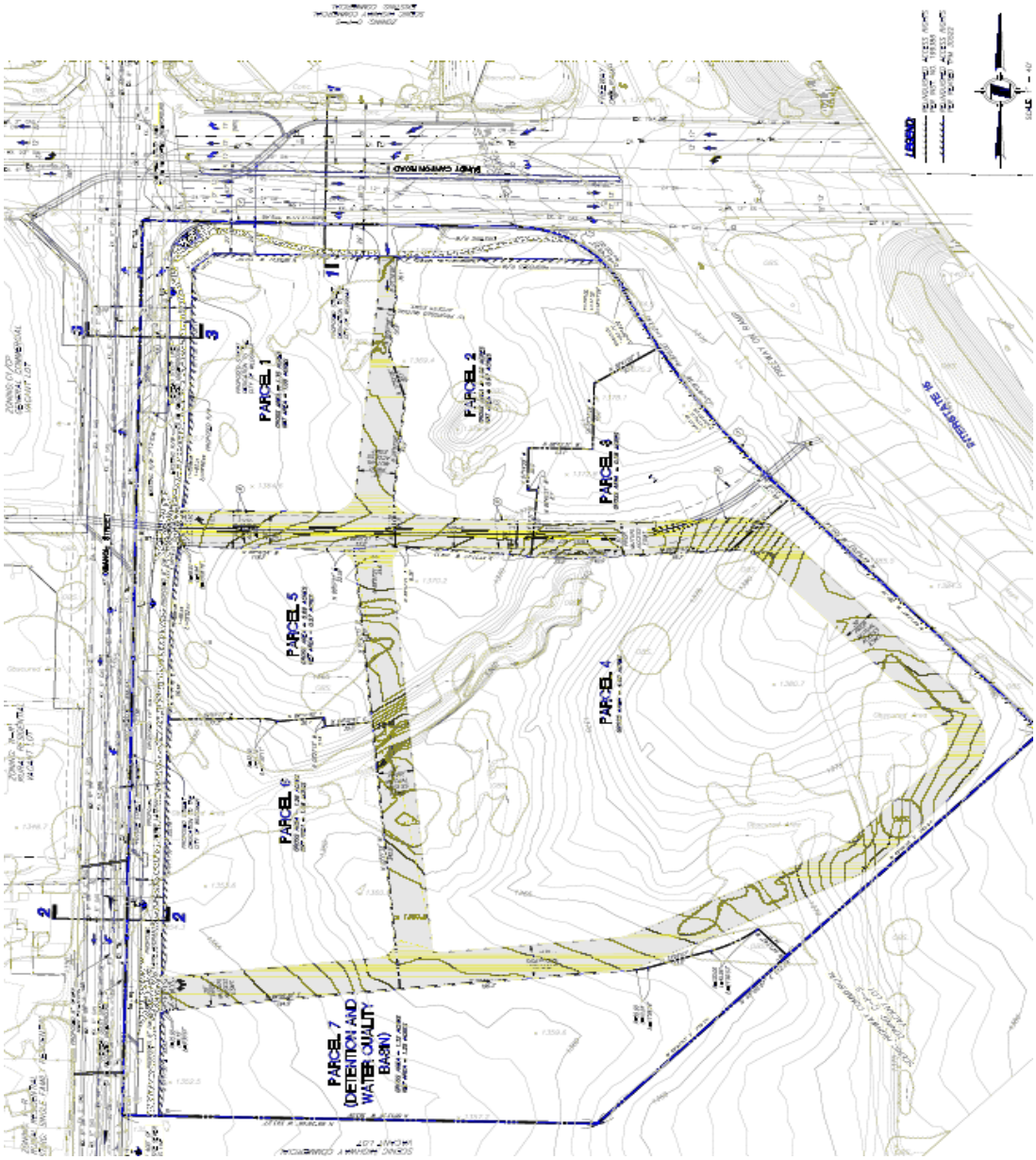
Revised Parcel Map Proposal:

The Applicant is now seeking Commission approval to revise the approved parcel map to better reflect current market trends in commercial and retail development and to address current state water quality regulations. Instead of seven (7) developable lots, there are only 6 lots and 1 detention basin. Some of the lot lines have been adjusted from the original parcel map to accommodate the future development plans. Please refer to the exhibits below for a comparison of the original and revised parcel map.

Original Approved Tentative Parcel Map No. 30522 Exhibit



Revised Tentative Parcel Map No. 30522 Exhibit



The table on the following page outlines the parcel sizes originally approved and the current revised proposal. The approach is to still to subdivide two (2) existing parcels totaling about 10.26 acres into seven (7) parcels for future commercial/retail development. The revised parcel map will have 6 lots dedicated for future commercial and retail development with one (1) lot dedicated as a water quality detention basin. These revised parcels will range in size from 0.58 acres to 4.0 gross acres as illustrated in the table on eh following page.

Parcel Map Lot Summary Table

Parcel Number	Original Gross Acreages	Revised Gross Acreages
1	1.31	1.35
2	1.38	1.06
3	2.12	0.58
4	1.43	4.0
5	1.18	0.69
6	1.76	1.26
7	1.08	1.32 (detention basin)
Totals	**10.26**	**10.26**

The design of the revised subdivision includes only minor changes to the parcel map. Each revised lot meet and exceeds the minimum lot area and lot depth/width requirements and remains in compliance with all the current development standards of the C-P-S zone. The project remains developable as a commercial and retail project which will provide valuable sales tax review and jobs for the city and our residents. Staff supports the revised parcel map and has recommended Planning Commission approval, subject to updated conditions of approval (refer to Attachment A, Ex. 1 of PC Resolution 2020-10).

PROJECT ANALYSIS AND FINDINGS OF FACT

CEQA Discussion/Findings:

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000 et seq. ("CEQA")), an Initial Study and Mitigated Negative Declaration were prepared, considered, and adopted by the Wildomar City Council on July 3, 2013, as part of its approval of Tentative Parcel Map No. 30522. A Notice of Determination was filed with the Riverside County Clerk within the prescribed time frame in accordance with CEQA. As part of the environmental assessment for Tentative Parcel Map No. 30522, the City identified twelve (12) areas with potentially significant impacts: aesthetics, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, and utilities and service systems. Of the impact categories identified, the conclusion in the Initial Study is that all impacts remain fully mitigated by the adopted mitigation measures contained in the Initial Study, the resulting Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program.

CEQA Guidelines §15162 provides that once a Mitigated Negative Declaration (MND) is adopted for a project, if a further discretionary approval is required for the project, the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions in Guidelines § 15162(a) are present, the lead agency must prepare a subsequent EIR for the project:

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

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

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

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

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

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

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

If none of the conditions in Guidelines § 15162(a) are present, the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all (Guidelines § 15162(b)). Based on the foregoing analysis, the Planning Department has determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Further, 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. § 15162. Therefore, the Planning Department is recommending the Planning Commission concluded with certainty that no additional CEQA documentation is required for approval of the revised TPM No. 30522 based on the following findings:

1) *No Substantial Changes to the Project:*
The Applicant is not proposing any substantial technical or physical changes to TPM No. 30522 as part of the proposed project. The tentative parcel map design remains similar to the originally approved parcel map in terms of the number of lots and general location on the site. Only the lot sizes have slightly changed. Therefore, no revisions of the previously adopted environmental document are necessary because there are no new significant environmental effects or 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:*
Upon incorporation of the City of Wildomar, the City adopted the General Plan and Zoning Ordinance of Riverside County that were used to consider and approve Tentative Parcel Map No. 30522. Since incorporation, the City has not made any amendments to the General Plan land use designation of Commercial Retail (CR) that would affect the revised tentative parcel map. Further, the City has not made any amendments to the C-P-S zone that would impact the development standards applicable to the revised parcel map. In addition, staff has thoroughly evaluated whether the environmental setting for Tentative Parcel Map No. 30522 has changed since the tentative parcel map was first approved by the Wildomar City Council. Based on this, the Planning Commission has determined that the environmental setting is substantially the same as it was in 2013. Therefore, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previously adopted environmental document due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

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 Wildomar City Council originally approved the project 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.

Tentative Parcel Map Analysis and Findings of Fact:

In accordance with Title 16 and Title 17 of the Wildomar Municipal Code, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Department recommends the Planning Commission, in light of the whole record before it, including but not limited to the

Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, find and determine as follows:

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

Evidence: The revised Tentative Parcel Map No. 30522 remains consistent with the City's General Plan in that the land use designation for the project site is Commercial Retail. The Commercial Retail designation is intended to allow 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 (Page LU-58). As the proposed revised parcel map retains its design as a commercial parcel map, it can accommodate future commercial, retail and office development that would be consistent with the General Plan. Therefore, the revised parcel map meets this finding. In terms of specific land use policies related to this revised proposal, the revised parcel map continues to promote, and is consistent with, the following commercially related land use policies:

LU 3.1 (Community Design) – "Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map."

LU 6.1 (Land Use Compatibility) – "Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts."

LU 7.1 (Economic Development) – "Accommodate the development of a balance of land uses that maintain and enhance the City's fiscal viability, economic diversity and environmental integrity."

LU 23.1 (Commercial Land Use) – "Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps."

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

Evidence: The proposed revised parcel map and future commercial development of the project site retains its design to meet all City standards applicable to commercial development that is intended to provide safe pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. Therefore, the revised parcel map meets this finding.

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

Evidence: The project site encompasses approximately 10.26 acres and will continue to be subdivided into seven (7) parcels (6 for commercial/retail development and 1 for a detention basin) for future commercial development. Each parcel has been designed and subdivided to adequately accommodate individual commercial retail uses, as well as multi-tenant buildings as needed. Further, the proposed lot sizes all exceed the minimum C-P-S zone requirements in terms of lot area and width/depth. Given this. the proposed revised parcel map will continue to able to accommodate a project site is that is physically suitable for the type and proposed density of development. Therefore, the revised parcel map meets this finding.

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 prepared an Initial Study for the original parcel map project that resulted in the preparation, processing and review of a Mitigated Negative Declaration (MND). The MND analyzed the environmental issues required by CEQA law, including potential impacts to fish and wildlife and their respective habitats. The MND was circulated to the State Clearinghouse for a 30 day public review period in accordance with state CEQA law, which began on April 3, 2013 and concluded on May 2, 2013. During the public review/comment period, staff received five (5) comment letters from various agencies. The comments received on the draft IS/MND did not require any changes to the IS/MND, mitigation measures or require re-circulation of the document. Staff has also evaluated the proposed changes and determined that the proposed revisions to Tentative Parcel Map No. 30522 do not trigger any of the conditions that would require the preparation of a subsequent EIR or MND (as noted in CEQA Guidelines § 15162(a)); thus, no further CEQA documentation is required. Therefore, the revised 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 revised parcel map remains in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance which provides minimum development standards. Further, the original conditions of approval have been updated to reflect the current planning and public works regulations based on the revised parcel map and all conditions still require construction of all required public improvements to accommodate future commercial/retail development in accordance with 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 revised parcel 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: Upon evaluation of the revised parcel map, 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. Therefore, the revised parcel map project meets this finding.

PUBLIC NOTICING:

In accordance with Chapter 16.12.140 of the Wildomar Municipal Code, the Planning Department the Planning Department, on March 3, 2020, gave public notice to all property owners within a 600-foot radius of the project boundary notifying said property owners of the March 18, 2020 Planning Commission meeting at which time the Planning Commission would consider the Applicant's proposal to revise Tentative Parcel Map No. 30522. In accordance with Ordinance No. 135, the Planning Department on March 6, 2020 posted two (2) public hearing notice "sign boards" notifying the general public of the March 18, 2020 Planning Commission meeting at which time the Planning Commission would consider the Applicant's proposal to revise Tentative Parcel Map No. 30522. In accordance with Chapter 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on March 6, 2020 published a legal notice in the "Press Enterprise", a local newspaper of general circulation notifying the general public of the March 18, 2020 Planning Commission meeting at which time the Planning Commission would consider the Applicant's proposal to revise Tentative Parcel Map No. 30522; and

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Thomas D. Jex
City Attorney

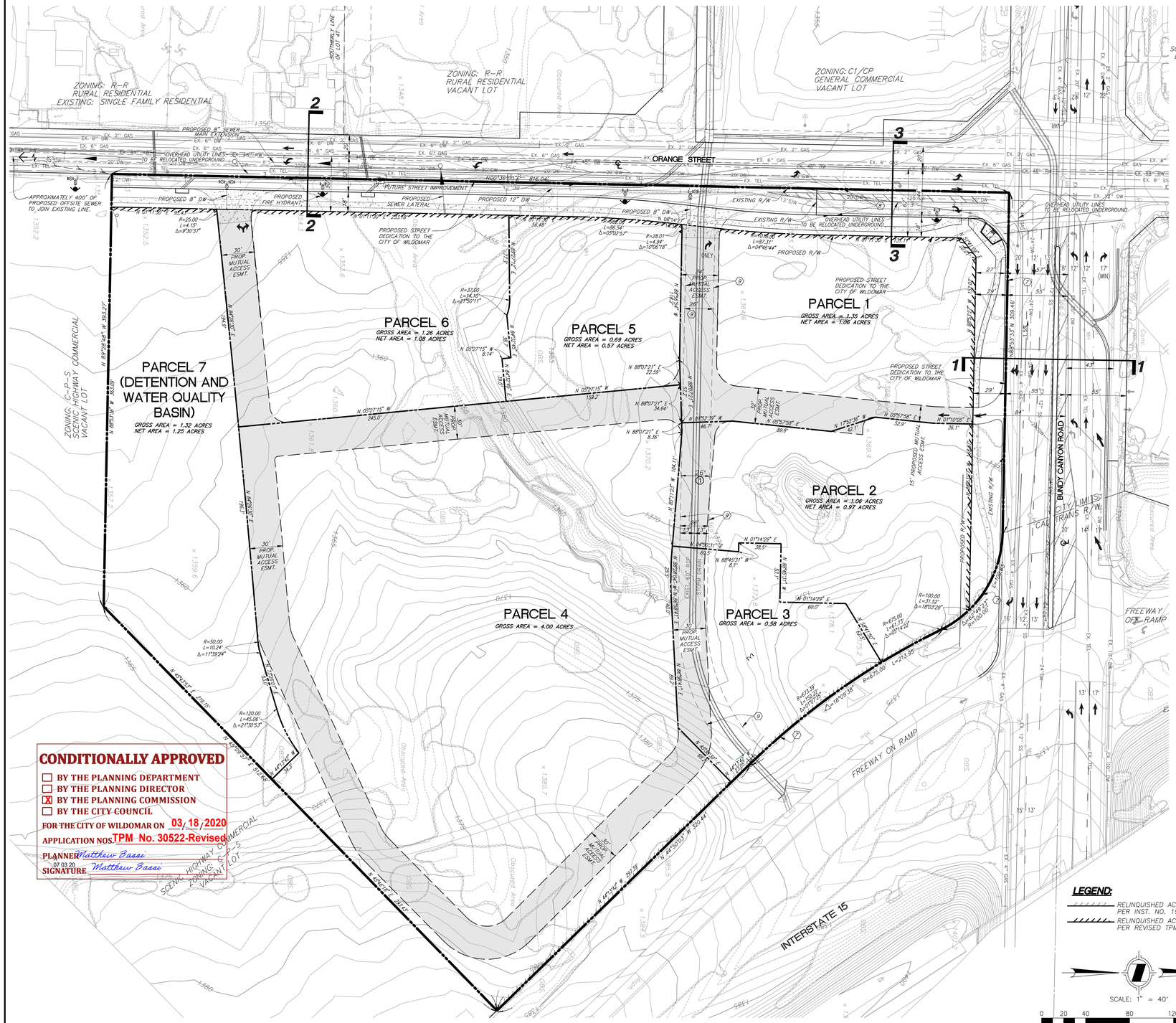
ATTACHMENTS:

A. PC Resolution No. 2020-10
   Exhibit 1 – Revised Conditions of Approval Matrix for TPM No. 30522
B. Adopted IS-MND-MMRP-RTC (dated July 3, 2013)
C. TPM 30522 - Approved Exhibit (dated July 3, 2013)
D. TPM 30522 - Revised Exhibit (dated March 18, 2020)

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)

REVISED TENTATIVE PARCEL MAP No. 30522



CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☒ BY THE PLANNING COMMISSION
- ☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 03/18/2020

APPLICATION NOS. TPM No. 30522-Revised

PLANNER Matthew Bassi

07.03.20

SIGNATURE Matthew Bassi

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOTS 20. 30 AND 31 OF SEDCO TRACT NO. 1, IN SEC. 26, T6S. R4W. AS SHOWN BY MAP OF FILE IN BOOK 10 PACES 58 THROUGH 75 INCLUSIVE OF MAPS. RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30; THENCE SOUTH 00°37'20" WEST ALONG THE WEST LINE OF SAID LOT 30 A DISTANCE 35.00 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED SEPTEMBER 21,1978 AS INSTRUMENTS NO. 199386 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID SOUTH LINE BEING 55.00 FEET SOUTHERLY MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF BUNDY CANYON ROAD. BEING THE POINT OF BEGINNING. THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (1) THENCE SOUTH 89°26'10" EAST AND PARALLEL WITH THE CENTERLINE OF BUNDY CANYON ROAD, A DISTANCE OF 307.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; (2) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°49'23" AN ARC DISTANCE OF 109.65 FEET TO A POINT AF A REVERSE CURVATURE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 675.00 FEET, (3) THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°09'38" HAVING AN ARC DISTANCE OF 213.45 FEET; (4) THENCE SOUTH 44°47'25" EAST A DISTANCE OF 320.44 FEET; THENCE SOUTH 45°12'35" WEST A DISTANCE OF 300.44 FEET; THENCE NORTH 89°26'10" WEST A DISTANCE OF 392.96 FEET TO A POINT ON THE WEST LINE OF SAID LOT 31, SAID POINT BEING 210.00 FEET SOUTH 00°37'20" WEST OF THE NORTHWEST CORNER OF SAID LOT 31, SAID WEST LINE BEING ALSO THE EAST LINE OF ORANGE STREET, 40.00 FEET WIDE; THENCE NORTH 00°37'20" EAST ALONG THE WEST LINE OF SAID LOT 31 AND LOT 30; A DISTANCE OF 816.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTION, USING, REPAIRING AND MAINTAINING A STORM DRAIN UPON THE TERMS AND CONDITIONS AS SET FORTH IN THE AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED APRIL 30, 1991 AS INSTRUMENT NO. 142375 OF OFFICIAL RECORDS. OVER AND ACROSS THE FOLLOWING:

THAT PORTION OF LOT 41 IN SEDCO TRACT NO. 1, AS SHOWN BY PARCEL MAP 10211 ON FILE IN BOOK 49, PAGE 30 OF PARCEL MAPS. RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THERE FROM THE SOUTH 320 FEET THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PORTION OF LOT 41; THENCE NORTH 89°57'26" WEST, ALONG THE SOUTHERLY LINE OF SAID PORTION OF LOT 41, 639.79 FEET TO THE SOUTHWESTERLY CORNER OF SAID PORTION OF LOT 41; THENCE NORTH 00°35'44" EAST; ALONG THE WESTERLY LINE OF SAID PORTION OF LOT 41, 62.01 FEET; THENCE SOUTH 44°57'26" EAST, 42.57 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 67°27' 25" EAST, 20.66 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.00 FEET MEASURED AT RIGHT ANGLES TO THE SAID SOUTHERLY LINE; THENCE SOUTH 89°57'26" EAST, ALONG SAID PARALLEL LINE, 590.24 FEET TO THE EASTERLY LINE OF SAID PORTION OF LOT 41; THENCE SOUTH 00°36' 52" WEST ALONG SAID EASTERLY LINE 24.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THE EASTERLY 12 FEET OF SAID PORTION OF LOT 41, EXCEPTING THEREFROM THE SOUTHERLY 24.00 FEET.

EASEMENT NOTES

1. WATER RIGHTS. CLAIMS OR TITLE TO WATER WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. THE EFFECT OF DECLARATION OF OWNERSHIP OF EXCESS WATER RIGHTS BY THE SOUTH ELSINORE MUTUAL WATER COMPANY, DATED JUNE 19, 1934 AND RECORDED JUNE 20, 1934 IN BOOK 176, PAGE 293 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHEREIN SAID WATER COMPANY DECLARES ITSELF TO BE THE OWNER OF 600 MINERS INCHES CONSTANT FLOW OR UNDERGROUND WATER SUPPLY UNDERLYING THE PROPERTY HEREIN DESCRIBED, AND OTHER PROPERTY. SAID DECLARATION OF OWNERSHIP OF UNDERGROUND WATER RIGHTS BEING SUBJECT TO THE RIGHT OF OWNERS OF OVERLYING LANDS TO SINK WELLS, DEVELOP AND USE WATER UNDERGROUND WATER RIGHTS BEING SUBJECT TO HE RIGHT OF OWNERS OF OVERLYING LANDS TO SINK WELLS, DEVELOP AND USE WATER THEREFROM TO THE EXTENT THAT THE USE OF SAID WATER MAY BE NECESSARY FOR SAID OWNERS OF SAID OVERLYING LANDS. NOT PLOTTABLE.
3. THE RIGHT TO SINK WELLS, TO ESTABLISH AND MAINTAIN PUMPING PLANTS UPON THE HEREIN DESCRIBED PROPERTY AND TO DEVELOP WATER FOR IRRIGATION AND DOMESTIC USE; ALSO RIGHTS OF WAY THROUGH AND ACROSS ANY PORTION OF SAID PROPERTY FOR THE CONSTRUCTION OF ELECTRIC TRANSMISSION LINES; WITH PERPETUAL RIGHT OF ENTRY FOR THE AFORESAID PURPOSES, AS CONVEYED TO SOUTH ELSINORE WATER COMPANY, A CORPORATION, BY DEED RECORDED JULY 16, 1918, IN BOOK 489, PAGE 165 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORDS.
4. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. RECORDED ON DECEMBER 14, 1948 IN BOOK 1035, PAGE 595 OF OFFICIAL RECORDS. (NOT PLOTTED, AFFECTING PARCEL 2)
5. AN EASEMENT IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY FOR PUBLIC UTILITIES PURPOSED AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED ON DECEMBER 13, 1960 AS INSTRUMENT NO. 105220. (NOT PLOTTED, AFFECTING PARCEL 2)
6. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY FOR PUBLIC UTILITIES PURPOSE AND RIGHT INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED ON OCTOBER 31, 1967 AS INSTRUMENT NO. 95930 (NOT PLOTTED, AFFECTING PARCEL 2)
7. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT RECORDED ON SEPTEMBER 21, 1978 AS INSTRUMENT NO. 199386 OF OFFICIAL RECORDS.
8. AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, A BODY CORPORATE AND POLITIC FOR BUNDY CANYON ROAD AND ORANGE STREET PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED ON JUNE 9, 1995 AS INSTRUMENT NO. 186280 OF OFFICIAL RECORDS.
9. AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES RECORDED ON MAY 15, 2007 AS INSTRUMENT NO. 2007-0322156 OF OFFICIAL RECORDS.

NOTES:

1. SITE HAS NO SPECIFIC PLAN.
2. TYPE OF CONSTRUCTION IS DEFERRED.
3. PROJECT IS WITHIN LAKE ELSINORE COMMUNITY SERVICES DIST.
4. SEWER SHALL CONNECT TO EXIST. SEWER MAIN IN ORANGE STREET.
5. SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS.
6. SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
7. THERE ARE NO OPEN CHANNELS, THERE IS NATURAL RAVINE.
8. THERE ARE NO EXISTING STRUCTURES AND PAVED AREAS.
9. THERE ARE NO FLAMMABLE/COMBUSTIBLE FLUIDS STORED ONSITE.
10. LANDSCAPE PLANS TO BE DEFERRED.
11. SITE HAS NO COMMON AREA, OPEN SPACES AND RECREATIONAL AREA.
12. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP.
13. SITE IS NOT WITHIN A SPECIAL STUDIES ZONE.
14. SEPTIC SEWAGE DISPOSAL IS NOT INTENDED.
15. THE PARCEL HAS NO EXISTING WELL ON THE PROPERTY OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.

NOTES:

GROSS ACREAGE: 10.26 ACRES

NET ACREAGE: 9.50 ACRES

EXISTING ZONING: C-P-S SCENIC HIGHWAY COMMERCIAL

PROPOSED ZONING: C-P-S SCENIC HIGHWAY COMMERCIAL

SPECIFIC PLAN: NONE

COMMUNITY PLAN: SOUTHWEST AREA

IMPROVEMENT SCHEDULE: "E"

FLOOD ZONE: "C", PANEL NO. 2070C, COMMUNITY NO. 060245, NOVEMBER 20, 1996

ASSESSOR'S PARCEL #: 367-100-026 & 367-100-032

TOWNSHIP AND RANGE: T6S, R4W, SEC. 26

LEGEND:

- RELINQUISHED ACCESS RIGHTS PER INST. NO. 199386
- RELINQUISHED ACCESS RIGHTS PER REVISED TPM 30522

COMMUNITY SERVICE DISTRICT

LAKE ELSINORE COMMUNITY DISTRICT
(909) 674-3124

UTILITY PURVEYORS

ELSINORE VALLEY MUNICIPAL WATER DISTRICT
(909) 674-3146

ELSINORE VALLEY MUNICIPAL WATER DISTRICT SEWER
(909) 674-3146

SOUTHERN CALIFORNIA EDISON COMPANY
1 (800) 655-4555

SOUTHERN CALIFORNIA GAS COMPANY
1 (800) 472-2200

UNDERGROUND SERVICE ALERT
(800) 422-4133

VERIZON
1 (800) 483-4000

LAKE ELSINORE UNIFIED SCHOOL DISTRICT
(909) 674-7731

TOPOGRAPHY SOURCE

FROM FIELD SURVEY PERFORMED MAY 2017 BY:
INLAND AERIAL SURVEY, INC.
7117 ARLINGTON AVE. SUITE A
RIVERSIDE, CA 92503

OWNER/APPLICANT

SATER OIL INTERNATIONAL, LLC
683 CLIFFSIDE DRIVE
SAN DIMAS, CA 91773-2957
(909) 293-7588

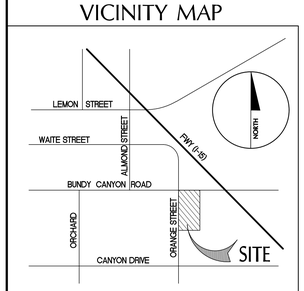
DEVIATION NOTES

1. THE WIDTH OF BUNDY CANYON IS MODIFIED TO 63' FROM 55' AS SHOWN ON COUNTY OF RIVERSIDE STANDARD DWG. NO. 91.
2. THE STACKING LENGTH AND TRANSITION LENGTH OF LEFT TURN POCKET FOR ORANGE STREET HAS BEEN MODIFIED FROM STD. 94.

MAP DATE IDENTIFIER
DATE OF MOST CURRENT SUBMITTAL
02/25/20 BY: JM
DATE OF THE ORIG.
02/25/20

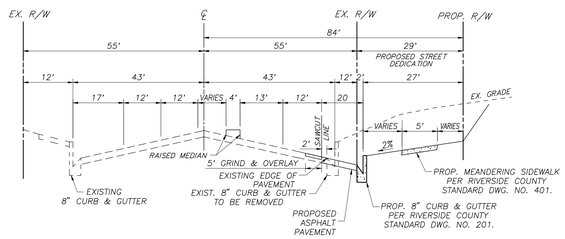
PA 19-0163

VICINITY MAP

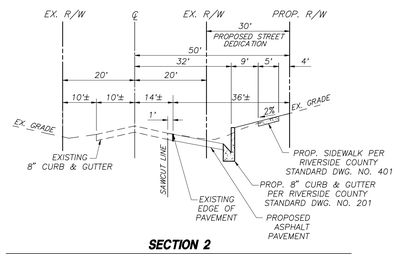


THOMAS GUIDE 2006 RIVERSIDE COUNTY PAGE 897, GRID B-4
T6S, R4W, SEC. 26

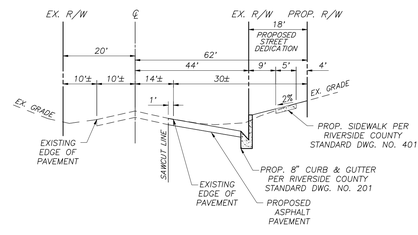
TYPICAL STREET SECTIONS



SECTION 1
BUNDY CANYON ROAD
N.T.S.



SECTION 2
ORANGE STREET (COUNTY STD. 94)
N.T.S.



SECTION 3
ORANGE STREET (COUNTY STD. 94)
N.T.S.

APPLICANT:
SATER OIL INTERNATIONAL, LLC
683 Cliffside Drive
San Dimas, CA 91773-2957
Phone: (909) 293-7588

PREPARED BY:
HUNSAKER & ASSOCIATES
I R V I N E, I N C.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

CITY OF WILDOMAR, COUNTY OF RIVERSIDE

REVISED TENTATIVE PARCEL MAP No. 30522

DESIGNED BY:
DRAFTED BY:
CHECKED BY:

PA 190163

SHEET 1 OF 5

REVISED TENTATIVE PARCEL MAP No. 30522
WO: 4128-3

ORANGE STREET

200' STORAGE LENGTH

200' STORAGE LENGTH

VAR. 12' 13' 12' 22'

VAR.

27' 57' 43'

20' 12' 13' 4' 6' 12' 12' 17' MIN.

CURB

BUNDY CANYON ROAD

CLOSE OF PAVEMENT

EXISTING SERVICE STATION

12' 12'

14' 17'

10' 6' 12' 13'

12' 12' 17'

16' 12'

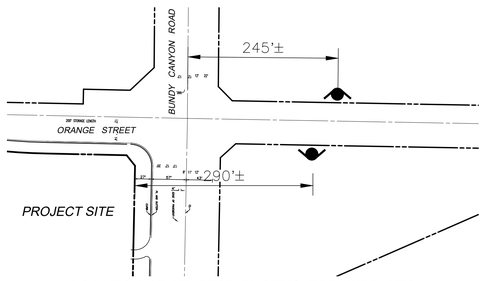
INTERSTATE 15

SCALE: 1" = 40'

0 20 40 80 120 160

SCALE: 1" = 40'

MAP DATE IDENTIFIER
MAP DATE SHOWN ON SHT.
02/25/20 BY: JM
MAP DATE REVISED
02/25/20



LOCATION OF NEAREST EXISTING FIRE HYDRANTS

APPLICANT:
SATER OIL INTERNATIONAL, LLC
683 Cliffside Drive
San Dimas, CA 91773-2957
Phone: (909) 293-7588

PREPARED BY:
HUNSAKER & ASSOCIATES
I R V I N E, I N C.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

COUNTY OF RIVERSIDE, CITY OF WILDOMAR

STREET IMPROVEMENT DETAILS
REVISED TENTATIVE PARCEL MAP No. 30522

DESIGNED BY: _____
DRAFTED BY: _____
CHECKED BY: _____

SHEET 2 OF 5

WO: 4128-3 TENTATIVE PARCEL MAP NO. 30522 – MINOR CHANGE

PLOTTED BY: Luis Pina DATE: Feb. 25, 2020 03:58:05 PM FILE: F:\0992\Engineering\TPM_30522\SHT02.dwg

NOTES

1. SITE HAS NO SPECIFIC PLAN.
2. TYPE OF CONSTRUCTION IS DEFERRED.
3. PROJECT IS WITHIN LAKE ELSINORE COMMUNITY SERVICES DIST.
4. SEWER SHALL CONNECT TO EXIST. SEWER MAIN IN BUNDY CANYON ROAD.
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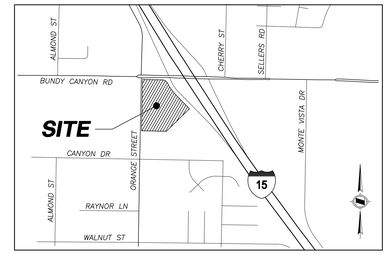
VICINITY MAP



TOWNSHIP 6 SOUTH, RANGE 4 WEST, SECTION 26

UTILITY/SERVICE PROVIDERS:

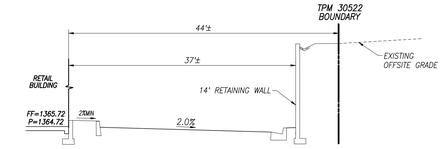
ELECTRIC	SOUTHERN CALIFORNIA EDISON (800) 611-1911 24487 PRIELIPP RD WILDOMAR, CA 92595	TELEPHONE	SOUTHERN CALIFORNIA TELEPHONE & ENERGY (951) 693-1880 22515 ENTERPRISE CIRCLE WEST TEMECULA, CA 92590
WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT (951) 674-3146 31315 CHANEY STREET LAKE ELSINORE, CA 92530	CABLE	TIME WARNER (866) 874-2389 556 BIRCH STREET LAKE ELSINORE, CA 92530
SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT (951) 674-3146 31315 CHANEY STREET LAKE ELSINORE, CA 92530	TRASH	CR&R DISPOSAL (951) 943-1991 1706 GOETZ ROAD PERRIS, CA 92570

EASEMENT NOTE:

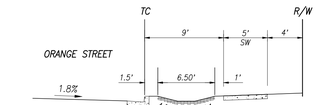
(1) AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES RECORDED ON MAY 15, 2007 AS INSTRUMENT NO. 2007-0322156 OF OFFICIAL RECORDS.

LEGEND:

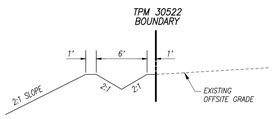
- PROJECT BOUNDARY
- DAYLIGHT
- FLOWLINE
- RETAINING WALL
- SLOPE TOP-TOE



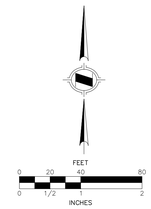
SECTION E-E
N.T.S.



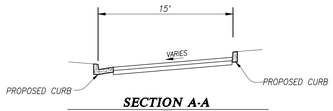
BIOSWALE DETAIL
N.T.S.



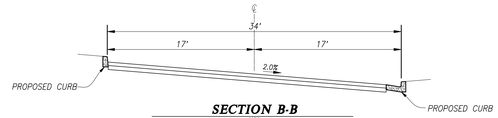
SECTION F-F
V-DITCH DETAIL
N.T.S.



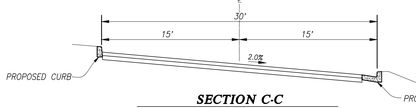
SECTIONS:



SECTION A-A
N.T.S.
PRIVATE ACCESS DRIVE



SECTION B-B
N.T.S.
PRIVATE ACCESS DRIVE



SECTION C-C
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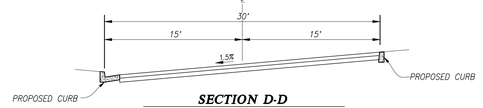
PRIVATE ACCESS DRIVE



SECTION D-D
N.T.S.
PRIVATE ACCESS DRIVE

DATE PREPARED: 2/25/20

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: JM
DESIGNED BY: SG
CHECKED BY: JW

PREPARED FOR:
ORANGE BUNDY PARTNERS, LTD GROUP INC.
629 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
Phone: (949) 489-0450

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes Irvine, CA 92618 PH: (949) 583-1010 FX: (949) 583-0759

CONCEPTUAL GRADING AND DRAINAGE PLAN
REVISED TPM 30522
City of Wildomar

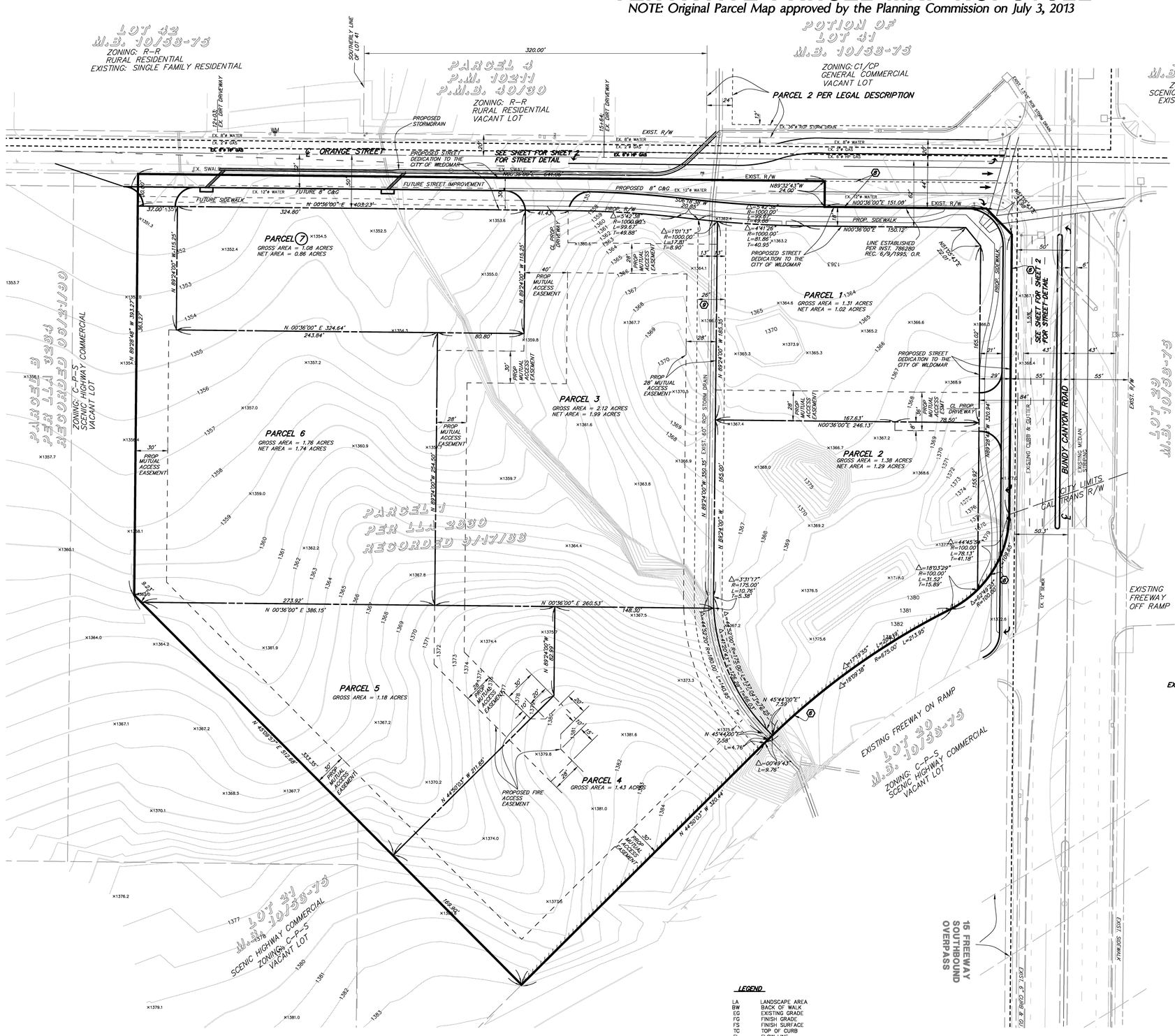
SHEET 3 OF 5

W.O.: 4128-2X PROJECT: TPM 30522

PLOTTED BY: Luis Pina DATE: Feb. 25, 2020 03:13:52 PM FILE: F:\0992\Planning\SA_TPM_30522\Exh_Site Plan\0992-TPM_30522-CONCEPTUAL GRADING PLAN.dwg

TENTATIVE PARCEL MAP NO. 30522

NOTE: Original Parcel Map approved by the Planning Commission on July 3, 2013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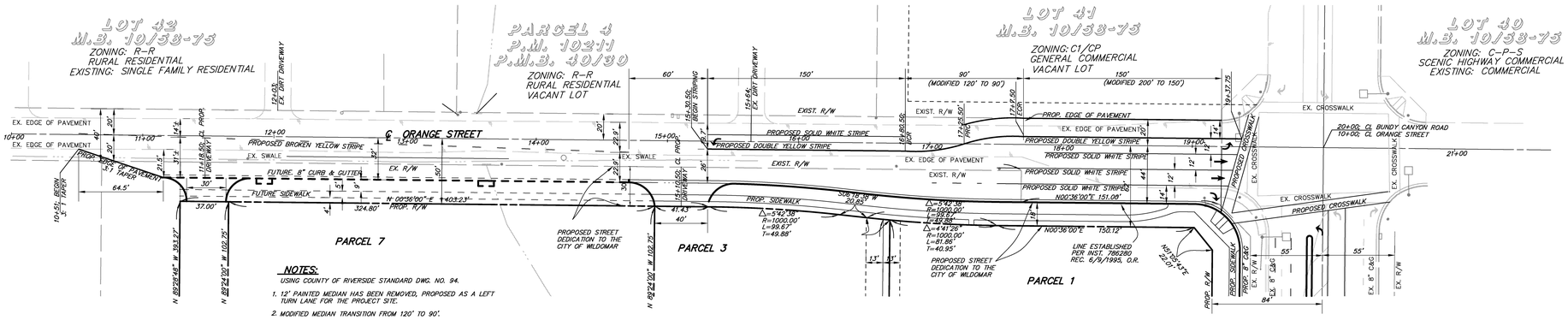
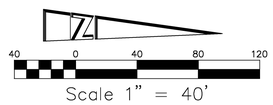
M.B. 10758-75
ZONING: R-R
RURAL RESIDENTIAL
EXISTING: SINGLE FAMILY RESIDENTIAL
PARCEL 4
P.M. 10211
P.M.B. 49/30
ZONING: R-R
RURAL RESIDENTIAL
VACANT LOT
PORTION OF
LOT 41
M.B. 10758-75
ZONING: C1/CP
GENERAL COMMERCIAL
VACANT LOT
LOT 40
M.B. 10758-75
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
EXISTING: COMMERCIAL
PARCEL 11
PER LLA 2030
RECORDED 9/17/08
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT
LOT 39
M.B. 10758-75
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
EXISTING: COMMERCIAL
LOT 41
M.B. 10758-75
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT
EXISTING FREEWAY ON RAMP
LOT 20
M.B. 10758-75
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT
LOT 21
M.B. 10758-75
ZONING: C-P-S
SCENIC HIGHWAY COMMERCIAL
VACANT LOT
15 FREEWAY
SOUTHBOUND
OVERPASS
EXISTING
FREEWAY
OFF RAMP
PARCEL 1
GROSS AREA = 1.31 ACRES
NET AREA = 1.02 ACRES
PARCEL 2
GROSS AREA = 1.38 ACRES
NET AREA = 1.29 ACRES
PARCEL 3
GROSS AREA = 2.12 ACRES
NET AREA = 1.99 ACRES
PARCEL 4
GROSS AREA = 1.43 ACRES
PARCEL 5
GROSS AREA = 1.18 ACRES
PARCEL 6
GROSS AREA = 1.78 ACRES
NET AREA = 1.74 ACRES
PARCEL 7
GROSS AREA = 1.08 ACRES
NET AREA = 0.86 ACRES
PARCEL 2 PER LEGAL DESCRIPTION
"C" ORANGE STREET
BUNDY CANYON ROAD
CAL TRANS R/W
CITY LIMITS
EXISTING MEDIAN
EXISTING CURB & GUTTER
PROPOSED STREET DEDICATION TO THE CITY OF WILDOMAR
SEE SHEET FOR SHEET 2 FOR STREET DETAIL
PROPOSED STORMDRAIN
PROPOSED 8" C&G
FUTURE 8" C&G
FUTURE STREET IMPROVEMENT
FUTURE SIDEWALK
EX. SWALE
EX. DIRT DRIVEWAY
EX. 8"ø WATER
EX. 12"ø WATER
EX. 8"ø SEWER
EX. 36"ø STORM DRAIN
EX. 8"ø RCP STORM DRAIN
EX. 6"ø GAS
EX. 8"ø GAS
EX. 16"ø GAS
EXIST. R/W
PROP. R/W
PROP. SIDEWALK
PROP. CURB & GUTTER
PROP. MUTUAL ACCESS EASEMENT
PROP. FIRE ACCESS EASEMENT
PROP. MEANDERING SIDEWALK
EXIST. 4" WATER LINE
EXIST. SIDEWALK
LINE ESTABLISHED PER INST. 786280 REC. 6/9/1993, O.R.
EXISTING FREEWAY ON RAMP
EXISTING SIGN
EXISTING CURB INLET
EXISTING CATCH BASIN
EXISTING MANHOLE
EXISTING POWER POLE
EXISTING LIGHT POLE
EXISTING TRAFFIC SIGNAL
EXISTING TRAFFIC SIGNAL BOX
EXISTING TELEPHONE PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE BOX
EXISTING TELEPHONE RISER
EXISTING TELEPHONE BOOTH
EXISTING TELEPHONE POLE
EXISTING TELEPHONE MARKER
EXISTING TELEPHONE VAULT
EXISTING TELEPHONE PULL BOX
EXISTING TELEPHONE CABLE TV BOX
EXISTING TELEPHONE CABLE TV MANHOLE
EXISTING TELEPHONE CABLE TV RISER
EXISTING TELEPHONE CABLE TV VAULT
EXISTING TELEPHONE CABLE TV PULL BOX
EXISTING TELEPHONE CABLE TV MARKER
EXISTING TELEPHONE CABLE TV POLE
EXISTING TELEPHONE CABLE TV BOOTH
EXISTING TELEPHONE CABLE TV PEDESTAL

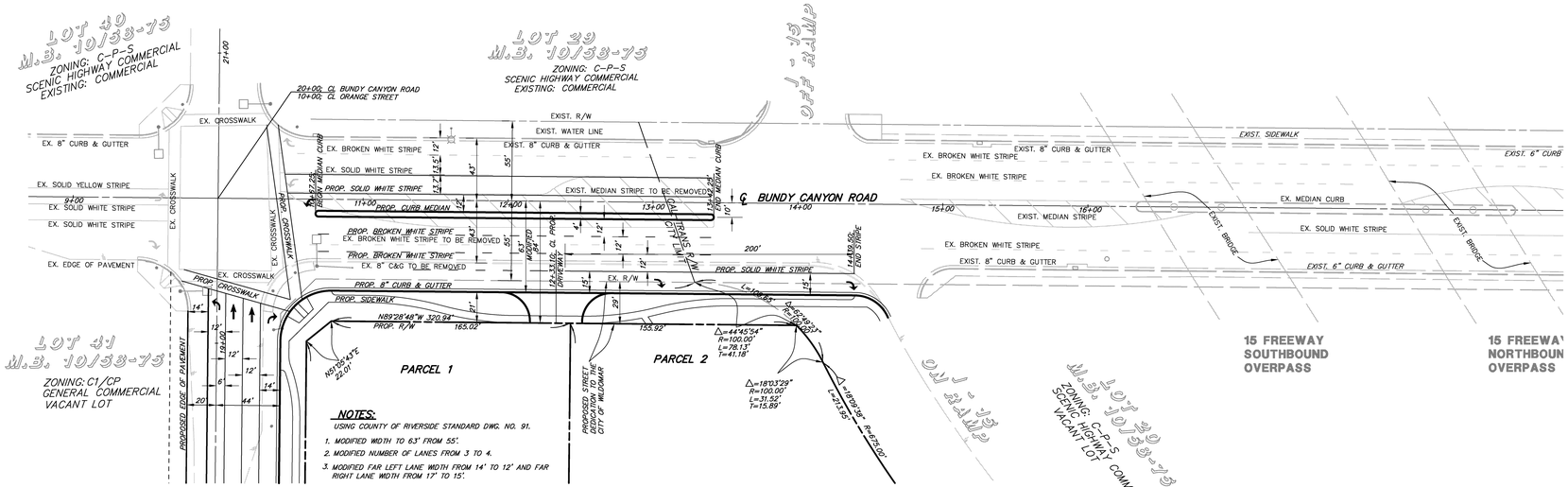
TENTATIVE PARCEL MAP NO. 30522

NOTE: Original Parcel Map approved by the Planning Commission on July 3, 2013

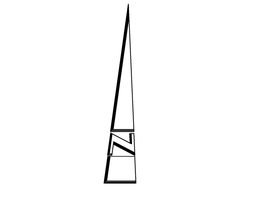


ORANGE STREET
STRIPING DETAIL





BUNDY CANYON ROAD
STRIPING DETAIL



DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LAND DEVELOPMENT DESIGN COMPANY, LLC
2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466
FAX (909) 930-1468
PLANNING
CIVIL
SURVEYING

BENCHMARK

REVISIONS:

PREPARED UNDER THE SUPERVISION OF:
DENNIS C. FARNSWORTH
R.C.E. 31653 LIC. EXP. 12/31/12 DATE

APPROVED BY:
DATE

TENTATIVE PARCEL MAP 30522
STREET DETAIL

OWNER:
ORANGE BUNDY PARTNERS, LTD
629 CAMINO DE LOS MARES, SUITE 206
SAN CLEMENTE, CA 92673
(949) 489-0450

SITE:
SOUTHEAST CORNER OF ORANGE STREET AND BUNDY CANYON ROAD

DATE: 1/30/13	JOB NO. 3504
DRAWN BY: VAP	SCALE 1"=40'
DESIGNED BY: --	SHEET 5
CHECKED BY: KJR	OF 5

FOR REFERENCE ONLY

HUNSAKER & ASSOCIATES
IRVINE, INC.

PLANNING
ENGINEERING
SURVEYING
GOVERNMENT RELATIONS

IRVINE
LOS ANGELES
PALM DESERT
RIVERSIDE
SAN DIEGO

July 13, 2023

Mr. Matthew C. Bassi
Community Development Director
CITY OF WILDOMAR
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Subject: **Tentative Parcel Map 30522**
Request for Extension of Time

Dear Mr. Bassi:

I am writing this letter to you on behalf of the property owner, Mike Sater.

Mr. Sater has been looking diligently at developing this site since our last meeting, but he has faced numerous challenges anywhere from the after effects of COVID-19 to the need for additional commercial and office space within this general vicinity. He has been having major challenges with attracting future tenants and has continuously been working on that, but unfortunately, things do not look as promising as they once did.

Mr. Sater would appreciate your assistance with the extension of the Tentative Parcel Map 30522 as he will continue to work on completing the grading, improvement plans and final maps necessary to complete this project.

Please do not hesitate to contact him at (909) 772-5717 and/or me at (949) 458-5402 with any questions or concerns.

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.

Ben Etemadi
Project Manager

BE:hv
W.O. 4128-3
(f\c\bw\4128\3 L01-be.docx)

PRINCIPALS:
FRED GRAYLEE
BRADLEY HAY
KAMAL KARAM
DOUGLAS STALEY
JOSEPH E. WIGHTMAN

FOUNDING PARTNERS:
RICHARD HUNSAKER
TOM R. McGANNON
JOHN A. MICHLER
DOUGLAS G. SNYDER

Three Hughes
Irvine, California
92618-2021
(949) 583-1010 PH
(949) 583-0759 FX
www.hunsaker.com

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

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

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi

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

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-21

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

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

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

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

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

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

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

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

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

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

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

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

PROJECT ANALYSIS:

CEQA Discussion:

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

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

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

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

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

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

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

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

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

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

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

CEQA Determination Findings:

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

1) Substantial changes are not proposed in the project:

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

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

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

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

3) No New Information of Substantial Importance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS:

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

ATTACHMENT A

Pc Resolution No. 2023-21

PC RESOLUTION NO. 2023-21

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

WHEREAS, an application for an Extension of Time #2 for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 (PA No. 23-0096) was filed by:

Applicant:	Sancerra, Inc.
Authorized Agent:	Mr. Adam Smith
Project Location:	East Side Of Palomar Street Adjacent To The City's Southern Border
APN Number:	APN: 380-220-003

WHEREAS, the Planning Commission at a duly noticed public hearing on June 21, 2017 reviewed Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 to develop the Camelia Townhomes project consisting of 163 single family attached townhouse/condominium dwelling units with related on-site/off-site improvements and recreational and landscape amenities, and recommended City Council approval of the project, including adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), subject to conditions; and

WHEREAS, the City Council the City Council at a duly noticed public hearing on August 9, 2017, upon recommendation from the Planning Commission, approved Tentative Tract Map No. 37156 and Plot Plan No. 16-0070, including adoption of a Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); and

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

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on July 6, 2023 in advance of the February 9, 2024 deadline requesting a 2-year extension of time for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070; and

WHEREAS, in accordance with Chapter 16.12 and Chapter 17.216 of the Wildomar Municipal Code, the Planning Department on July 19, 2023 mailed a public notice to all property owners within a 600-foot radius of the project site notifying the adjacent residents of the August 2, 2023 Planning Commission meeting where the Commission would review the proposed 2-year extension of time (EOT #2 of 3) for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070; and

WHEREAS, in accordance with Chapter 16.12 and Chapter 17.216 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on August 2, 2023, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 2-year extension of time for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070, 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 the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) was certified by the City Council upon recommendation from the Planning Commission. On August 9, 2017, the City Council approved Tentative Tract Map No. 37156 and Plot Plan No. 16-0070. A Notice of Determination (NOD) was filed with the Riverside County Clerk on August 10, 2017 within the prescribed time frame in accordance with CEQA. As part of the environmental assessment for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070, the Council identified areas with potentially significant impacts. Of the impact categories identified, the conclusion in the IS/MND was that all potential impacts would be fully mitigated via implementation of the adopted mitigation measures and conditions of approval.

CEQA Guideline 15162 provides that once a mitigated negative declaration is certified for a project, when a subsequent discretionary approval is required for the project the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions stated in Guideline 15162(a) are present (discussed in more detail below), then the lead agency must prepare a subsequent MND for the project. If none of the conditions stated in Guideline 15162(a) are present, then the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all (Guideline 15162(b)). Guideline15162(a) requires a subsequent EIR or MND to be prepared if one or more of the following conditions exist:

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

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

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the MND was adopted, shows any of the following:

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

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

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

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

The Planning Commission has evaluated the above criteria and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no conditions exist that might otherwise require a subsequent EIR, subsequent MND, subsequent Negative Declaration, or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162. Therefore, it can be concluded with certainty that no additional CEQA documentation is required and the Planning Commission hereby makes the following findings:

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

2) *No Substantial Changes to the Project's Circumstances:*
No substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previously

adopted MND/MMRP due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. The proposed 2-year extension of time request being considered for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 does not include any request for technical or physical changes to the design, specifications, conditions or requirements for construction of the project covered by the approved tentative parcel map or plot plan. Further, the city has not been presented with any evidence that the physical setting of the project has substantially changed since the original MND/MMRP was adopted.

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

SECTION 2. EOT FINDINGS FOR TENTATIVE TRACT MAP NO. 37156

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated August 2, 2023 and all evidence and testimony heard at the public meeting for said 2-year extension of time to February 9, 2026 for Tentative Tract Map No. 37156, the Planning Commission hereby makes the following findings:

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

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

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

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

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

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

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

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

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

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

H-1.1 The approved single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the 2021-2029 Housing Element.

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

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

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

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

Evidence: The proposed extension of time does not adversely affect the general health, safety and welfare of the public as the originally approved Tract Map remains in compliance with all the required design and development standards of zoning designation of R-3 for the project area. Further, all adopted mitigation measures for the project remain in full force and effect. As there have been no amendments to the MHDR land use designation or the current zoning designations since the project was approved, the original development standards of these zones remain the same. Further, the design of the Subdivision and Plot Plan remains in conformance with the City's General Plan, Subdivision Ordinance and Zoning Ordinance. The design and construction of all improvements related to the proposed project remain as originally conditioned which are intended to protect the general health, safety and welfare of the public. Considering these facts, the proposed request for a 2-year extension of time to February 9, 2026 for Tentative Tract Map No. 37156 meets this finding.

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

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

SECTION 3. EOT FINDINGS FOR PLOT PLAN NO. 16-0070

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

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

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

approved site plan was evaluated in accordance with these development standards and it has been determined that each standard continues to be met and/or exceeded. In addition, the approved use also remains consistent with the following General Plan policies:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Evidence: The Applicant submitted the EOT application and paid the required fees on July 6, 2023 in advance of the February 9, 2024 expiration date. Given these facts, the proposed request for a 2-year extension of time to February 9, 2026 for Plot Plan No. 16-0070 meets this finding.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, hereby adopts PC Resolution No. 2023-21 approving a 2-year extension of time to February 9, 2026 for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070, subject to the conditions of approval adopted by the City Council on August 9, 2017, as amended herein, and attached hereto this resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 2nd day of August, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Kim L. Strong
Planning Commission Chair

ATTEST:

_____
Matthew C. Bassi
Community Development Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierrez
Assistant City Attorney

ATTACHMENT A – EXHIBIT 1
CONDITIONS OF APPROVAL

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

APN: 367-250-008

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

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

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Camelia Townhome Project - Tentative Tract Map No. 37156 / Extension of Time #2			
APN: 367-250-008			
~~TTM No. 37156 Original Approval Date: August 9, 2017~~ ~~TTM No. 37156 - EOT #1 Approval Date: August 19, 2020~~ **TTM No. 37156 - EOT #2 Approval Date: August 2, 2023**	~~TTM No. 37156 – Original Expiration Date: August 9, 2020~~ ~~TTM No. 37156 - EOT #1 Expiration Date: February 9, 2024~~ **TTM No. 37156 - EOT #2 Expiration Date: February 9, 2026**		
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	

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Camelia Townhome Project - Tentative Tract Map No. 37156 / Extension of Time #2			
APN: 367-250-008			
~~TTM No. 37156 Original Approval Date: August 9, 2017~~ ~~TTM No. 37156 - EOT #1 Approval Date: August 19, 2020~~ **TTM No. 37156 - EOT #2 Approval Date: August 2, 2023**	~~TTM No. 37156 – Original Expiration Date: August 9, 2020~~ ~~TTM No. 37156 - EOT #1 Expiration Date: February 9, 2024~~ **TTM No. 37156 - EOT #2 Expiration Date: February 9, 2026**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	~~*TTM No. 37156* shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 16-0070 by the City Council. No grading or building permits shall be issued until after the effective date of the change of zone.~~	~~October 20, 2017~~	~~Planning Department~~	Matthew Bassi
5.	~~Within 30 days after approval of the second reading of the Ordinance approving Change of Zone No. 16-0070 by the City Council, the Applicant shall pay all applicable outstanding/negative deposit account balances (#16-0070). Failure to pay the outstanding balance by the due date may result in delays in the processing of the final tract map.~~	~~October 20, 2017~~	~~Planning Department~~	Matthew Bassi
6.	*Approval of Extension of Time #2 for Tentative Tract Map No. 37156 shall now expire on February 9, 2026 if the final tract map has not been approved by the City Council and recorded with the Riverside County Clerk. The Applicant may apply in writing for a 3rd (final) Extension of Time (EOT) for review and approval of 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*	*February 9, 2026*	*Planning Department*	

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Camelia Townhome Project - Tentative Tract Map No. 37156 / Extension of Time #2			
APN: 367-250-008			
~~TTM No. 37156 Original Approval Date: August 9, 2017~~ ~~TTM No. 37156 - EOT #1 Approval Date: August 19, 2020~~ **TTM No. 37156 - EOT #2 Approval Date: August 2, 2023**	~~TTM No. 37156 – Original Expiration Date: August 9, 2020~~ ~~TTM No. 37156 - EOT #1 Expiration Date: February 9, 2024~~ **TTM No. 37156 - EOT #2 Expiration Date: February 9, 2026**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	to the Planning Department prior to the new expiration date of February 9, 2026.			
7.	~~In accordance with Chapter 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~November 9, 2017~~	~~Planning Department~~	Matthew Bassi
8.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the tentative tract map.	On-Going	Planning Department	Matthew Bassi
9.	The project shall be subdivided in accordance with the Tentative Tract Map approved by the City Council on August 9, 2017. The Applicant may request a minor change/revision to the approved Tract Map, if needed, in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	Ongoing	Planning Department	Matthew Bassi

ATTACHMENT A – EXHIBIT 1 CONDITIONS OF APPROVAL			
Camelia Townhome Project - Tentative Tract Map No. 37156 / Extension of Time #2			
APN: 367-250-008			
~~TTM No. 37156 Original Approval Date: August 9, 2017~~ ~~TTM No. 37156 - EOT #1 Approval Date: August 19, 2020~~ **TTM No. 37156 - EOT #2 Approval Date: August 2, 2023**	~~TTM No. 37156 – Original Expiration Date: August 9, 2020~~ ~~TTM No. 37156 - EOT #1 Expiration Date: February 9, 2024~~ **TTM No. 37156 - EOT #2 Expiration Date: February 9, 2026**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Mitigated Negative Declaration (MND) Mitigation Measures *(Still in full force and effect)*			
Biological Resources			
10. **BIO-1 Potential Direct/Indirect Impacts to Burrowing Owl.** Due to the presence of potentially suitable habitat on the project site and in adjacent off-site areas, a 30-day preconstruction survey for burrowing owl is required pursuant to the MSHCP. If burrowing owls are determined present during the 30-day pre-construction survey, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (CDFW, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by the County of Riverside Environmental Programs Department (EPD), in coordination with the CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP. In accordance with the MSHCP, take of active nests will be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	

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

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

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

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

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

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	3. Prior to issuance of any grading permit, the project Applicant shall provide to the City written correspondence from the United State Fish and Wildlife Service and California Department of Fish and Wildlife stating the Determination of Biologically Equivalent or Superior Preservation (DBESP) has been approved. 4. Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine area shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in perpetuity.			

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

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

	resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. If the qualified archeologist determines the cultural resources to be tribal cultural resources, mitigation shall be consistent with the Tribal Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-3 and Public Resources Code Section 21084.3. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources, and all significant cultural resources shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a Riverside County curation facility that meets the standards set forth in 36 CFR Part 79 for federal repositories.			
19.	**CUL-5** Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

	establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project Applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.			
20.	**CUL-6** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within twenty-four (24) hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the Agreement required under CUL-2.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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

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

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

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

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

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

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

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

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

	a Traffic Index of 9.5 and provide three lanes of traffic, median lane, bike lane, sidewalk and landscape in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Developer shall install 8 foot width of median improvement to prohibit full turn movements at most northerly entrance.			
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	Fire Hydrants: Provide fire hydrants at each street intersection and spaced not more than 330 feet apart in any direction.	On-Going	Fire Department	
2.	Fire Flow: Provide or show there exists a water system capable of delivering fire flow of 500 gpm at 20 psi for 1 hour as required by California Fire Code and Riverside County Fire Department standards.	On-Going	Fire Department	
3.	Water Plans: Prior to building plan approval and construction, Applicant/Developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.	On-Going	Fire Department	
4.	Water System Prior to Permit Issuance: Prior to issuance of building permits, the water system for fire protection must be installed and approved by the Fire Department.	On-Going	Fire Department	

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

END

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

TO: Mayor and City Council Members

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Camelia Townhouse Project (PA 16-0070)

STAFF REPORT

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

1. Adopt a Resolution entitled:

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

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

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

3. Adopt a Resolution entitled:

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

4. Adopt a Resolution entitled:

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

BACKGROUND:

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

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

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

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

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

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

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

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

Planning Commission Review:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BUILDING CHANGES

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

LANDSCAPE CHANGES

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

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

PROJECT DESCRIPTION:

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

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

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

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

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

Surrounding Land Uses:

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

Vicinity / Location Maps

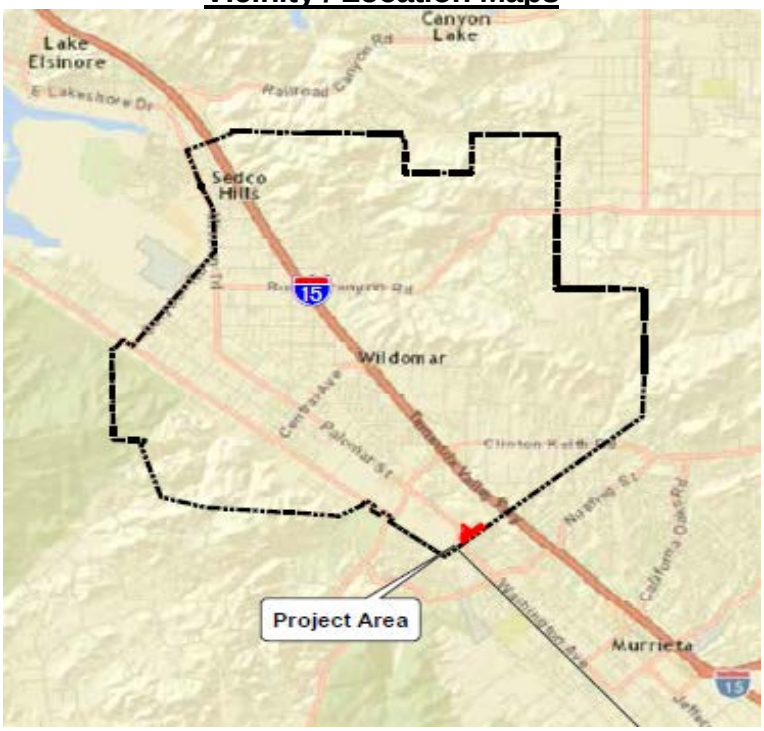




FIGURE 2
Project Location
Camelia Townhomes

Michael Baker INTERNATIONAL

0 100 200 400 Feet

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

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

Initial Study/Mitigated Negative Declaration:

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

AB 52 Tribal Consultation Compliance:

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

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

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

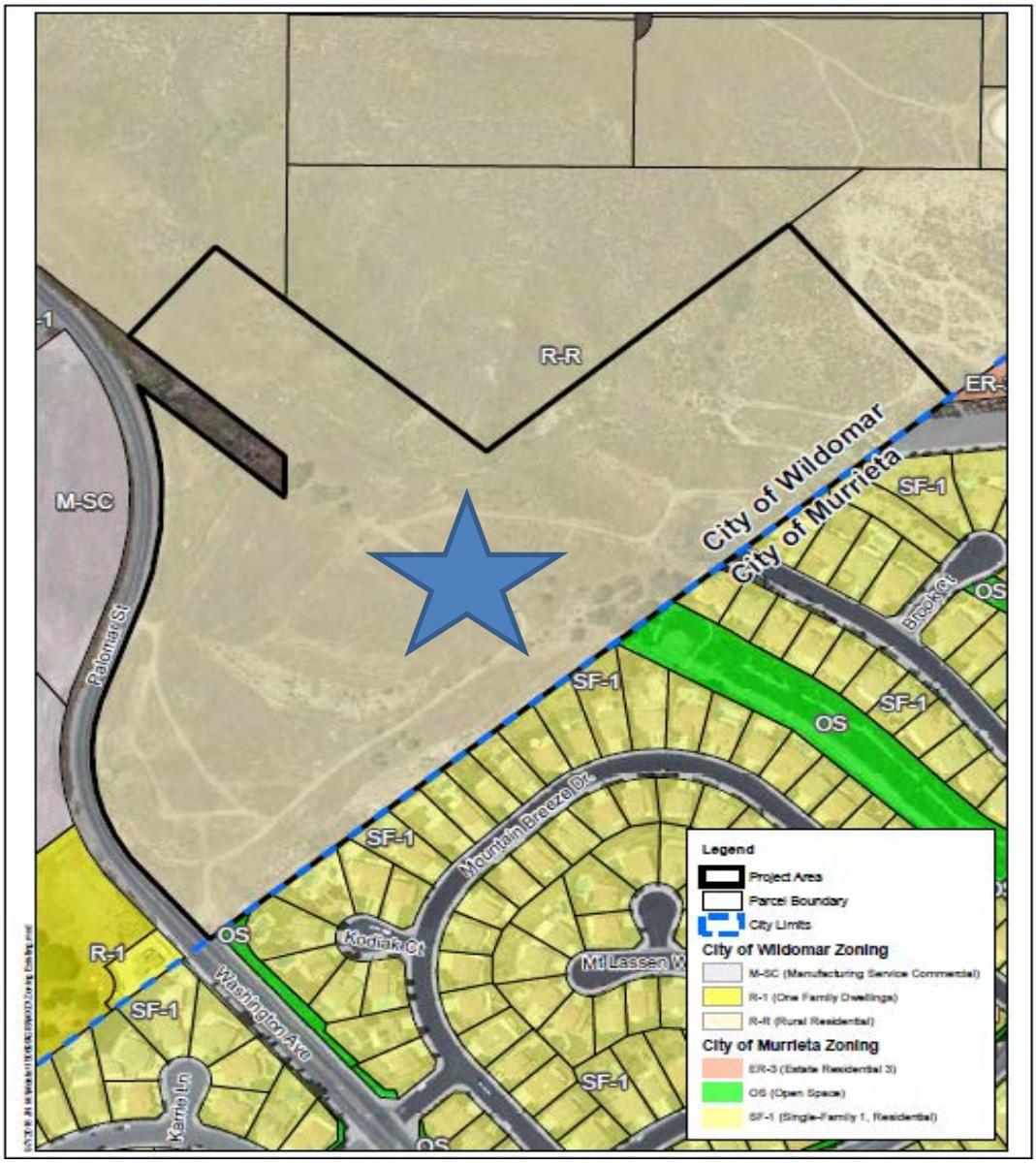
Based on the information presented in the Project Cultural Resources Investigation, the Project would not affect known or probable resources that are listed or eligible for listing in the California Register of Historical Resources; or resources listed in a local register of historical resources as defined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

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

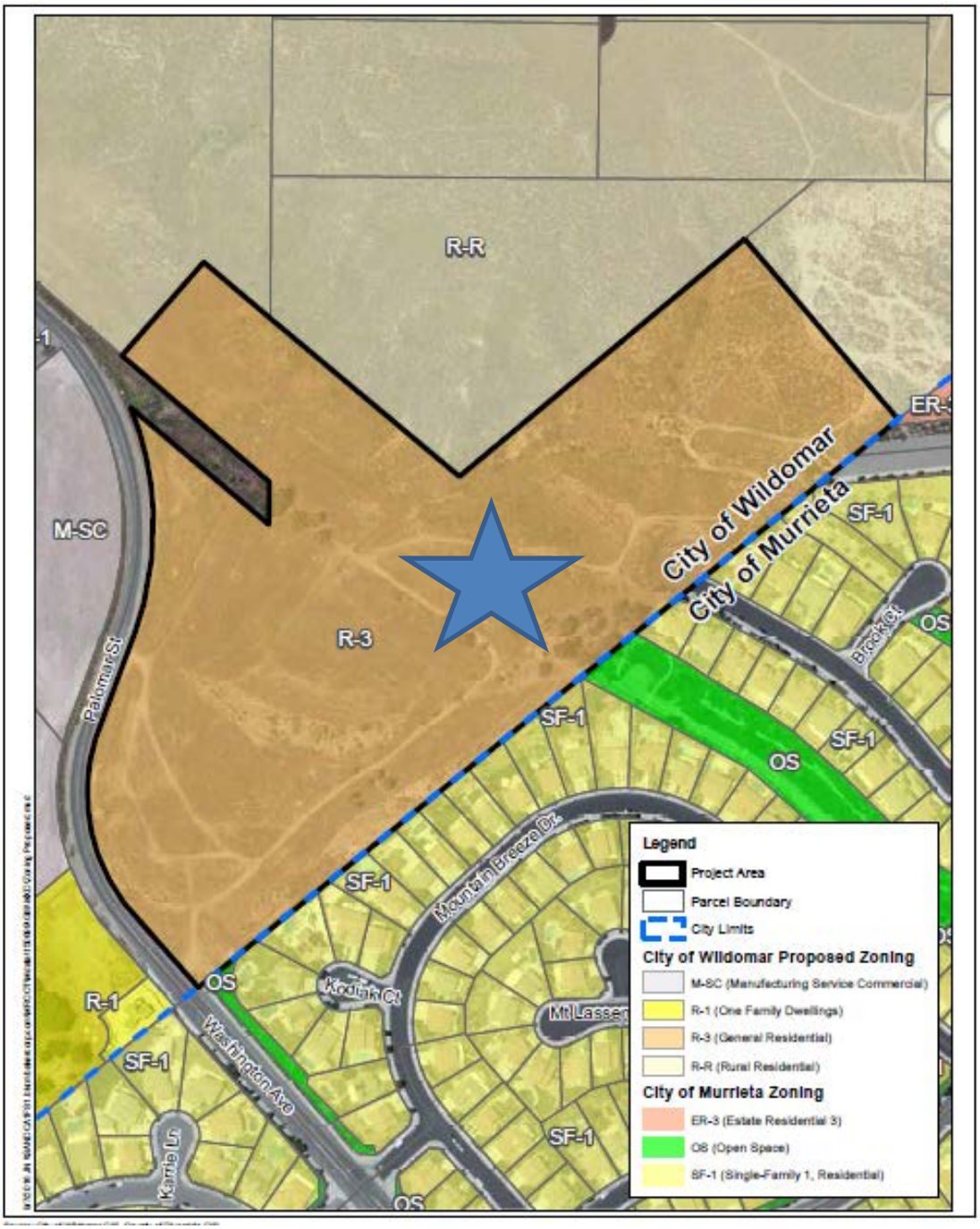
Change of Zone (CZ):

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

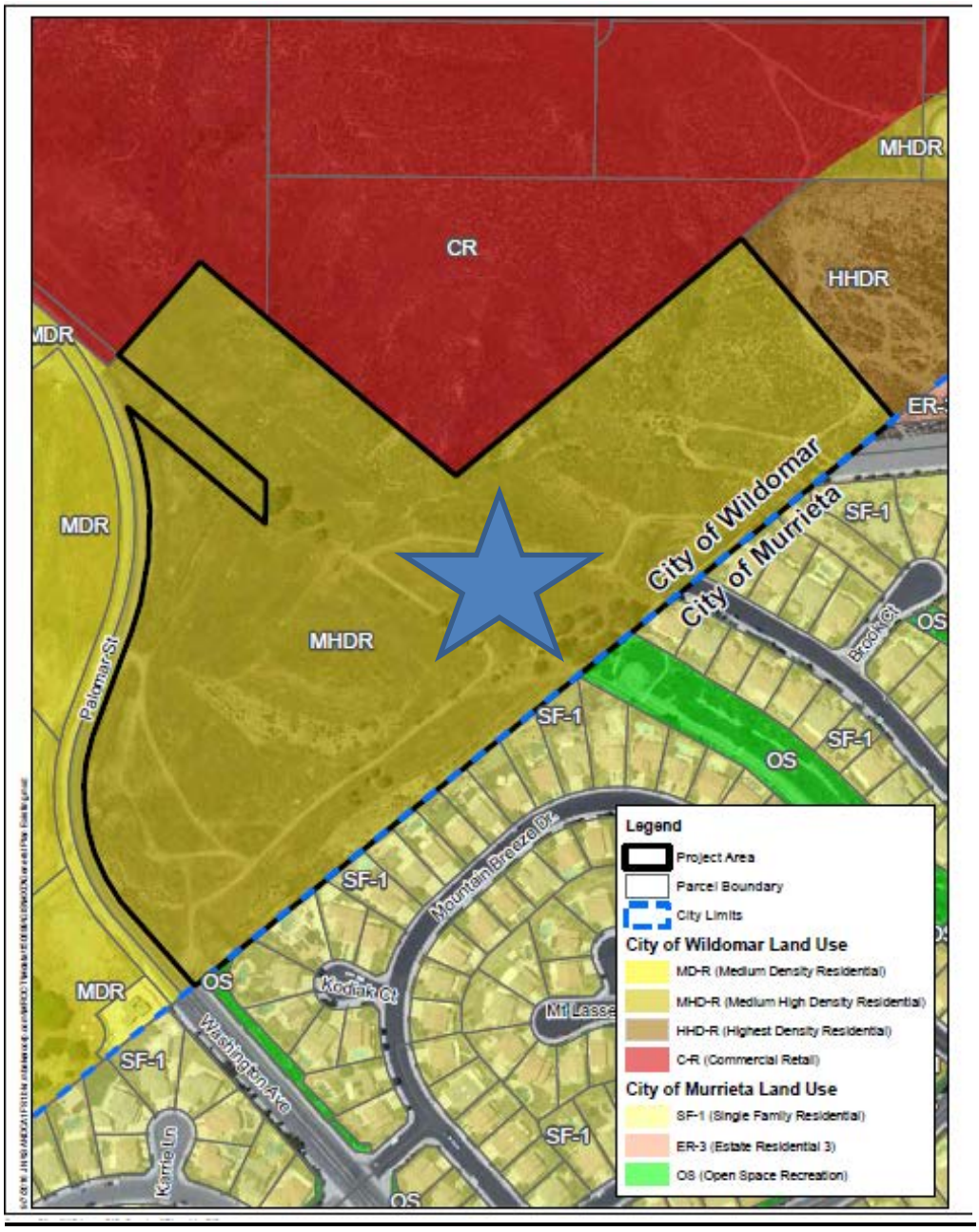
Existing Zoning Designation Exhibit



Proposed Change of Zone Exhibit



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



Tentative Map Proposal:

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

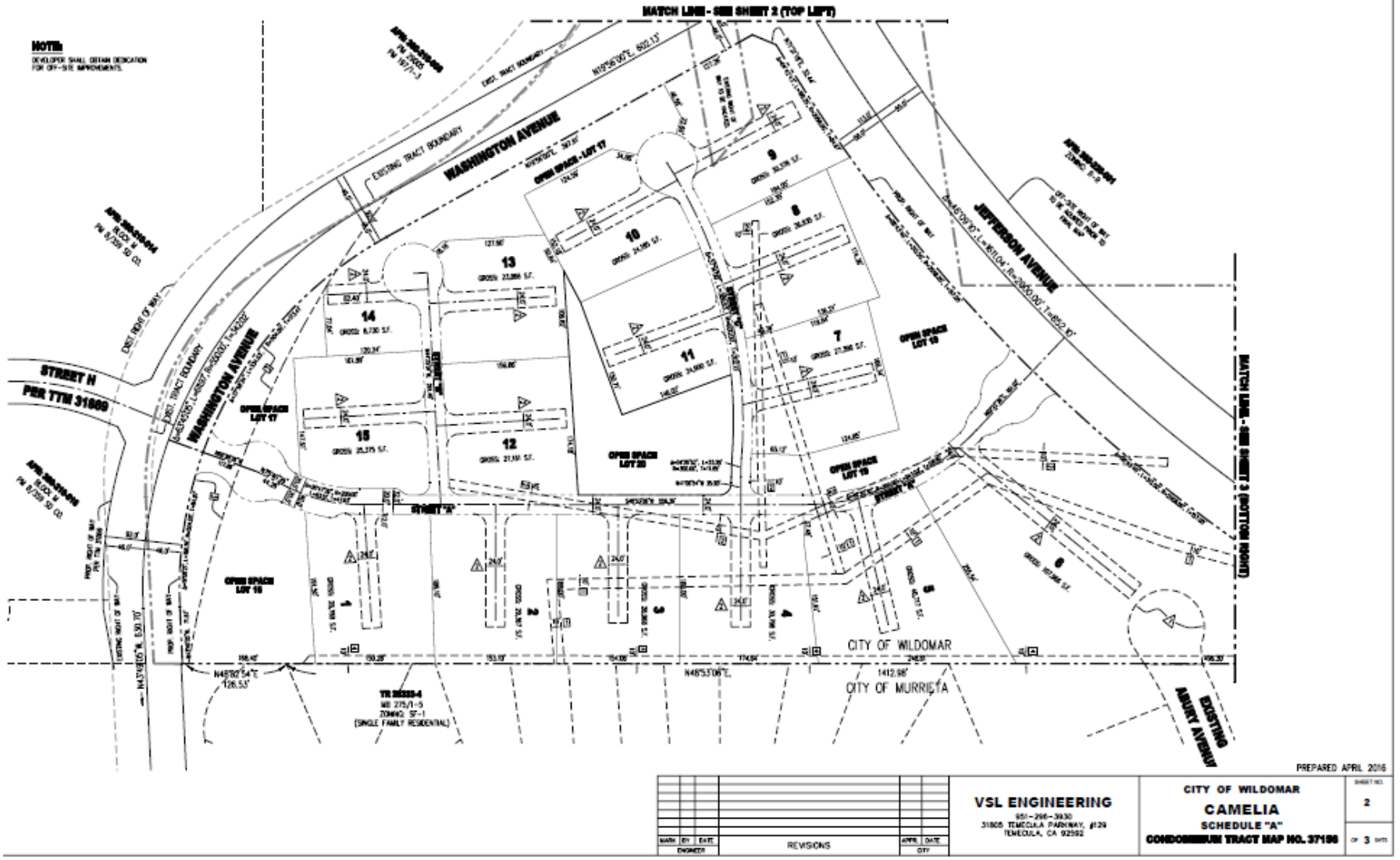
The summary table on the following page reflects the breakdown of each lot.

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

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

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

Proposed Tract Map No. 37156 Exhibit



Plot Plan No. 16-0070:

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

Site Plan Design:

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

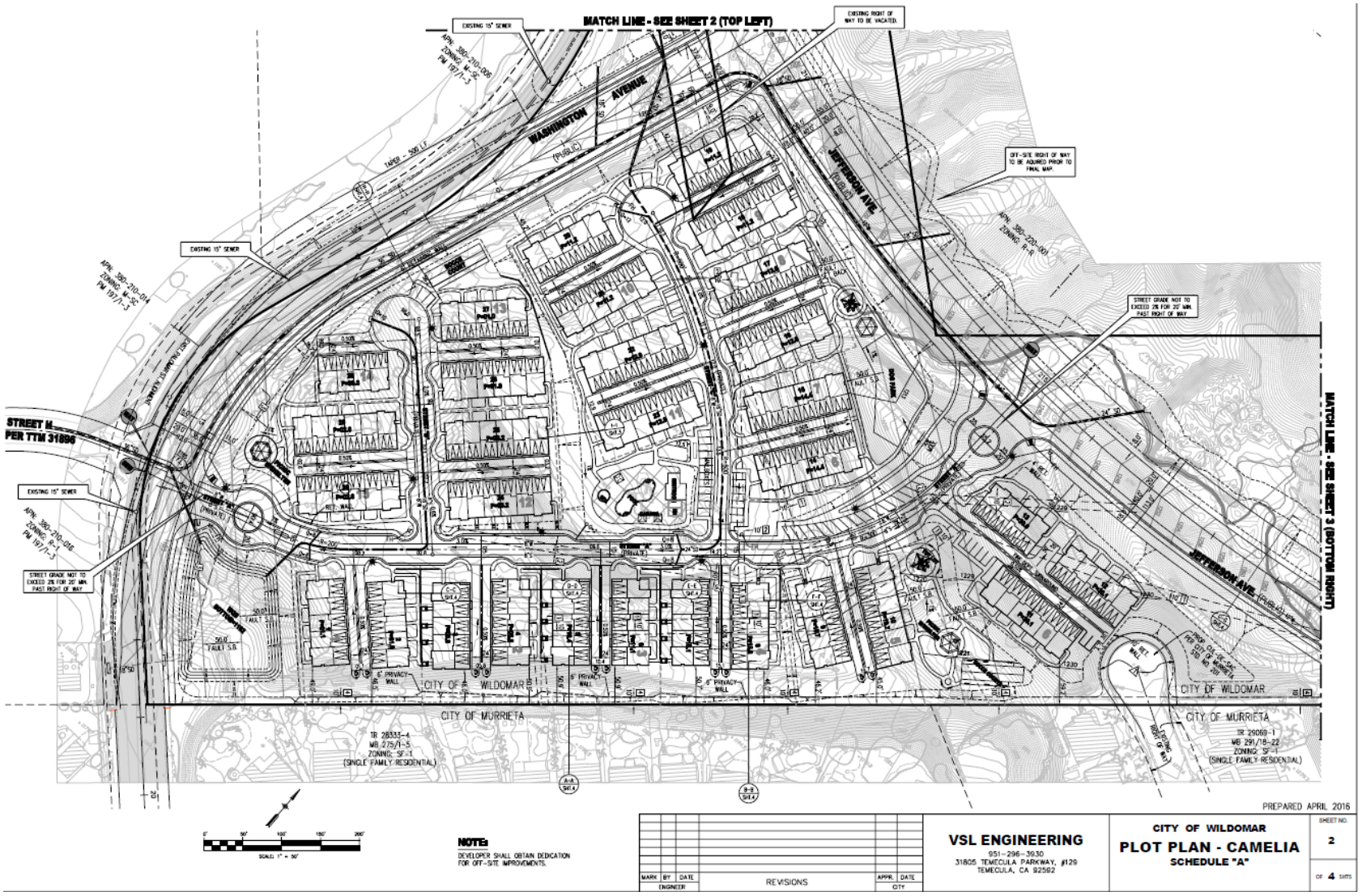
The condominium project is subject to the development standards of the R-3 zone (Chapter 17.44.020). This section establishes standards and requirements related to lot area, setbacks, building height, etc. The table below summarizes compliance with these standards. The project also includes recreational/passive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

Development Standards Table (17.44.020 – R-3 Zone)

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

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

Camelia Site Plan Exhibit



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

Parking Standards Table (17.188)

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

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

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

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

Camelia Parking Exhibit

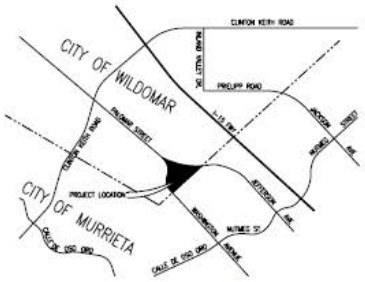
CITY OF WILDOMAR
CAMELIA - PARKING EXHIBIT

PARKING COMPUTATION

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

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

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



VICINITY MAP:
NOT TO SCALE

LEGEND

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

PREPARED JULY 2017

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

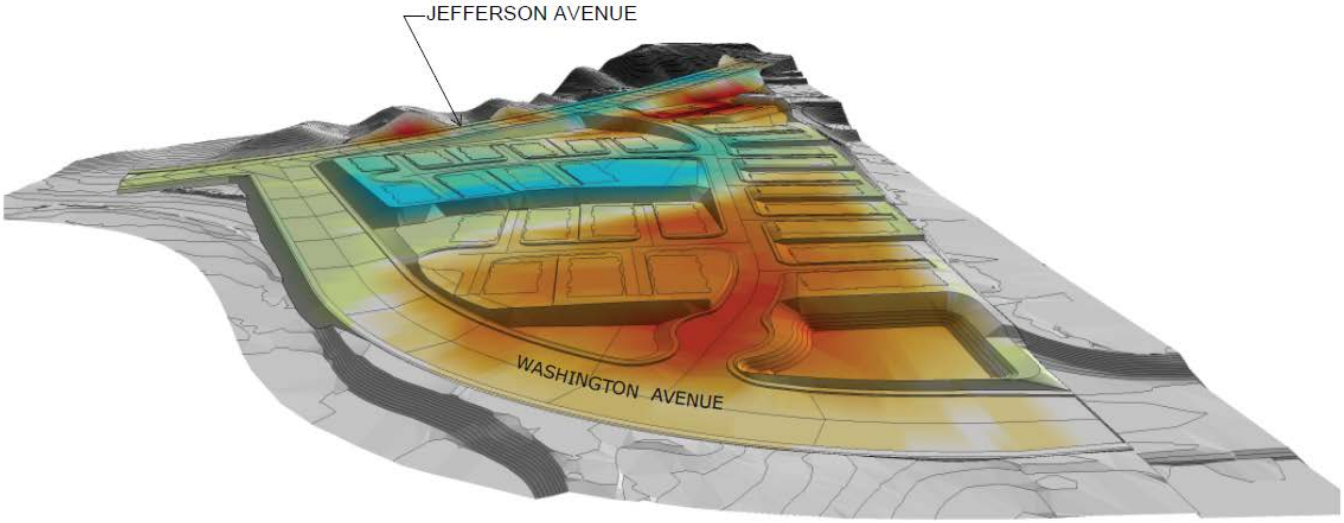
VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR
PLOT PLAN - CAMELIA
SCHEDULE "A"

SHEET NO. 1
OF 1 SHTS

Proposed Grading:

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



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

CAMELIA
WILDOMAR, CA

OBLIQUE PERSPECTIVE

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

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

Typical Unit Types / Floor Plan

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

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

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

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

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



FRONT ELEVATION

MATERIALS:

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

#18022
06/05/17

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ELEVATION
TOWNHOMES – 6 PLEX

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

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



LEFT ELEVATION



RIGHT ELEVATION

MATERIALS:

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



REAR ELEVATION

#10022
05/05/17

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ELEVATION
TOWNHOMES – 6 PLEX

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

Architectural Elevations Exhibits – Monterrey Design



FRONT ELEVATION

MATERIALS:

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

#18022
06/05/17

CAMELIA
WILDOMAR, CA

MONTEREY ELEVATION
TOWNHOMES – 6 PLEX

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

Architectural Elevations Exhibits – Monterrey Design



LEFT ELEVATION



RIGHT ELEVATION

MATERIALS:

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



REAR ELEVATION

#18022
05/05/17

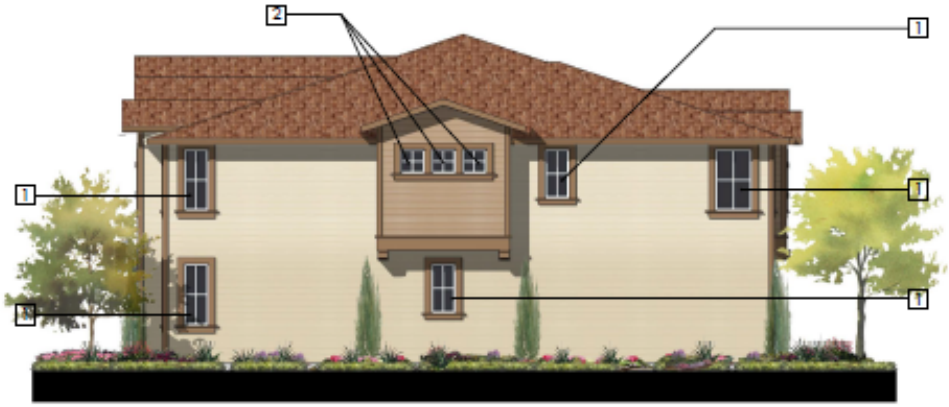
CAMELIA
WILDOMAR, CA

MONTEREY ELEVATION
TOWNHOMES – 6 PLEX

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

South Elevation Exhibits - Along South Property Line

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



WILDOMAR RANCH ELEVATION



(WINDOWS SIMILAR TO WILDOMAR

MONTEREY ELEVATION

NOTES:

1	FIXED AND FROSTED GLASS
2	SLIDER WINDOW WITH FROSTED GLASS

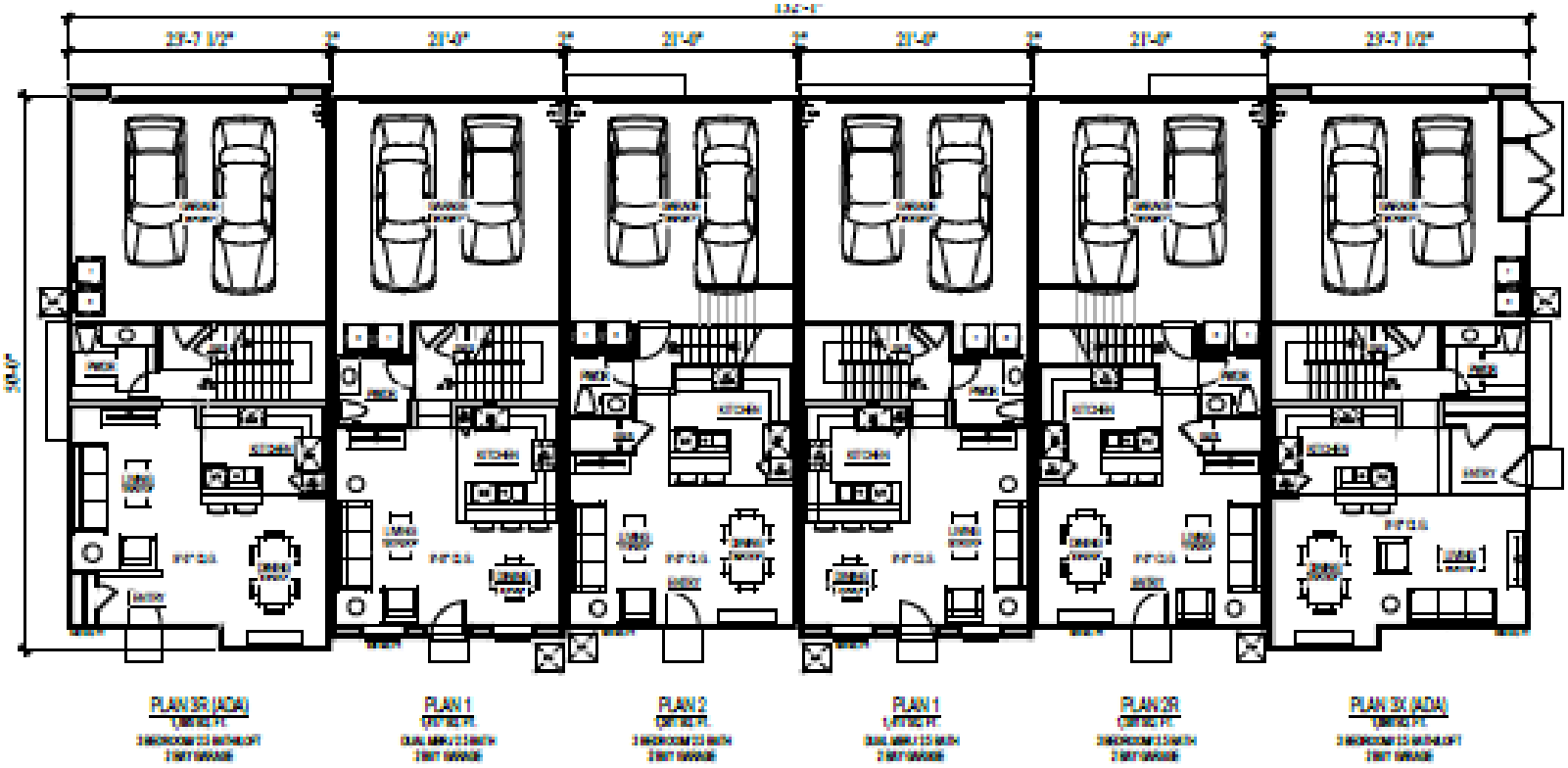
#18022
06/06/17

CAMELIA
WILDOMAR, CA

ALTERNATIVE ELEVATIONS ALONG SOUTH PROPERTY LINE
TOWNHOMES – 5 PLEX

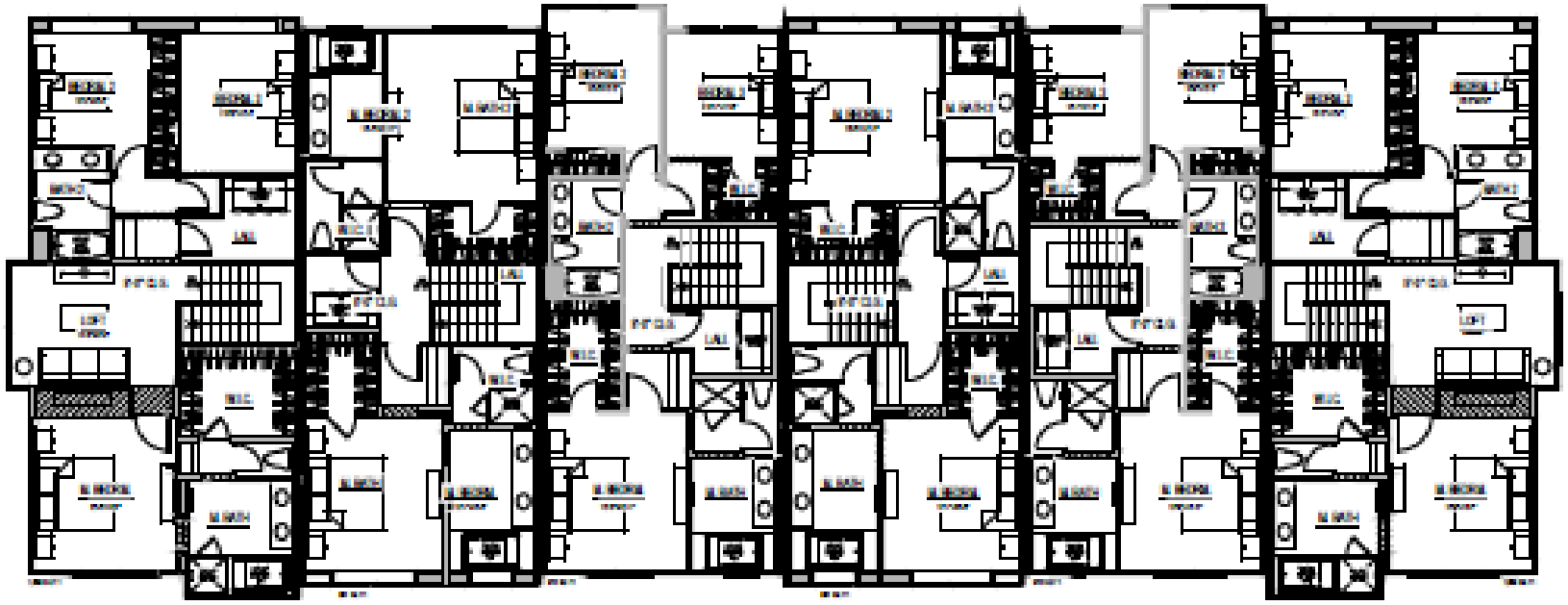
SUNRISE CAMELIA LLC.
Kevin L. Crook Architect Inc
A-7

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



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

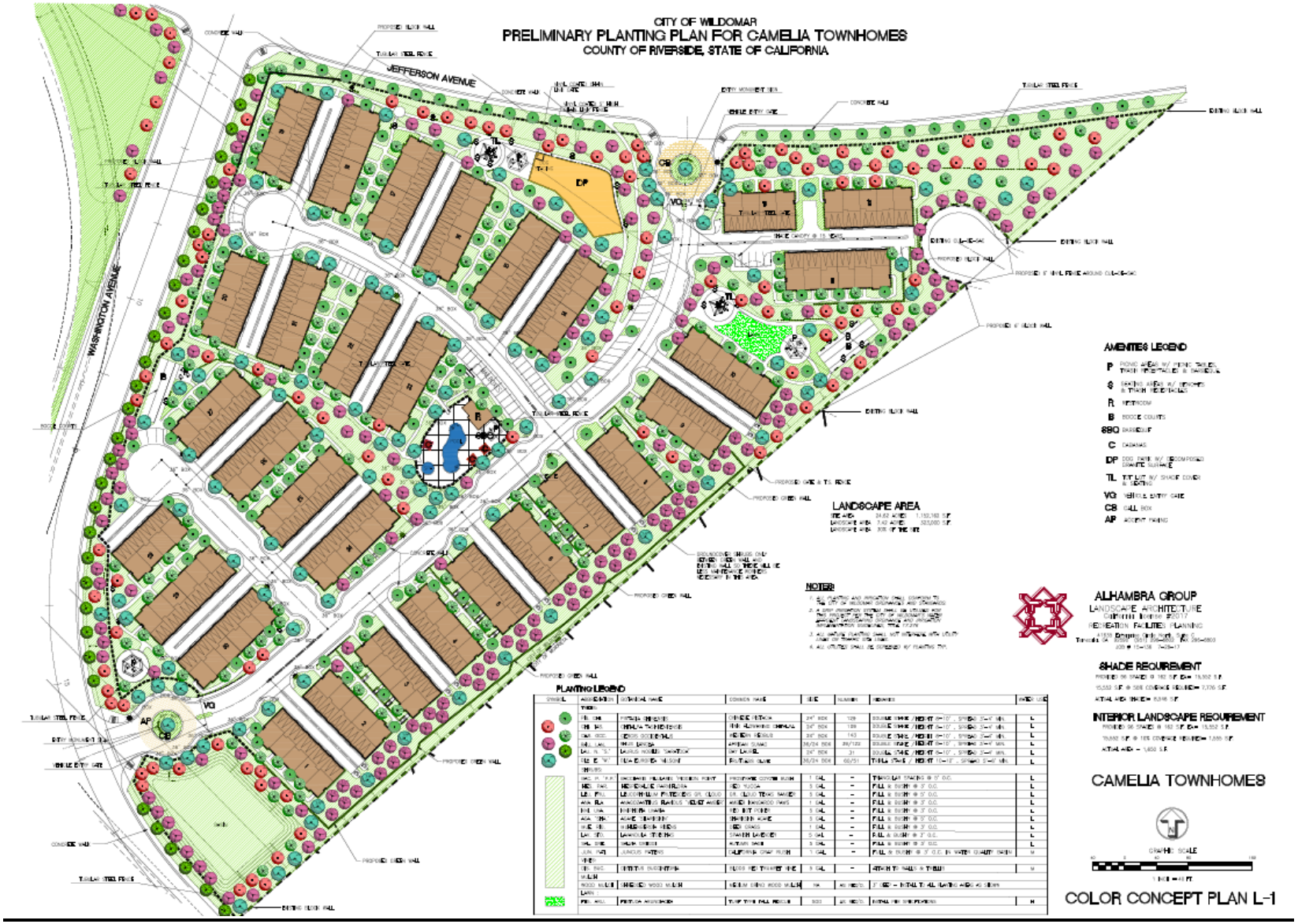
Landscaping/Water Efficient Standards (Chapter 17.276):

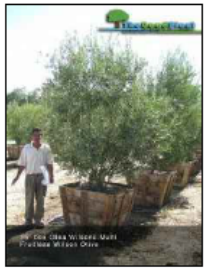
The Applicant has provided a detailed conceptual landscape plan for staff's review. The purpose of Chapter 17.276 of the Zoning Ordinance is to establish water efficient landscape regulations that are at least as effective in conserving water as the State Model Water Efficient Landscape Ordinance in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

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

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

Colored Landscape Plan (Final Landscape Design Theme)







CAMELIA TOWNHOMES

COLOR CONCEPT PLAN L-2

Exterior Street Design:

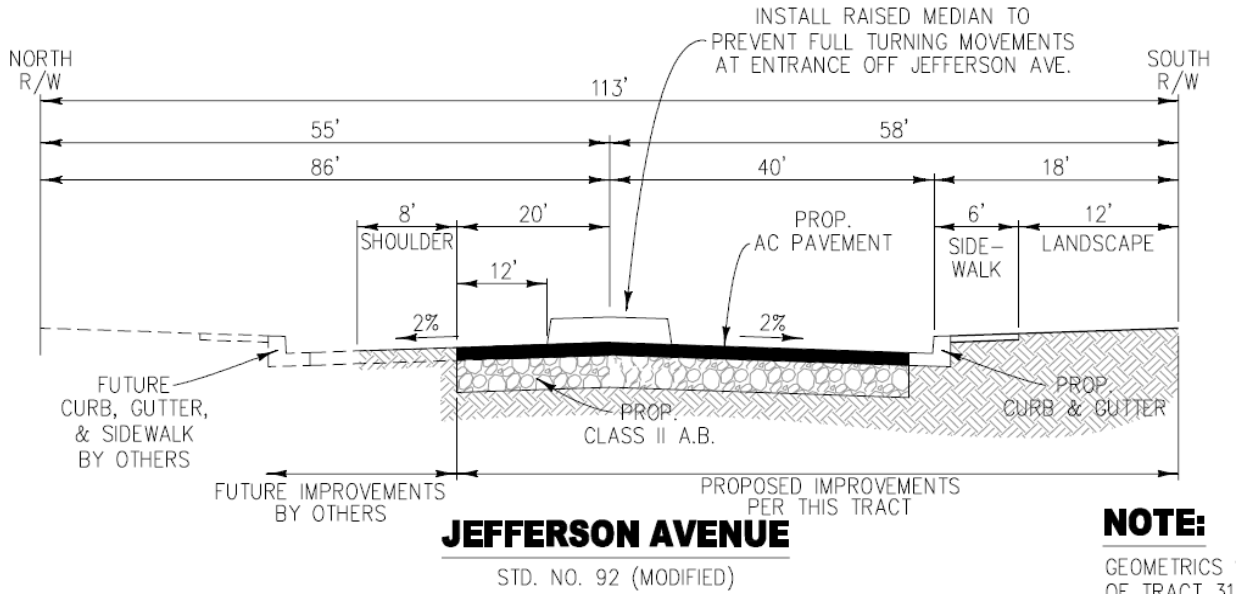
As part of the Camelia project, the Applicant is being conditioned to extend Palomar Street southeastwards to align with Jefferson Avenue in Murrieta. This alignment is part of the Circulation element roadway system (Standard 92) outlined in the General Plan. It has also been a planned roadway design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



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

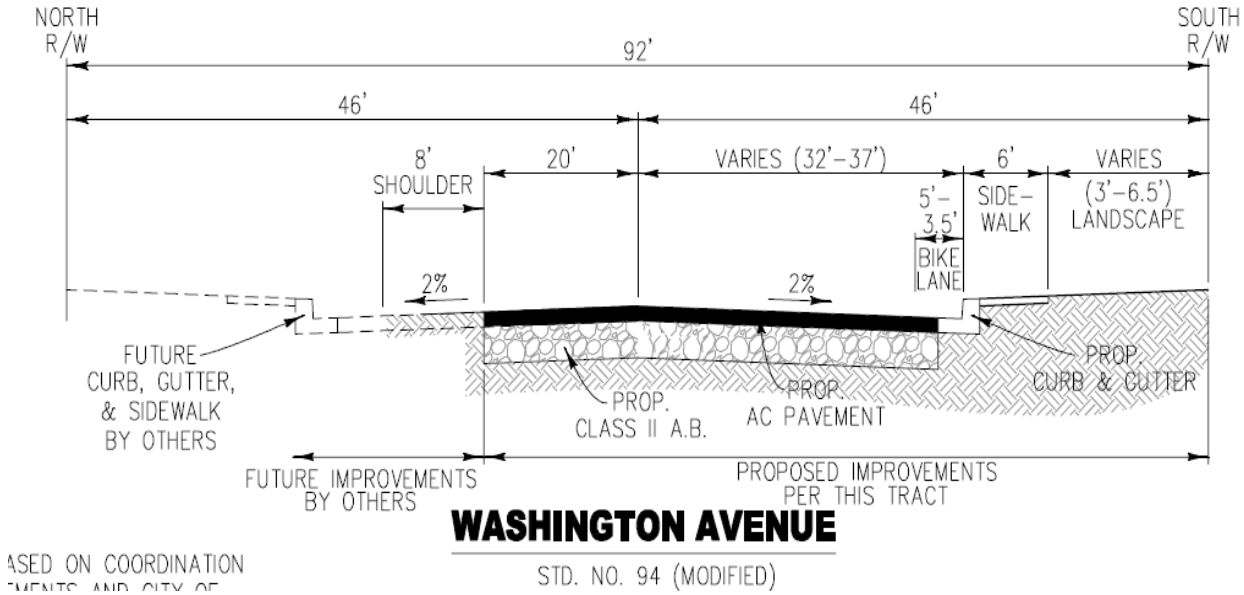
The cross section on the following page illustrates the Palomar/Jefferson design (see next page).

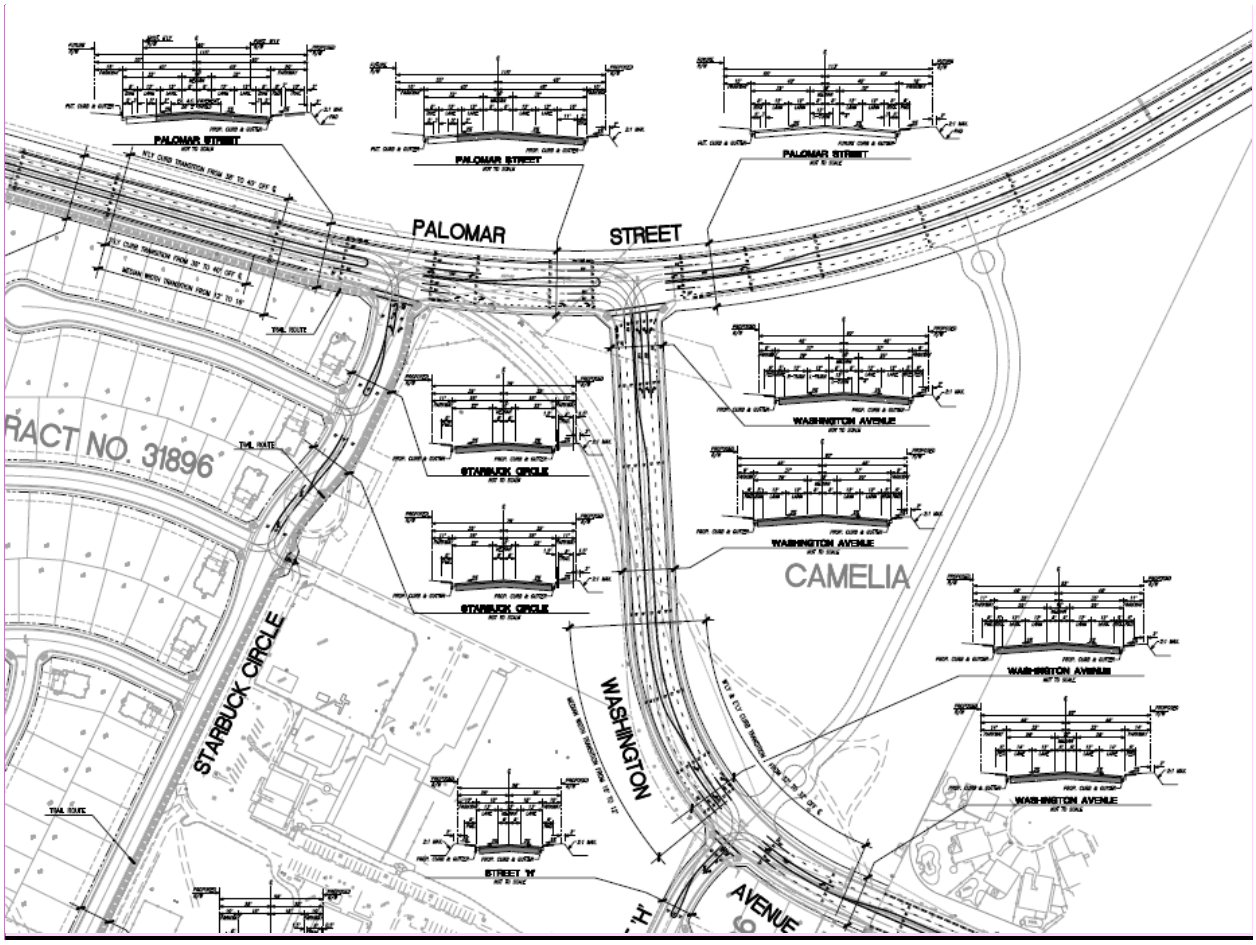
Palomar/Jefferson Avenue Design Exhibit



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

Washington Avenue Design Exhibit




PALOMAR STREET
PALOMAR STREET
PALOMAR STREET
PALOMAR STREET
RACT NO. 31896
STARBUCK CIRCLE
STARBUCK CIRCLE
STARBUCK CIRCLE
WASHINGTON AVENUE
WASHINGTON AVENUE
WASHINGTON AVENUE
WASHINGTON AVENUE
CAMELIA
WASHINGTON
STREET "H"
AVENUE

PROJECT ANALYSIS / FINDINGS OF FACT:[A1]

CEQA Analysis:

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

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

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

CEQA Findings:

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

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

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

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

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

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

Change of Zone (CZ) Analysis:

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

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

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

Change of Zone Findings:

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

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

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

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

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

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

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

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

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

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

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

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

Tentative Tract Map Analysis:

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

Tentative Tract Map No. 37156 Findings of Fact:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Plot Plan Analysis:

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

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

Plot Plan Findings:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FISCAL IMPACTS:

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

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

PUBLIC COMMUNICATION / NOTICING:

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

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

Public Comments:

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

Submitted By:
Matthew C. Bassi
Planning Director

Approved By:
Gary Nordquist
City Manager

ATTACHM

ENTS:

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

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

C. Council Resolution for Tentative Tract Map No. 37156

Exhibit 1 - TTM Conditions of Approval

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

Exhibit 1 - Plot Plan Conditions of Approval

E. Camelia Tract Map No. 37156 Exhibit
F. Camelia Development/Site/Grading Plans
G. Camelia Architectural Plans (Colored)
H. Camelia Landscape Plans
I. City of Murrieta Planning/Engineering Staff Comments Memorandum
J. Wildomar / Murrieta Resident Letters-Combined – Part 1
K. Wildomar / Murrieta Resident Letters-Combined – Part 2
L. South Property Line View Simulations

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

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

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: August 19, 2020

TO: Chairman and Members of the Planning Commission

FROM: Abdu Lachgar, Associate Planner

SUBJECT: **Camelia Townhomes – Extension of Time #1 (PA 20-0070):** Planning Commission review and consideration of a 3-year Extension of Time (EOT #1) to February 9, 2024 (including a 6-month litigation stay) for the approved Camelia Townhouse project consisting of Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 for the development of a 163-unit townhome/condominium project located on the east side of Palomar Street adjacent to the city's southern border (APN:380-220-003).

STAFF REPORT

RECOMMENDATION:

The Planning Department recommends the Planning Commission adopt a Resolution entitled:

PC RESOLUTION NO. 2020-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME TO FEBRUARY 9, 2024 (INCLUDING A 6-MONTH LITIGATION STAY) FOR THE APPROVED CAMELIA TOWNHOUSE PROJECT CONSISTING OF TENTATIVE TRACT MAP NO. 37156 AND PLOT PLAN NO. 16-0070 FOR THE DEVELOPMENT OF A 163-UNIT TOWNHOME/CONDOMINIUM PROJECT LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

BACKGROUND / DESCRIPTION:

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

1) Mitigated Negative Declaration (IS/MND) - The City Council adopted Resolution No. 2017-40 adopting a Mitigated Negative Declaration (SCH #2017011041) and

Mitigation Monitoring and Reporting Program in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines. As an information item, the Planning Department filed the Notice of Determination (NOD) on August 10, 2017.

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

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

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

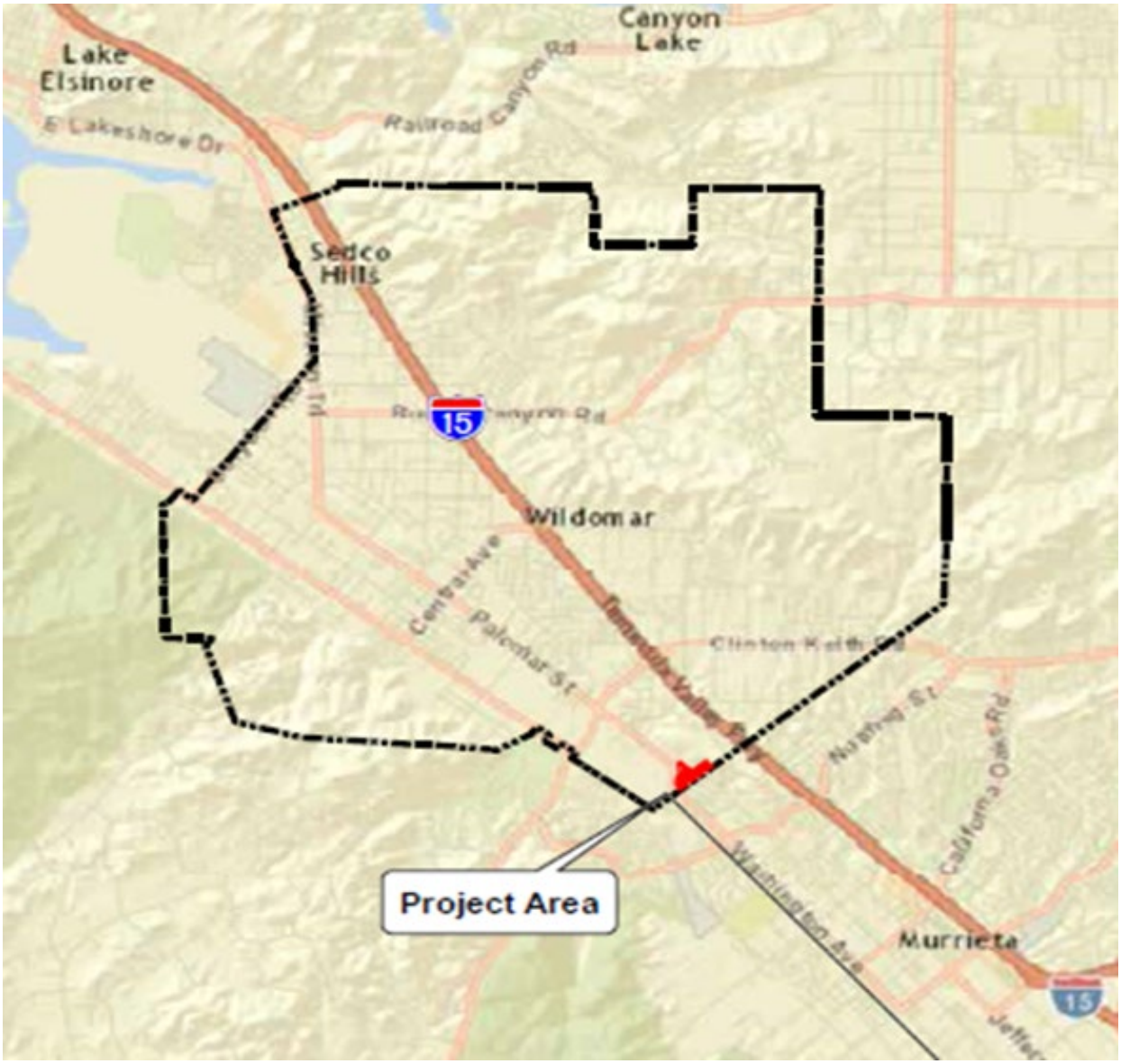
In accordance with Planning Department Condition No. 6, the Applicant was required to begin construction on the approved project before August 9, 2020 (3 years from Council approval) or the plot plan would expire. Shortly after the project was approved by Council, the city and applicant received a lawsuit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

The Applicant has indicated that he will not be in a position to start construction by the deadline due to several market factors, so an extension of time is needed. The Applicant is requesting a 3-year extension of time for the approved tentative tract map and plot plan to February 9, 2024 in accordance with Section 16.12.240.A and Section 17.216.070.B of the WMC. The new expiration date now includes the 6-month litigation stay period as allowed by Section 16.12.240.F and Section 17.216.090 of the WMC.

Project Location/Vicinity:

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

Vicinity/Location Maps



Vicinity/Location Maps



Surrounding Land Uses:
The project site remains vacant since no construction has occurred yet, including the properties to the north, east and west. To the south in the city of Murrieta is an existing single family residential neighborhood along the entire southern project boundary. These homes are located below the finished grade of the Camelia project. The table below summarizes the current uses, land use and zoning designations related to the project site and surrounding properties.

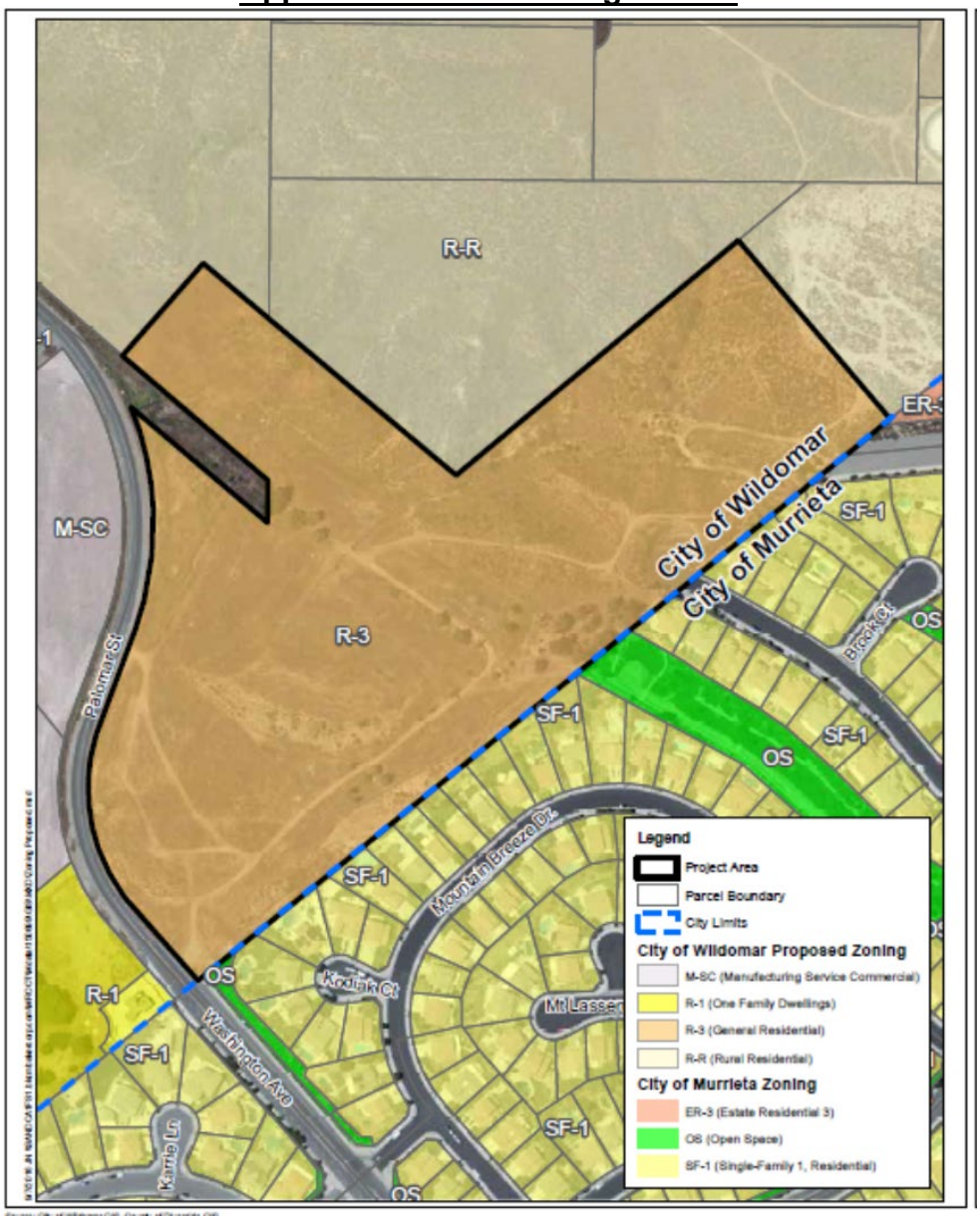
ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**Current GP Land Use Designation**	**Current Zoning Designation**
Subject Property	Vacant	Medium High Density Residential (MHDR)	R-R (Rural Residential)
North	Vacant	Commercial Retail (CR)	R-R (Rural Residential)
South *(Murrieta)*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

CEQA/Initial Study/Mitigated Negative Declaration:
The Planning Director in a preliminary review of the approved project determined that there was substantial evidence that the Camelia Townhome Residential project may have one or more significant effects on the environment. Therefore, in accordance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, the approved project required the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND). As a result, the City Council on August 9, 2017 adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. A copy of the Council adopted IS/MND is provided for Commission review in Attachment C.

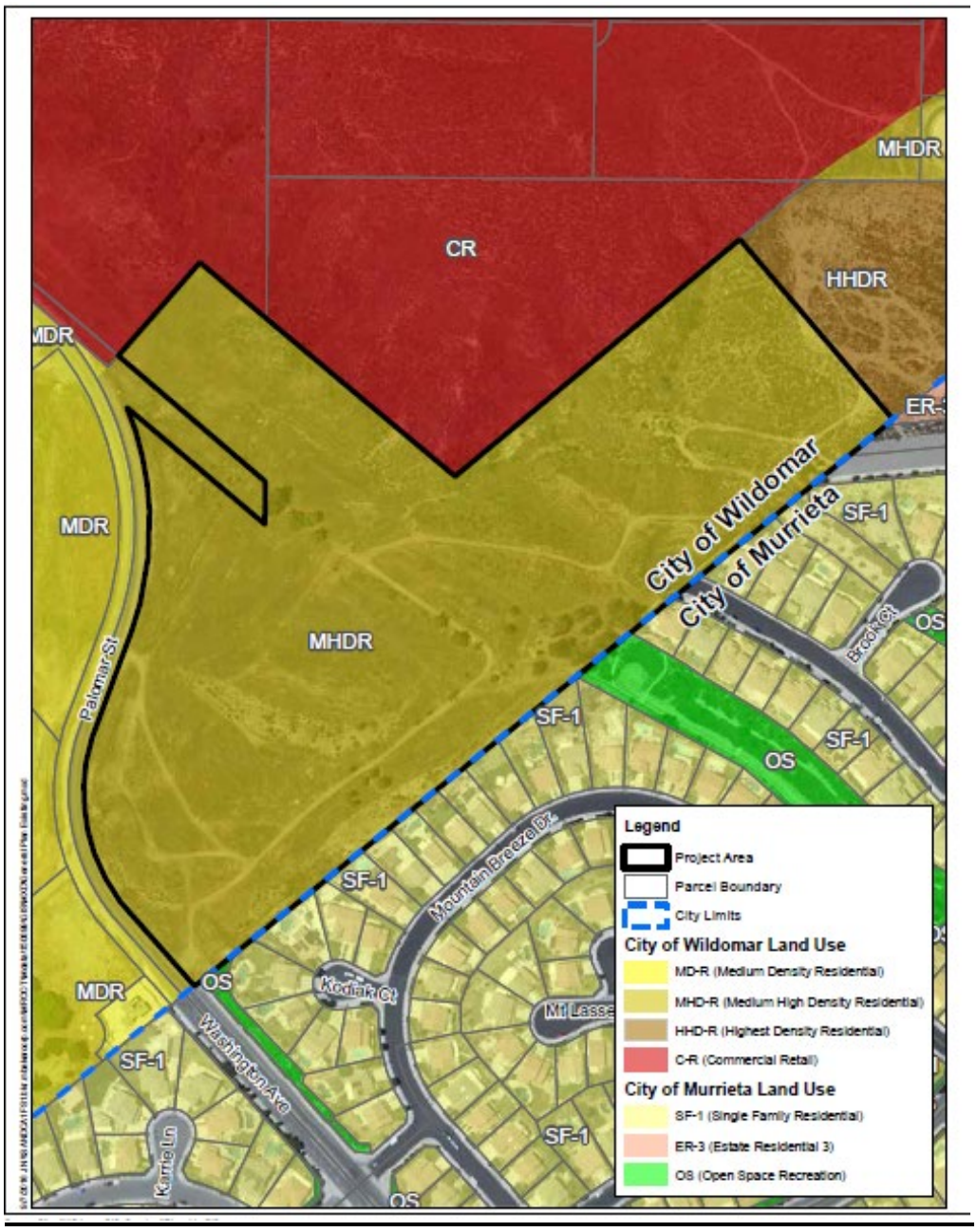
Change of Zone No. 16-0070:
The Camelia Townhome project originally required the approval of a zone change to build the project. The City Council adopted Ordinance No. 137 approving Zone Change No. 16-0070 to change the existing zoning designation from R-R (Rural Residential) to R-3 (General Residential). The rezone to R-3 applies to the entire 25.9 acre site and is consistent with the existing MHDR land use designation (see exhibit on the following page) which allows for single family attached residences in a condominium format. The

following exhibits reflect the existing and proposed zoning designations, including an exhibit of the current GP land use designation for the site (MHDR).

Approved/current Zoning Exhibit



Existing General Plan Land Use Designation Exhibit



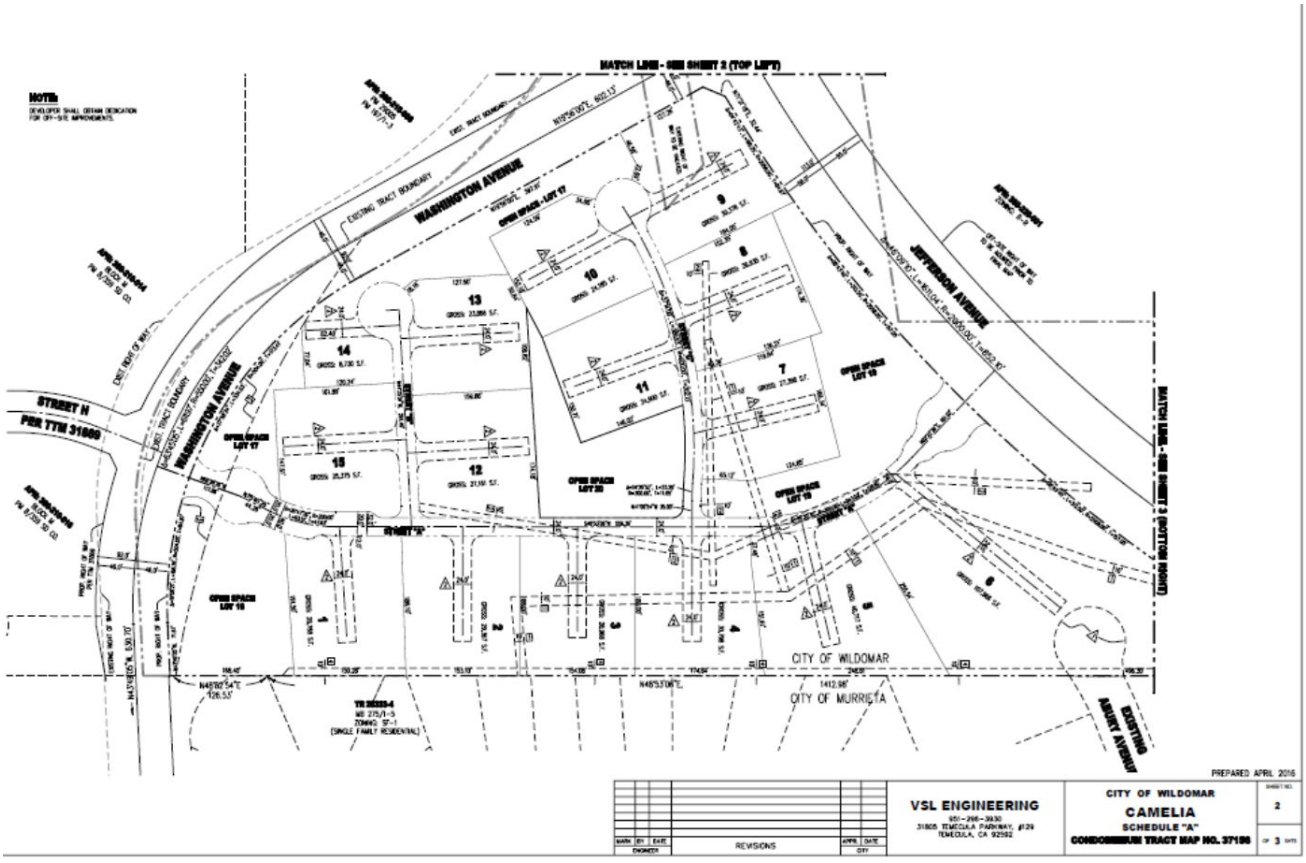
Tentative Tract Map No. 37156:

The City Council approved a tract map to subdivide the to subdivide the 25.9+ acre site into 20 lots (including 4 open space lots) for condominium purposes to accommodate the approved townhouse project. The tract map is subject to the development standards of the proposed R-3 zone in terms of lot area which requires a minimum size of 7,200 square feet. Each lot remains larger than the minimum required.

The summary table below reflects the breakdown of the approved lots, and a reduced copy of the approved parcel map is provided below as well.

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

Tract Map No. 37156 Exhibit



Plot Plan No. 16-0070:

The City Council approved Plot Plan No. 16-0070 to develop the 163-unit residential project because it was consistent with the development standards of Section 17.44 (R-3) of the Wildomar Municipal Code (WMC). The approved condominium project encompasses the development of 163 attached single family residences on 25.9+ acres in a gated community setting. The attached residences will be located within 30, 2-story buildings spread out throughout the site. Each townhome residence has an attached 2-car garage with internal access to the living areas. Patios for individual units are not proposed with this project. The project remains consistent with the R-3 development standards.

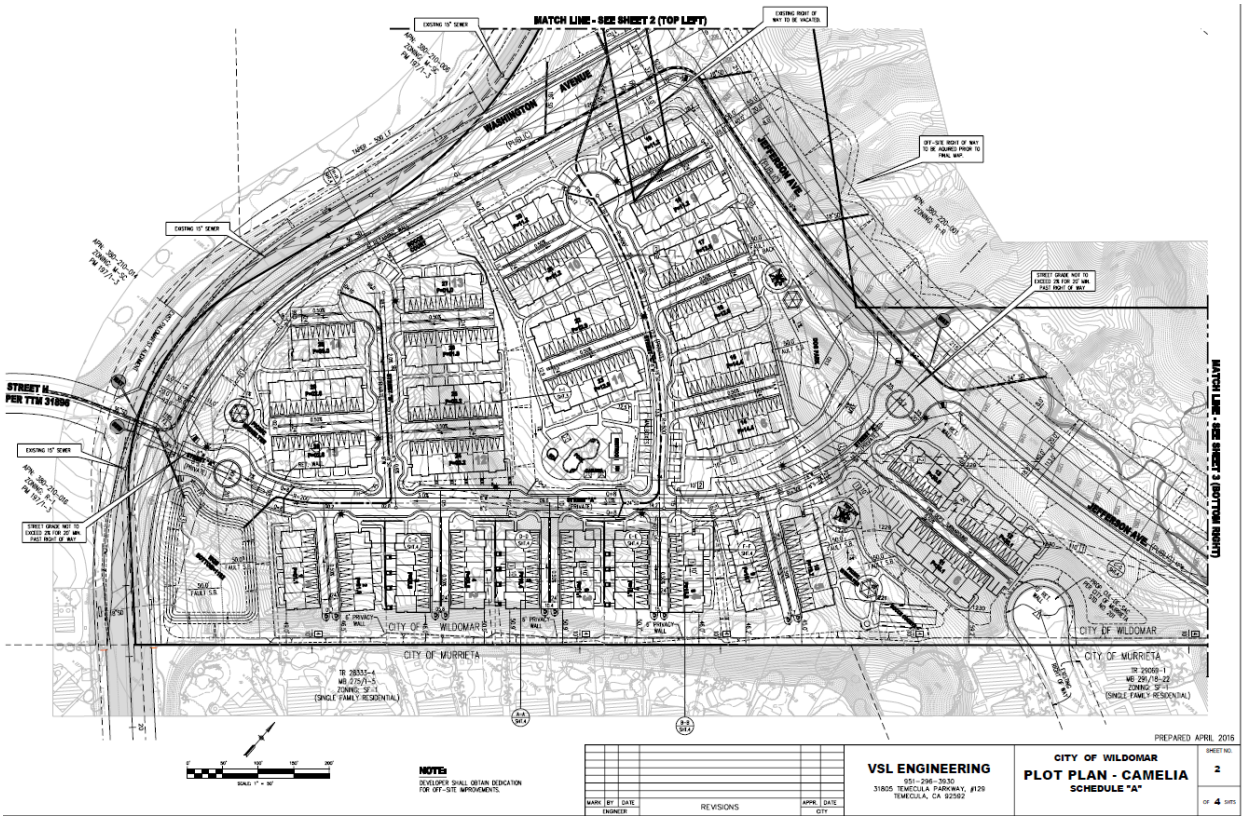
The condominium project was subject to the development standards of the R-3 zone (Chapter 17.44.020). This section establishes standards and requirements related to lot area, setbacks, building height, etc. The table below summarizes compliance with these standards. The project also includes recreational/passive open space areas, such as a central pool/cabana area, a tot-lot / basketball area (near the southeast portion of the site), a dog park and 2nd tot-lot (northeastern portion of the site), a bocce ball area (northwestern portion of the site) and a gazebo area (southwestern portion of the site. As architectural design details were not provided with the development plans, a condition has been added (Planning Condition No. 42) requiring architectural design plans to submitted for planning director approval prior to the issuance of building permits. A reduced copy of the site plan is provided on the following page.

Development Standards Table (17.44.020 – R-3 Zone)

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

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

Camelia Site Plan Exhibit



Off-Street Parking (Section 17.188):

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

Parking Standards Table (17.188)

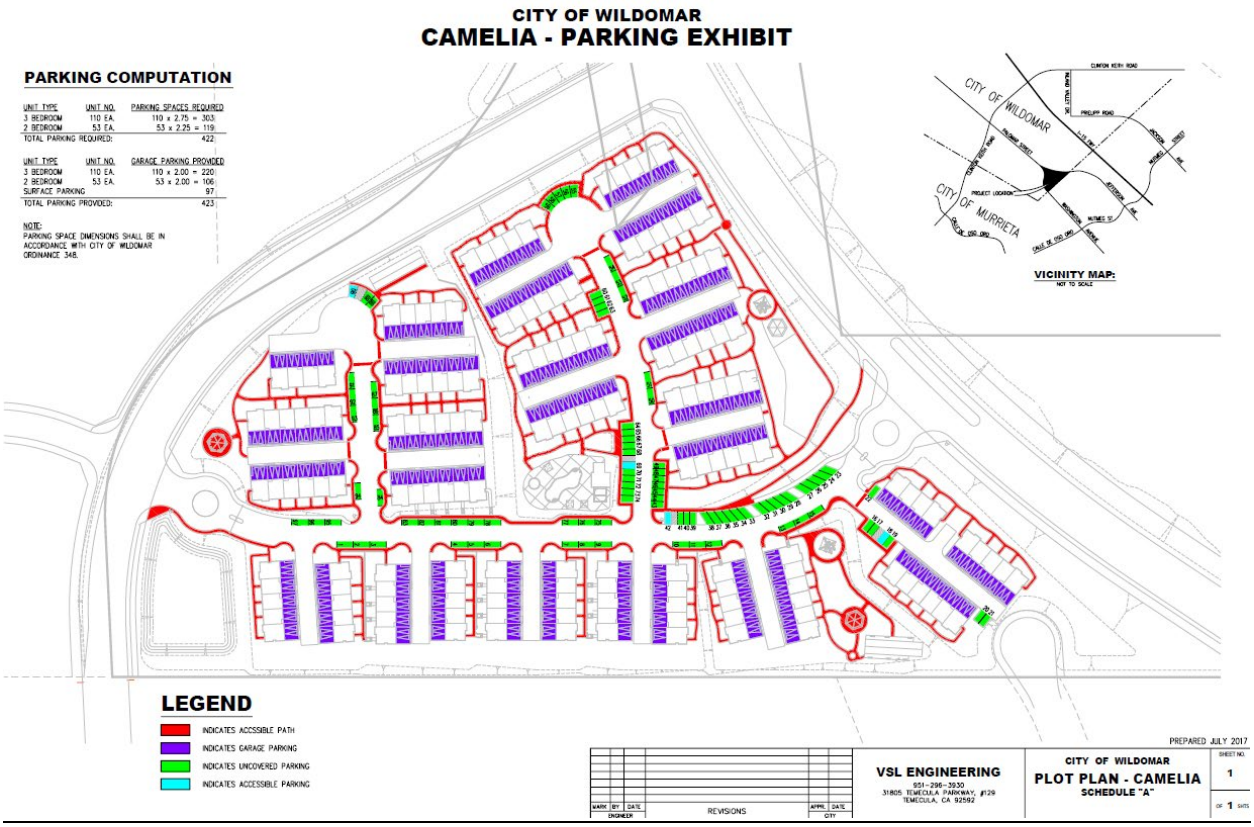
Development Standards	Minimum Parking Requirement Standard	Approved Project	Meets/Exceeds Requirements
Condominium Units			
2 bedroom/unit (53 units @ 2.25 sp./unit)	106 spaces	106 spaces	Yes
3 bedroom/unit (110 units @ 2.75 sp./unit)	220 spaces	220 spaces	Yes
Visitor/Open Parking	96 spaces	97 spaces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

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

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

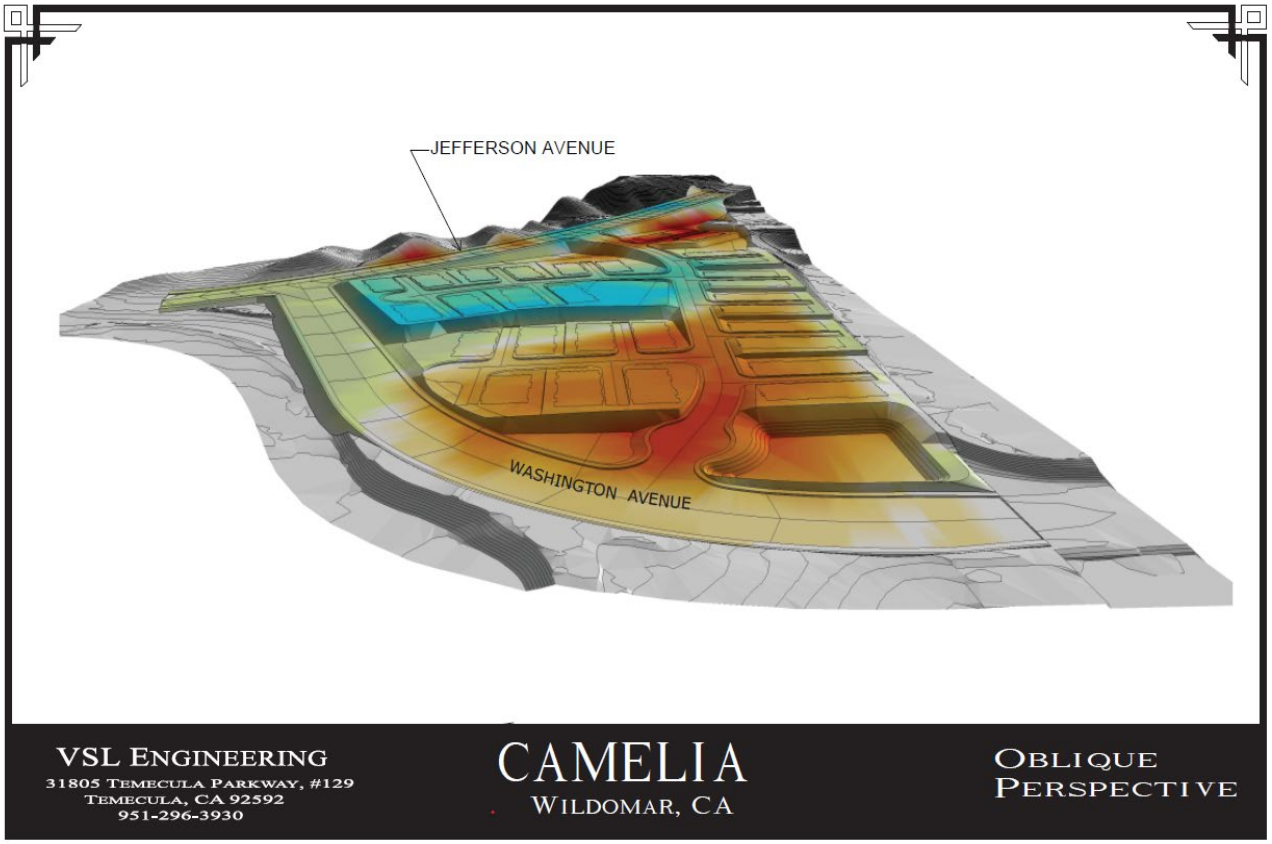
[2] The total number of spaces includes open/visitor parking spaces in the ratio. There is no separate standard for open/visitor parking. The applicant is providing interior garage spaces for each unit.

Camelia Parking Exhibit



Grading:

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



Unit Type / Floor Plans:

The Camelia project is comprised of 163 units located within 30, 2-story buildings spread out throughout the site. There are 3 basic floor plan types and two (2) architectural elevations styles for the project (i.e., Wildomar Ranch & Monterrey). The floor plans are divided into 53 (2-bedroom/2.5 bath units) and 110 (3-bedroom/2.5 bath units) ranging in size from 1,417 square feet to 1,698 square feet. Each unit has an attached 2-car garage with direct interior access to each unit. For reference purposes, the unit and floor plan information is summarized in the table on the following page.

Typical Unit Types / Floor Plan

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

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

Staff has provided reduced size exhibits of the architectural elevations on the following pages.

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



FRONT ELEVATION

MATERIALS:

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

#16022
06/05/17

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ELEVATION
TOWNHOMES – 6 PLEX

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

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



LEFT ELEVATION



RIGHT ELEVATION

MATERIALS:

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



REAR ELEVATION

#16022
05/05/17

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ELEVATION
TOWNHOMES – 6 PLEX

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

Architectural Elevations Exhibits – Monterrey Design



FRONT ELEVATION

MATERIALS:

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

#18022
06/05/17

CAMELIA
WILDOMAR, CA

MONTEREY ELEVATION
TOWNHOMES – 6 PLEX

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

Architectural Elevations Exhibits – Monterrey Design



LEFT ELEVATION



RIGHT ELEVATION

MATERIALS:

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



REAR ELEVATION

#18022
05/05/17

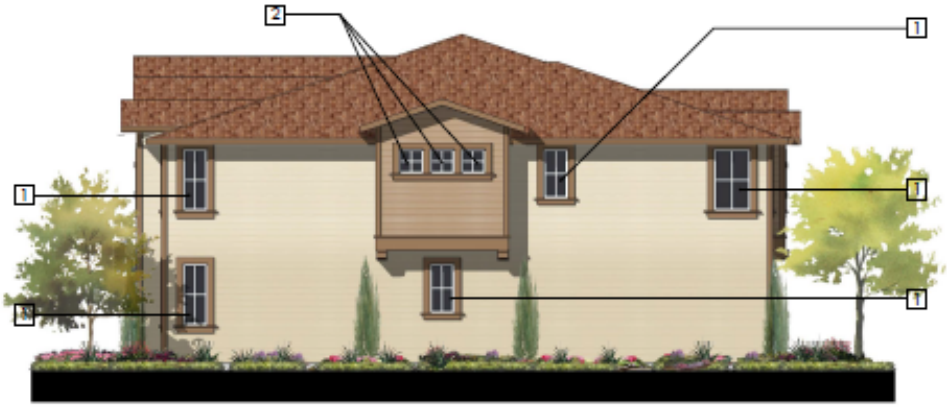
CAMELIA
WILDOMAR, CA

MONTEREY ELEVATION
TOWNHOMES – 6 PLEX

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

South Elevation Exhibits - Along South Property Line

Buildings #1 – 9



WILDOMAR RANCH ELEVATION



(WINDOWS SIMILAR TO WILDOMAR

MONTEREY ELEVATION

NOTES:

1	FIXED AND FROSTED GLASS
2	SLIDER WINDOW WITH FROSTED GLASS

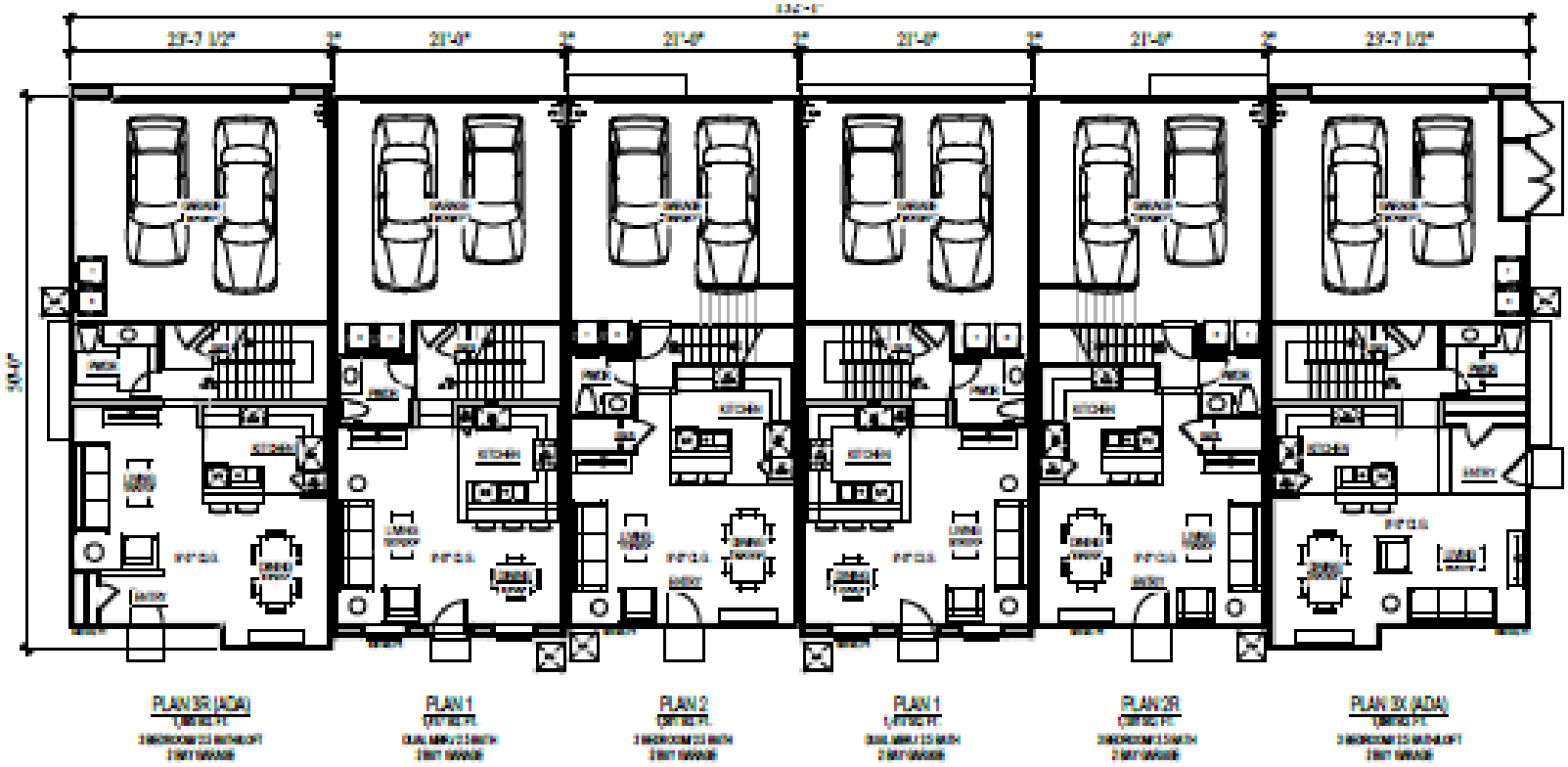
#16022
06/05/17

CAMELIA
WILDOMAR, CA

ALTERNATIVE ELEVATIONS ALONG SOUTH PROPERTY LINE
TOWNHOMES – 5 PLEX

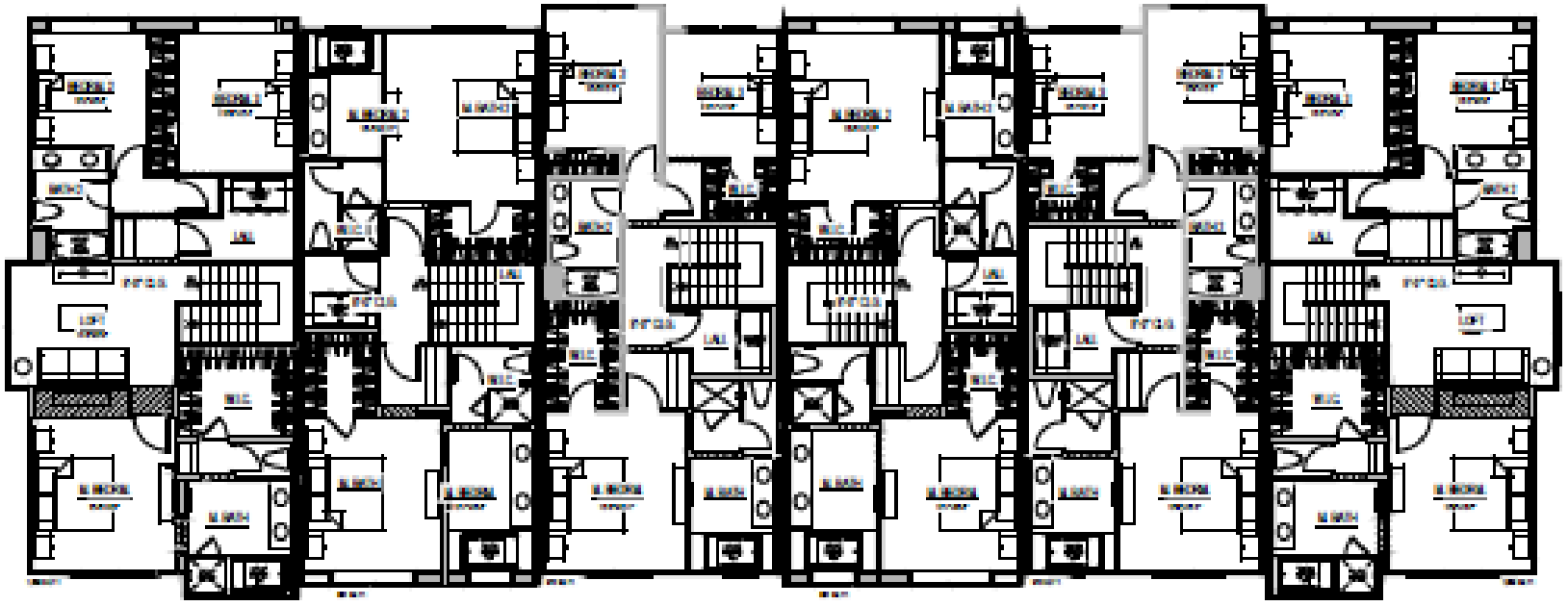
SUNRISE CAMELIA LLC.
Kevin L. Crook Architect Inc
A-7

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



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

Landscaping/Water Efficient Standards (Chapter 17.276):

The City Council approved a detailed conceptual landscape plan. 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. Based on staff's review, the proposed residential project remains in compliance with the city's landscape standard.

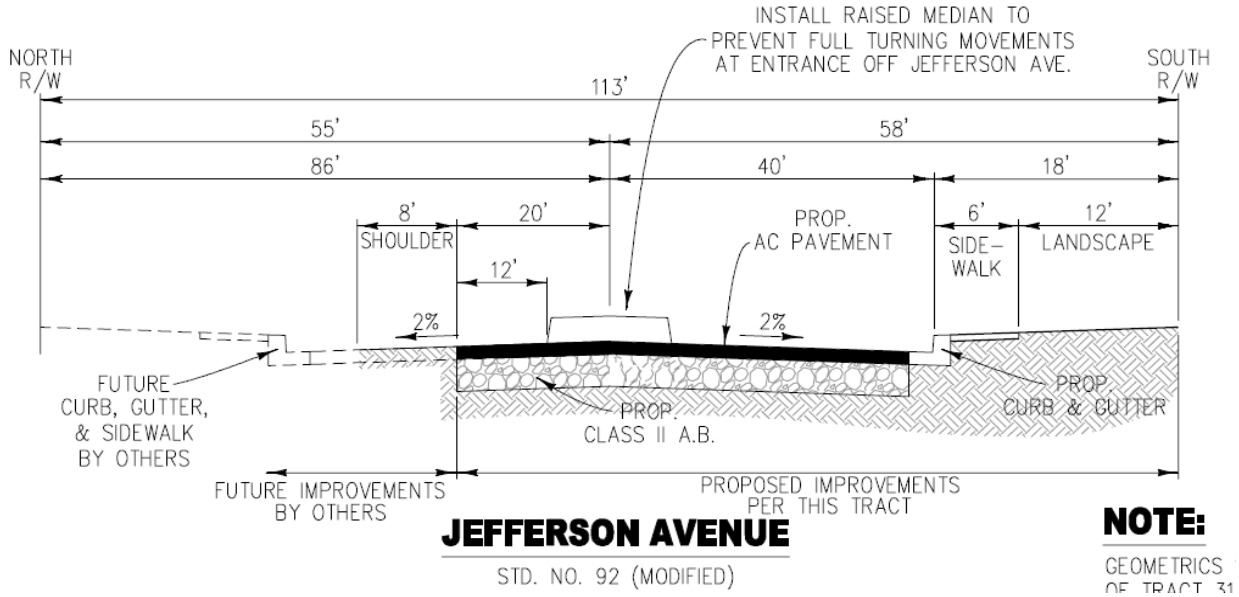
Exterior Street Design:

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



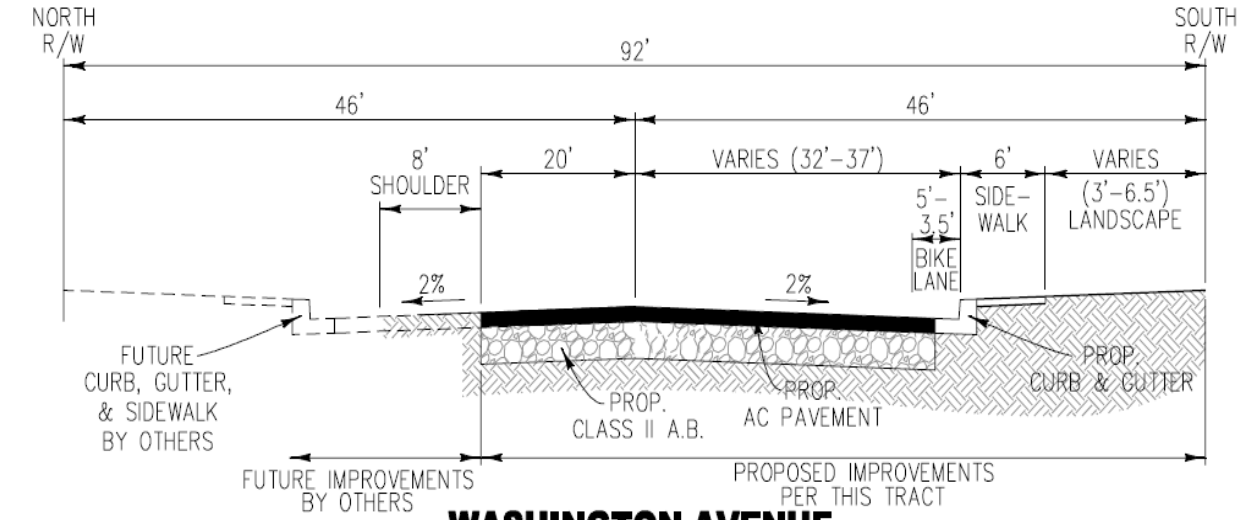
The roadway will be designed as a 113-foot right of way arterial with a 40-foot, 1/2 street pavement section (includes an 6-8-foot raised median) and 18-foot parkway design along the western edge of the street along the project frontage. The raised median is needed to restrict turning movements along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

Palomar/Jefferson Avenue Design Exhibit

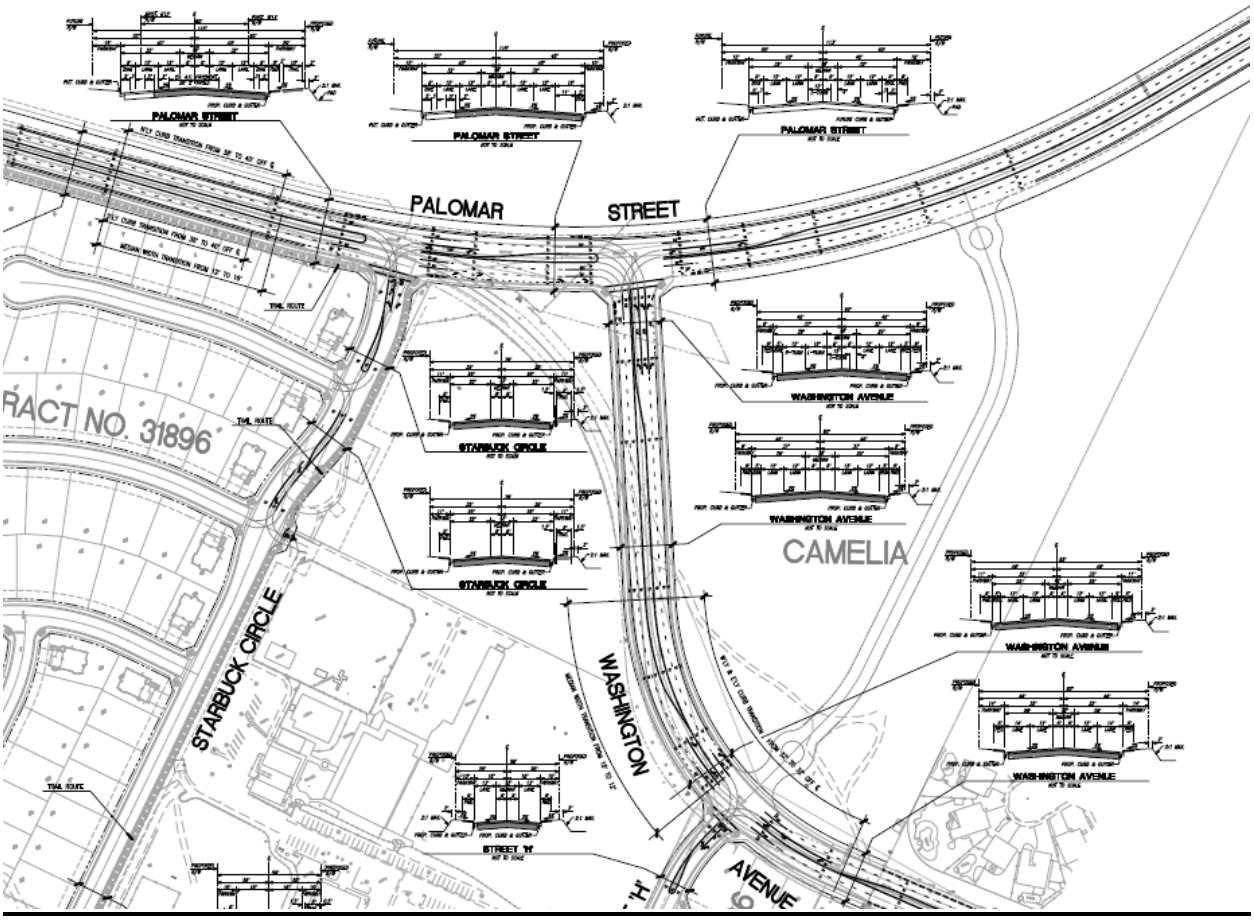


Further, Washington Avenue, which currently aligns with Palomar Street, will be realigned so it becomes a “T-Intersection” at Palomar. This redesign will fix a current safety issue for vehicles traveling on the road section. This alignment is part of the Circulation element roadway system (Standard 94)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

Washington Avenue Design Exhibit



ASED ON COORDINATION



Conclusion:
The Applicant is not proposing any changes to the approved plot plan with this extension of time request. Based on this, the Planning Department has determined that the Camelia Townhome project remains in full compliance with the development standards of the R-3 zone and the parking and landscape standards of the Municipal Code. The project also remains consistent with the General Plan land use designation of MHDR, and all mitigation measures remain incorporated into the project conditions of approval (Attachment A, Exhibit 1).

The approved project development plans are provided for Commission review in Attachment D.

DISCUSSION / ANALYSIS / FINDINGS:

CEQA Discussion:

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

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

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

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

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or MND

due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the MND was adopted, shows any of the following:

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

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

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

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

CEQA Determination Findings:

The Planning Department has evaluated the above criteria and determined that there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects. Therefore, no conditions exist that might otherwise require a subsequent EIR, subsequent MND, subsequent Negative Declaration, or an Addendum pursuant to Title 14 California Code of Regulations. Therefore, it can be concluded with certainty that no additional CEQA documentation is required and staff recommends the Planning Commission hereby make the following findings:

1) *Substantial changes are not proposed in the project:*
   The Applicant is not proposing any technical or physical changes to Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 as part of the proposed 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 3-year extension of time request being considered for Tentative Tract Map No. 37156 and Plot Plan No. 16-0070 does not include any request for technical or physical changes to the design, specifications, conditions or requirements for construction of the project covered by the approved tentative parcel map or plot plan. Further, the city has not been presented with any evidence that the physical setting of the project has substantially changed since the original MND/MMRP was adopted.

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

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

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated August 19, 2020 and all evidence and testimony heard at the public hearing for said extension of time for Tentative Tract Map No. 37156, the Planning Department recommends the Planning Commission hereby make the following findings:

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

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

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

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

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

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

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

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

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

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

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

Considering these facts, the proposed request for a 3-year extension of time (with the 6-month litigation stay) to February 9, 2024 for Tentative Tract Map No. 37156 continues to be consistent with the general plan and meets this finding.

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

Evidence: The proposed EOT for Tentative Tract Map No. 37156 remains consistent with the current/approved zoning designation of R-3 for the project area remains in in conformance with the approved Medium High Density Residential (MHDR) general plan land use designation. Considering these facts, the proposed request for a 3-year extension of time (with the 6-month litigation stay) to February 9, 2024 for Tentative Tract Map No. 37156 continues to be consistent with the zoning ordinance and meets this finding.

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

Evidence: The proposed extension of time does not adversely affect the general health, safety and welfare of the public as the originally approved Tract Map remains in compliance with all the required design and development standards of zoning designation of R-3 for the project area. Further, all adopted mitigation measures for the project remain in full force and effect. As there have been no amendments to the MHDR land use designation or the current zoning designations since the project was approved, the original development standards of these zones remain the same. Further, the design of the Subdivision and Plot Plan remains in conformance with the City's General Plan, Subdivision Ordinance and Zoning Ordinance. The design and construction of all improvements related to the proposed project remain as originally conditioned which are intended to protect the general health, safety and welfare of the public. Considering these facts, the proposed request for a 3-year extension of time to (with the 6-month litigation stay) to February 9, 2024 for Tentative Tract Map No. 37156 meets this finding.

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

Evidence: The Applicant submitted the EOT application and paid the required fees on June 24, 2020 in advance of the August 9, 2020 expiration date. Given these facts, the proposed request for a 3-year extension of time (with the 6-month litigation stay) to February 9, 2024 meets this finding.

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

The approval or denial of the extension of time for Plot Plan No. 16-0070 is in the purview of the Planning Commission subject to specific findings. The Applicant has indicated the need for additional time to develop the approved project. In reviewing the extension of time request, the Planning and Engineering departments have determined that the approved plot plan has not been modified from Council's original approval, nor has the Applicant requested any changes with the request. Thus, it is staff's opinion that the 3-year extension of time is a reasonable request.

Section 17.216.070.B of the Zoning Ordinance allows plot plans up to six (6) years of time extensions provided the Applicant files an application and filing fee with the Planning Director prior to the expiration date. The Applicant filed the EOT application and paid the required fee on June 24, 2020 in advance of the August 9, 2020 deadline. This request represents the first time extension for Plot Plan No. 16-0070.

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

Pursuant to Chapter 17.216.070.C of the Zoning Ordinance, and in light of the record before it, including the staff report dated August 19, 2020 and all evidence and testimony heard at the public meeting for the extension of time for Plot Plan No. 16-0070, the Planning Department recommends the Planning Commission hereby make the following findings approving a 1-year extension of time for Plot Plan No. 16-0070:

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

Evidence: The proposed EOT #1 for Plot Plan No. 16-0070 remains consistent with the City's General Plan in that the approved plot plan to develop the Camelia Townhome project consisting of a 163 single family attached dwelling units with related on-site/off-site improvements and amenities is consistent with the intent of the General Plan land use designation of MHDR as this land use designation is intended to accommodate residential uses, including townhomes, etc. The approved project density has been established at 6.3 units/acre which is within the allowable density range of 5 – 8 units/acre outlined in the MHDR land use designation. Further, the condominium development is an allowed use in the R-3 zone district subject to the approval of a plot plan and all development standards of Chapter 17.44.020. The approved site plan has been evaluated in accordance with these development standards and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the 163-unit single family attached condominium development meets the purpose and intent of the R-3 zone and meets this finding. In addition, the approved use also remains consistent with the following General Plan policies:

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

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

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

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

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

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

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

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

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

Given these facts, the proposed request for a 3-year extension of time (with the 6-month litigation stay) to February 9, 2024 for Plot Plan No. 16-0070 meets this finding.

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

Evidence: The approved plot plan approved by the City Council remains consistent with R-3 zone district and is an allowed use. The plot plan was evaluated to determine compliance with the R-3 development standards required in Chapter 17.44.020 of the Wildomar Municipal Code. In review of the approved plot plan, it has been determined that it remains consistent with the R-3 development standards in terms of setbacks, building height, lot area and lot coverage. Further, the plot plan remains consistent with the parking and landscape standards required in Chapter 17.188 and 17.276 of the Wildomar Municipal Code, respectively. Based on these facts, the project is consistent with the Zoning Ordinance. The Applicant is not proposing any changes or modifications to the approved plot plan; therefore, Given these facts, the proposed request for a 3-year extension of time (with the 6-month litigation stay) to February 9, 2024 for Plot Plan No. 16-0070 meets this finding.

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

Evidence: The approved Plot Plan No. 16-0070 for the development of a 163 single family attached dwelling units project with related on-site/off-site improvements and amenities remains compatible and appropriate with the surrounding area. Based on the original plot plan findings, the approved project was designed to conform to a logical pattern of development as envisioned by the General Plan, and the project remains consistent with those findings. The adjacent properties have similar compatible land use designations that that have not changed. In addition, the construction of the project was conditioned to comply with all applicable City ordinances, codes, and standards including, including but not limited to, storm water runoff management and other drainage controls regulations which remain in full force and effect. Further, the MND/MMRP adopted for Plot Plan No. 16-0070 analyzed all potential impacts related to the approved project and outlined

mitigation measures which remain applicable to the project and remain as adopted conditions of approval. These mitigation measures will continue to ensure compliance with the current setting and circumstances that remain the same as when the project was originally approved. Since there are no changes proposed to the approved plot plan, the approved project remains consistent with the original approval. Given these facts, the proposed request for a 3-year extension of time (with the 6-month litigation stay) to February 9, 2024 for Plot Plan No. 16-0070 meets this finding.

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

Evidence: The Applicant submitted the EOT application and paid the required fees on June 24, 2020 in advance of the August 9, 2020 expiration date. Given these facts, the proposed request for a 3-year extension of time (with the 6-month litigation stay) to February 9, 2024 for Plot Plan No. 16-0070 meets this finding.

PUBLIC NOTICING:

In accordance with Chapter 16.12 and Chapter 17.216.070 of the Wildomar Municipal Code, the Planning Department on August 5, 2020, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the August 19, 2020 Planning Commission meeting. 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.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Tom D. Jex
City Attorney

ATTACHMENTS

A. PC Resolution No. 2020-22
   Exhibit 1 – Updated/Adopted Conditions of Approval (TTM 37156/Plot Plan 16-0070)
B. Original City Council report (dated 8/9/2017)
C. Camelia Townhomes Adopted IS/MND & MMRP Document
D. Approved TTM 37156/Plot Plan 16-0070 Development Plans
E. Adjacent Resident-Public Comment Letters 8/9/17
F. Applicant Justification Letter 6/19/20

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Zoning Ordinance (Title 17)

INITIAL STUDY FOR THE

CAMELIA TOWNHOUSE PROJECT

(Planning Application 16-0070)

Lead Agency:

CITY OF WILDOMAR
23873 Clinton Keith Road, Suite 202
Wildomar, CA 92595

Prepared by:

Michael Baker International
9755 Clairemont Mesa Boulevard
San Diego, CA 92124

January 2017

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Appendix 2 – Architectural Plans

Appendix 3 – Air Quality Report

Appendix 4 – Biological Resources

a. Special Status Species Plant Report

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

c. Biological Constraints Analysis Findings

Appendix 5 – Cultural Resources

a. Phase I Cultural Assessment

b. AB 52 Letters and Responses

Appendix 6 – Geological Technical Report

Appendix 7 –Greenhouse Gas Report

Appendix 8 – Hydrology and Water Quality

a. Hydrology Report

b. Water Quality Management Plan

Appendix 9 – Noise Study

Appendix 10 – Traffic Impact Assessment

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

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

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I. INTRODUCTION AND PROJECT DESCRIPTION

Purpose and Project Overview

This Initial Study evaluates the following:

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

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

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

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

Project Location

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

Project Description

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

Site Development

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

Roadway Access and Parking

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

Off-Site Street Improvements

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

Water

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

Sewer

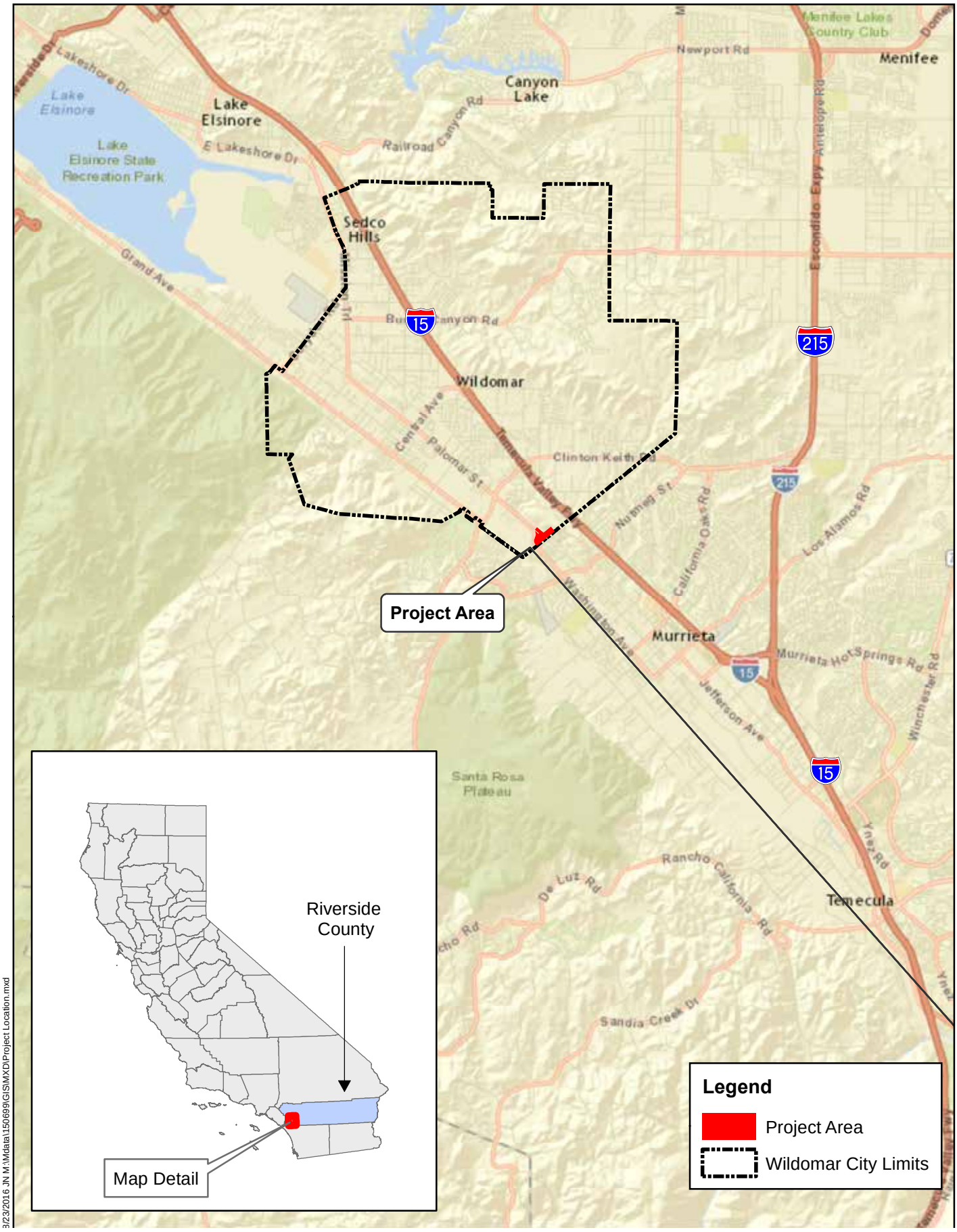
The proposed project would receive wastewater service from the EVMWD. Connection to the EVMWD wastewater system would occur via a 15-inch PVC pipe at Palomar Street.

Storm Water Improvements

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

Table I-1.
Surfaces

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



Source: City of Wildomar GIS, County of Riverside GIS

Michael Baker INTERNATIONAL

0 1 2 4 Miles

09/2016 JN 150699 16-0070

FIGURE 1

Regional Vicinity

Camelia Townhomes

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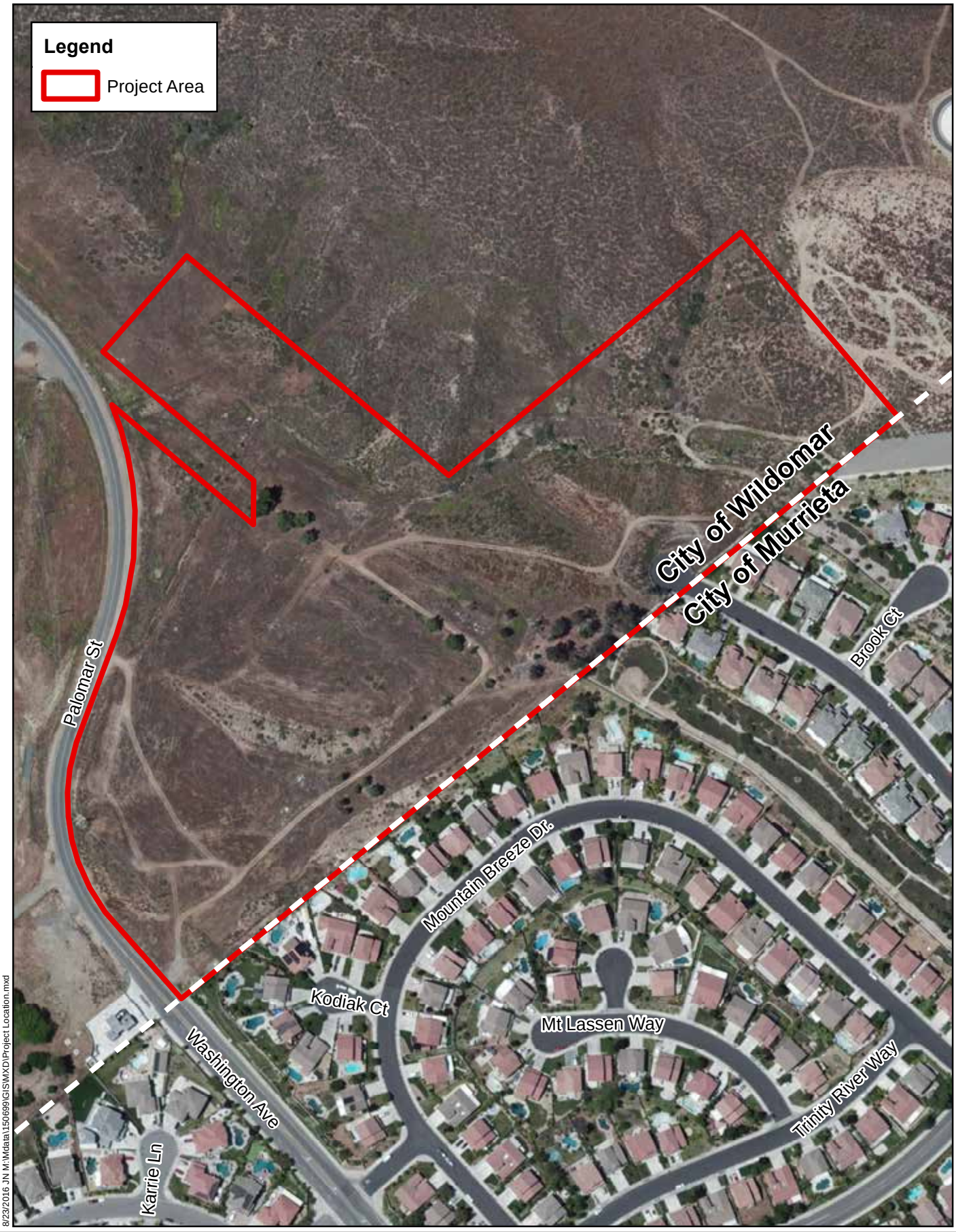

Source: City of Wildomar GIS, County of Riverside GIS

0 100 200 400 Feet

09/2016 JN 150699 16-0070

FIGURE 2

Project Location

Camelia Townhomes

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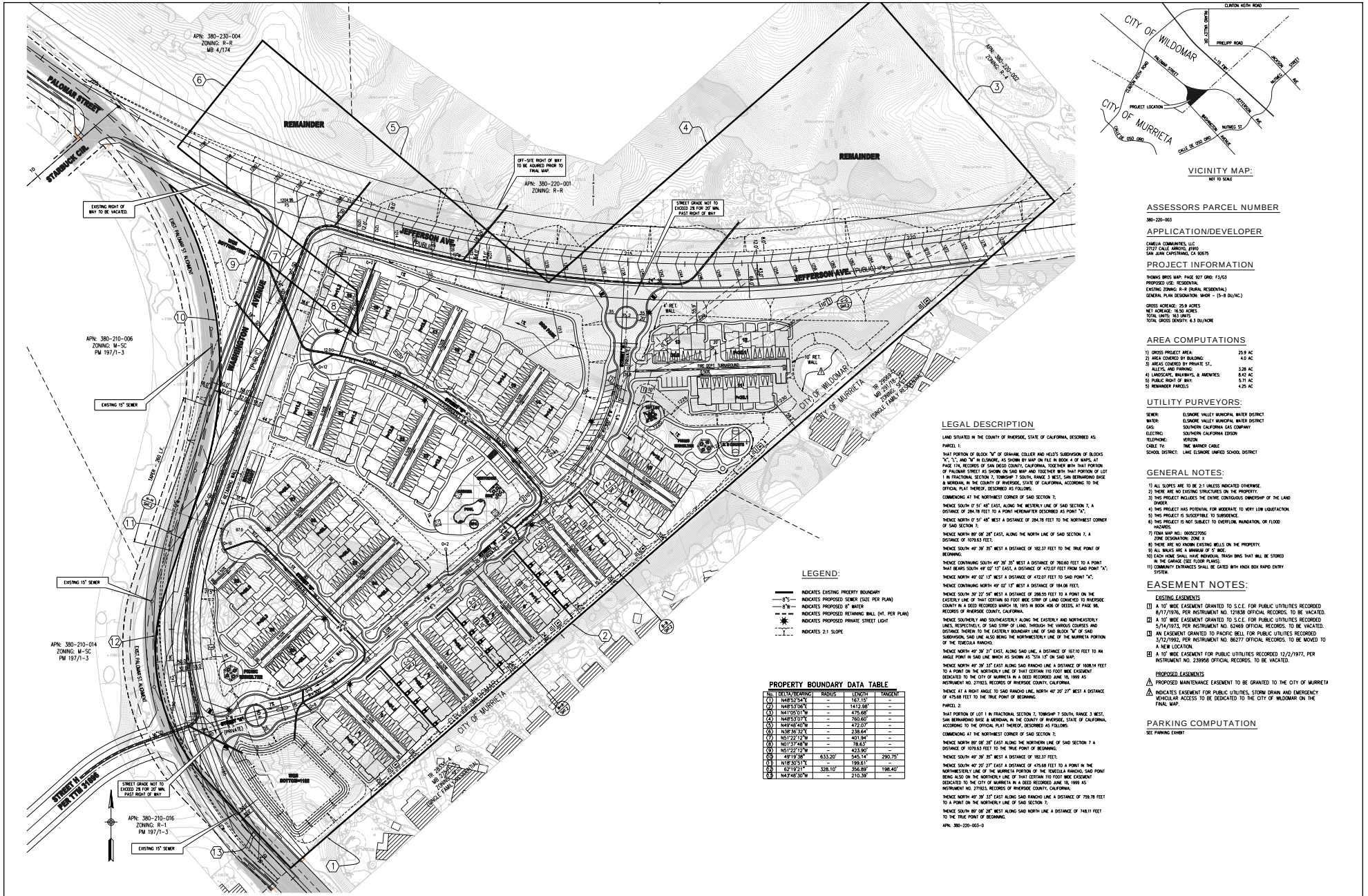

PROPERTY BOUNDARY DATA TABLE

No.	DELTA/BEARING	RADIUS	LENGTH	TANGENT
(1)	N48°52'54"E	–	167.15'	–
(2)	N48°53'06"E	–	1412.98'	–
(3)	N41°05'01"W	–	475.68'	–
(4)	N48°53'07"E	–	760.60'	–
(5)	N49°45'40"W	–	472.07'	–
(6)	N38°36'32"E	–	238.64'	–
(7)	N51°22'12"W	–	401.94'	–
(8)	N01°37'48"W	–	78.63'	–
(9)	N51°22'12"W	–	423.90'	–
(10)	49°19'08"	633.20'	545.14'	290.75'
(11)	N18°30'51"E	–	199.61'	–
(12)	67°19'21"	328.10'	356.89'	198.40'
(13)	N43°45'30"W	–	210.39'	–

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

PARCEL 1:

THAT PORTION OF BLOCK "M" OF GRAHAM, COLLIER AND HELD'S SUBDIVISION OF BLOCKS "K", "L", AND "M" IN ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, AT PAGE 174, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF PALOMAR STREET AS SHOWN ON SAID MAP AND TOGETHER WITH THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 0° 51' 48" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 7, A DISTANCE OF 284.78 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 0° 51' 48" WEST A DISTANCE OF 284.78 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1079.63 FEET;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 49° 39' 35" WEST A DISTANCE OF 760.60 FEET TO A POINT THAT BEARS SOUTH 49° 02' 13" EAST, A DISTANCE OF 472.07 FEET FROM SAID POINT "A";

THENCE NORTH 49° 02' 13" WEST A DISTANCE OF 472.07 FEET TO SAID POINT "A";

THENCE CONTINUING NORTH 49° 02' 13" WEST A DISTANCE OF 184.06 FEET;

THENCE SOUTH 39° 22' 59" WEST A DISTANCE OF 288.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 60 FOOT WIDE STRIP OF LAND CONVEYED TO RIVERSIDE COUNTY IN A DEED RECORDED MARCH 18, 1915 IN BOOK 406 OF DEEDS, AT PAGE 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY AND NORTHEASTERLY LINES, RESPECTIVELY, OF SAID STRIP OF LAND, THROUGH THE VARIOUS COURSES AND DISTANCE THEREIN TO THE EASTERLY BOUNDARY LINE OF SAID BLOCK "M" OF SAID SUBDIVISION, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO;

THENCE NORTH 49° 39' 35" EAST, ALONG SAID LINE, A DISTANCE OF 167.10 FEET TO AN ANGLE POINT IN SAID LINE WHICH AS SHOWN AS "STA 13" ON SAID MAP;

THENCE NORTH 49° 39' 35" EAST ALONG SAID RANCHO LINE A DISTANCE OF 1608.14 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE AT A RIGHT ANGLE TO SAID RANCHO LINE, NORTH 40° 20' 27" WEST A DISTANCE OF 475.68 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

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THENCE NORTH 89° 08' 28" EAST ALONG THE NORTHERN LINE OF SAID SECTION 7 A DISTANCE OF 1079.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET;

THENCE SOUTH 40° 20' 27" EAST A DISTANCE OF 475.68 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 49° 39' 35" EAST ALONG SAID RANCHO LINE A DISTANCE OF 759.78 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 7;

THENCE SOUTH 89° 08' 28" WEST ALONG SAID NORTH LINE A DISTANCE OF 748.11 FEET TO THE TRUE POINT OF BEGINNING.

APN: 380-220-003-0

VICINITY MAP:
NOT TO SCALE

ASSESSORS PARCEL NUMBER

380-220-003

APPLICATION/DEVELOPER

CAMELIA COMMUNITIES, LLC
27127 CALLE ARROYO, #1980
SAN JUAN CAPISTRANO, CA 92675

PROJECT INFORMATION

THOMAS BROS MAP: PAGE 927 GRID: F3/G3
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R-R (RURAL RESIDENTIAL)
GENERAL PLAN DESIGNATION: MHDR – (5-8 DU/AC.)

GROSS ACREAGE: 25.9 ACRES
NET ACREAGE: 16.50 ACRES
TOTAL UNITS: 163 UNITS
TOTAL GROSS DENSITY: 6.3 DU/ACRE

AREA COMPUTATIONS

1)	GROSS PROJECT AREA:	25.9 AC
2)	AREA COVERED BY BUILDING:	4.0 AC
3)	AREAS COVERED BY PRIVATE ST., ALLEYS, AND PARKING:	3.28 AC
4)	LANDSCAPE, WALKWAYS, & AMENITIES:	8.42 AC
5)	PUBLIC RIGHT OF WAY:	5.71 AC
5)	REMAINDER PARCELS	4.25 AC

UTILITY PURVEYORS:

SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
CABLE TV:	TIME WARNER CABLE
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

GENERAL NOTES:

1) ALL SLOPES ARE TO BE 2:1 UNLESS INDICATED OTHERWISE.
2) THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
3) THIS PROJECT INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4) THIS PROJECT HAS POTENTIAL FOR MODERATE TO VERY LOW LIQUEFACTION.
5) THIS PROJECT IS SUSCEPTIBLE TO SUBSIDENCE.
6) THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
7) FEMA MAP NO.: 06065C2705G
ZONE DESIGNATION: ZONE X
8) THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
9) ALL WALKS ARE A MINIMUM OF 5' WIDE.
10) EACH HOME SHALL HAVE INDIVIDUAL TRASH BINS THAT WILL BE STORED IN THE GARAGE (SEE FLOOR PLANS).
11) COMMUNITY ENTRANCES SHALL BE GATED WITH KNOX BOX RAPID ENTRY SYSTEM.

EASEMENT NOTES:

EXISTING EASEMENTS

[1] A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTILITIES RECORDED 8/17/1976, PER INSTRUMENT NO. 121838 OFFICIAL RECORDS. TO BE VACATED.
[2] A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTILITIES RECORDED 5/14/1973, PER INSTRUMENT NO. 62469 OFFICIAL RECORDS. TO BE VACATED.
[3] AN EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES RECORDED 3/12/1992, PER INSTRUMENT NO. 88277 OFFICIAL RECORDS. TO BE MOVED TO A NEW LOCATION.
[4] A 10' WIDE EASEMENT FOR PUBLIC UTILITIES RECORDED 12/2/1977, PER INSTRUMENT NO. 239958 OFFICIAL RECORDS. TO BE VACATED.

PROPOSED EASEMENTS

⚠1 PROPOSED MAINTENANCE EASEMENT TO BE GRANTED TO THE CITY OF MURRIETA
⚠2 INDICATES EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN AND EMERGENCY VEHICULAR ACCESS TO BE DEDICATED TO THE CITY OF WILDOMAR ON THE FINAL MAP.

PARKING COMPUTATION

SEE PARKING EXHIBIT

Source: VSL Engineering, 2016.

FIGURE 3

Site Plan and Conceptual Grading Plan

Camelia Townhomes

09/2016 JN 150699 16-0070

Michael Baker INTERNATIONAL

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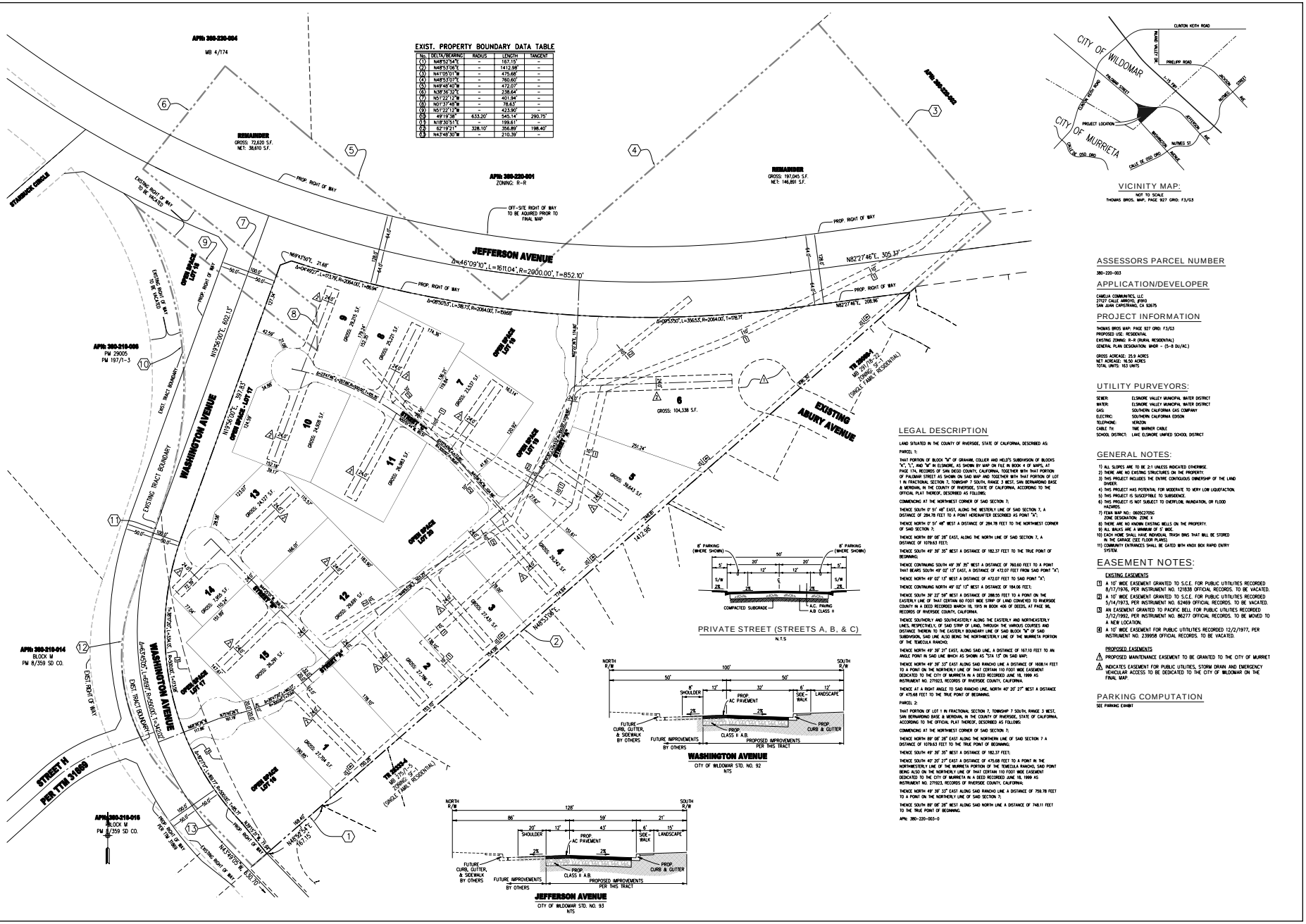

VICINITY MAP:
NOT TO SCALE
THOMAS BROS. MAP, PAGE 927 GRID: F3/G3

ASSESSORS PARCEL NUMBER

380-220-003

APPLICATION/DEVELOPER

CAMELIA COMMUNITIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675

PROJECT INFORMATION

THOMAS BROS MAP: PAGE 927 GRID: F3/G3
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R-R (RURAL RESIDENTIAL)
GENERAL PLAN DESIGNATION: MHDR - (5-8 DU/AC.)

GROSS ACREAGE: 25.9 ACRES
NET ACREAGE: 16.50 ACRES
TOTAL UNITS: 163 UNITS

UTILITY PURVEYORS:

SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
CABLE TV:	TIME WARNER CABLE
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

PARCEL 1:

THAT PORTION OF BLOCK "M" OF GRAHAM, COLLIER AND HELOT'S SUBDIVISION OF BLOCKS "C", "I", AND "M" IN ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, AT PAGE 174, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF PALOMAR STREET AS SHOWN ON SAID MAP AND TOGETHER WITH THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 0° 51' 48" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 7, A DISTANCE OF 284.78 FEET TO A POINT HEREAFTER DESCRIBED AS POINT "A";

THENCE NORTH 0° 51' 48" WEST A DISTANCE OF 284.78 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1079.63 FEET;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 49° 39' 35" WEST A DISTANCE OF 760.60 FEET TO A POINT THAT BEARS SOUTH 49° 02' 13" EAST, A DISTANCE OF 472.07 FEET FROM SAID POINT "A";

THENCE NORTH 49° 02' 13" WEST A DISTANCE OF 472.07 FEET TO SAID POINT "A";

THENCE CONTINUING NORTH 49° 02' 13" WEST A DISTANCE OF 184.06 FEET;

THENCE SOUTH 39° 22' 59" WEST A DISTANCE OF 288.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 80 FOOT WIDE STRIP OF LAND CONVEYED TO RIVERSIDE COUNTY IN A DEED RECORDED MARCH 16, 1915 IN BOOK 406 OF DEEDS, AT PAGE 180, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY AND NORTHEASTERLY LINES, RESPECTIVELY, OF SAID STRIP OF LAND, THROUGH THE VARIOUS COURSES AND DISTANCE THEREIN TO THE EASTERLY BOUNDARY LINE OF SAID BLOCK "M" OF SAID SUBDIVISION, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO;

THENCE NORTH 49° 39' 21" EAST, ALONG SAID LINE, A DISTANCE OF 167.10 FEET TO AN ANGLE POINT IN SAID LINE WHICH AS SHOWN AS "STA 13" ON SAID MAP;

THENCE NORTH 49° 39' 35" EAST ALONG SAID RANCHO LINE A DISTANCE OF 1412.88 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271023, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE AT A RIGHT ANGLE TO SAID RANCHO LINE, NORTH 40° 20' 27" WEST A DISTANCE OF 475.68 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

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THENCE NORTH 89° 08' 28" EAST ALONG THE NORTHERN LINE OF SAID SECTION 7 A DISTANCE OF 1079.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET;

THENCE SOUTH 40° 20' 27" EAST A DISTANCE OF 475.68 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271023, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

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APN: 380-220-003-0

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 DIVIDED.
4) THIS PROJECT HAS POTENTIAL FOR MODERATE TO VERY LOW LIQUEFACTION.
5) THIS PROJECT IS SUSCEPTIBLE TO SUBSIDENCE.
6) THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
7) FEMA MAP NO.: 06065C2705G ZONE DESIGNATION: ZONE X
8) THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
9) ALL WALKS ARE A MINIMUM OF 5' WIDE.
10) EACH HOME SHALL HAVE INDIVIDUAL TRASH BINS THAT WILL BE STORED IN THE GARAGE (SEE FLOOR PLANS).
11) COMMUNITY ENTRANCES SHALL BE GATED WITH KNOX BOX RAPID ENTRY SYSTEM.

EASEMENT NOTES:

EXISTING EASEMENTS

1 A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTILITIES RECORDED 8/17/1976, PER INSTRUMENT NO. 121838 OFFICIAL RECORDS. TO BE VACATED.
2 A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTILITIES RECORDED 5/14/1973, PER INSTRUMENT NO. 62469 OFFICIAL RECORDS. TO BE VACATED.
3 AN EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES RECORDED 3/12/1992, PER INSTRUMENT NO. 86277 OFFICIAL RECORDS. TO BE MOVED TO A NEW LOCATION.
4 A 10' WIDE EASEMENT FOR PUBLIC UTILITIES RECORDED 12/2/1977, PER INSTRUMENT NO. 239958 OFFICIAL RECORDS. TO BE VACATED.

PROPOSED EASEMENTS

A PROPOSED MAINTENANCE EASEMENT TO BE GRANTED TO THE CITY OF MURRIETA
B INDICATES EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN, AND EMERGENCY VEHICULAR ACCESS TO BE DEDICATED TO THE CITY OF WILDOMAR ON THE FINAL MAP.

PARKING COMPUTATION

SEE PARKING EXHIBIT

Source: VSL Engineering, 2016.

FIGURE 4

Tentative Tract Map (TTM No. 37156)

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09/2016 JN 150699 16-0070

Camelia Townhomes

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FRONT ELEVATION



FRONT ELEVATION

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

Michael Baker INTERNATIONAL

09/2016 JN 150699 16-0070

FIGURE 5

Architectural Elevations

Camelia Townhomes

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II. EXISTING CONDITIONS

Regulatory Setting

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

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

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

Physical Setting

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

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

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Photo of Site Looking East



Photo of Site Looking North



Photo of Site Looking Southeast



Photo of Site Looking West

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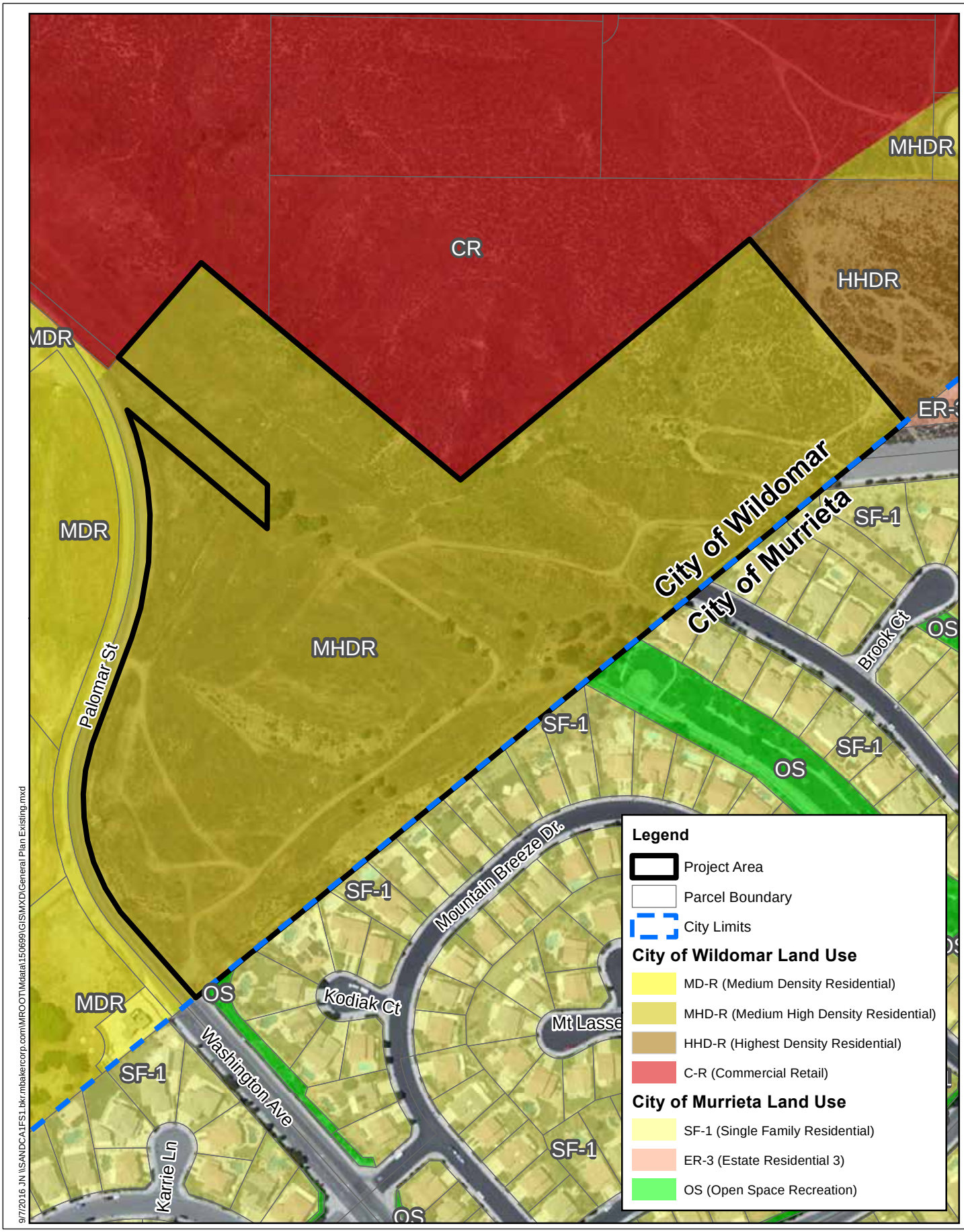

Source: City of Wildomar GIS, County of Riverside GIS

Michael Baker INTERNATIONAL

0 100 200 400 Feet

09/2016 JN 150699 16-0070

FIGURE 6

Existing General Plan Land Use

Camelia Townhomes

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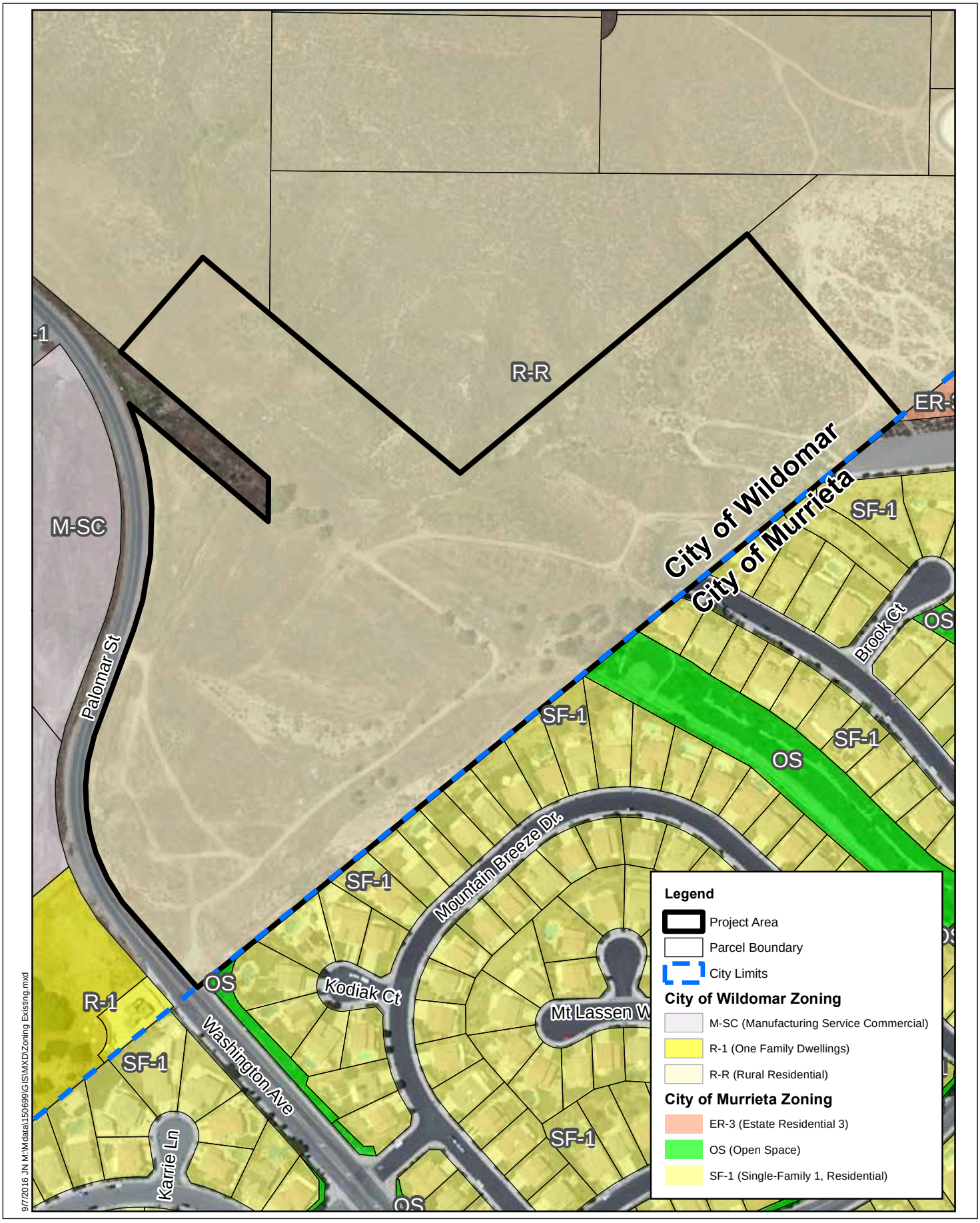

Source: City of Wildomar GIS, County of Riverside GIS

0 100 200 400 Feet

09/2016 JN 150699 16-0070

FIGURE 7

Existing Zone District

Camelia Townhomes

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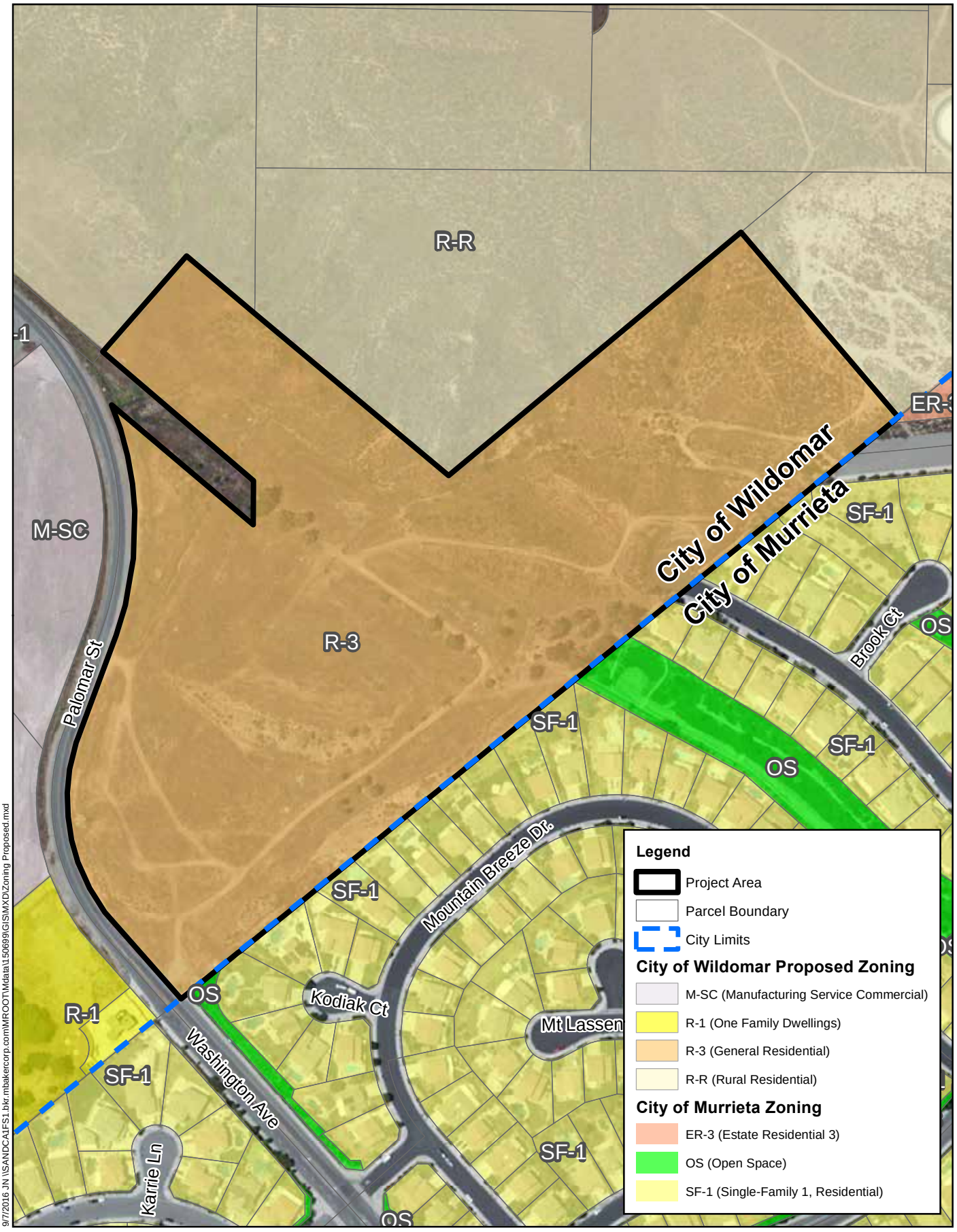

9/7/2016 JN \\SANDCA1FS1.bkr.mbakercorp.com\MROOT\Mdata\150699\GIS\MXD\Zoning Proposed.mxd

Source: City of Wildomar GIS, County of Riverside GIS

0 100 200 400 Feet

09/2016 JN 150699 16-0070

FIGURE 8

Proposed Zone District

Camelia Townhomes

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III. ENVIRONMENTAL CHECKLIST FORM

A. Background

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

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

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

4. Project Location:

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

5. Project Sponsor's Name and Address:

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

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

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

8. Description of Project:

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

9. Surrounding Land Uses and Setting:

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

10. Other Public Agencies Whose Approval Is Required:

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

B. Environmental Factors Potentially Affected

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

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

C. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

City Representative

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

Applicant

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

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

IV. ENVIRONMENTAL ANALYSIS

1. Aesthetics

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

DISCUSSION

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

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

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

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

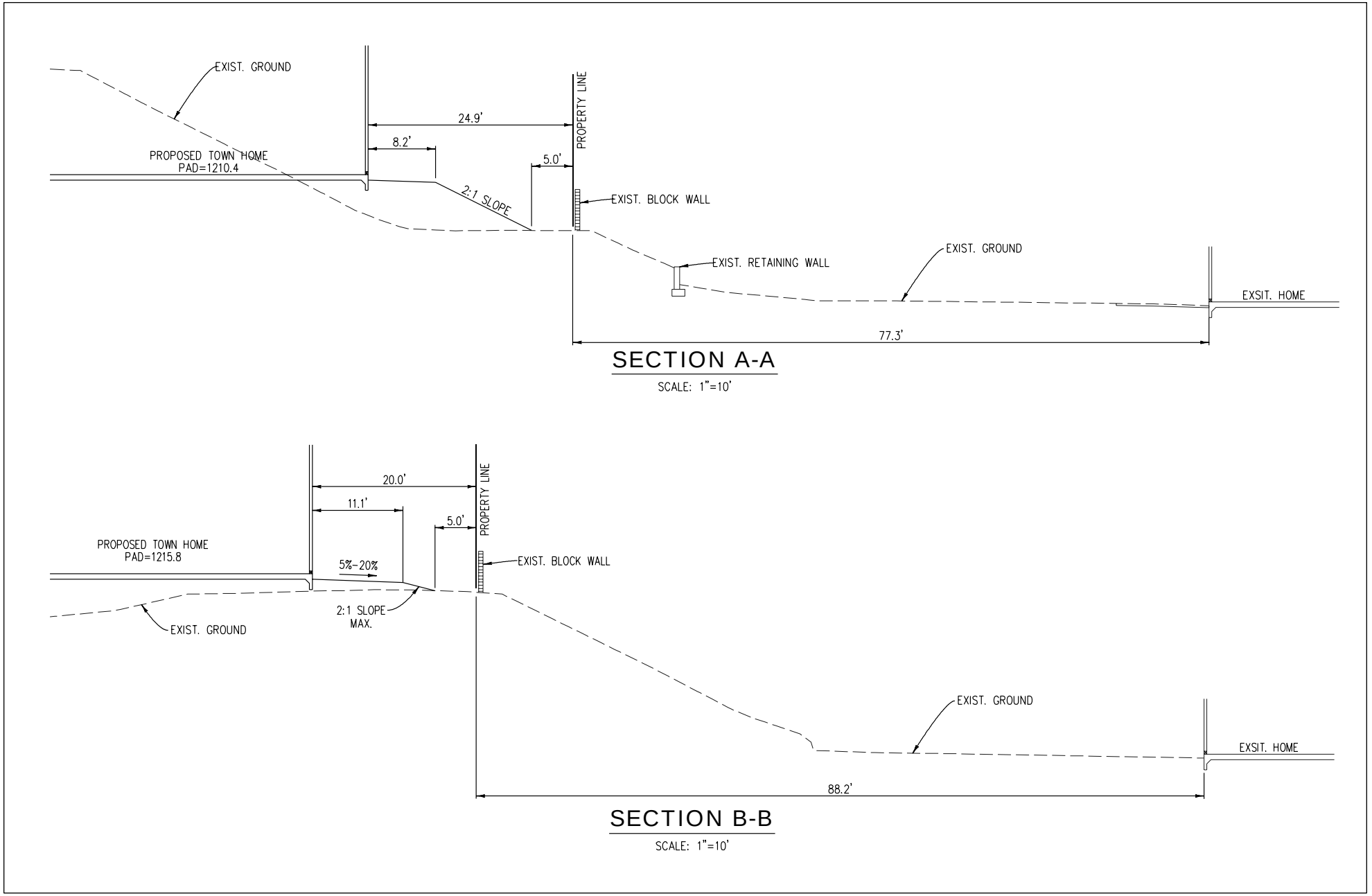
d) **Less Than Significant Impact**. Sources of new and increased nighttime lighting and illumination include, but are not limited to, lights associated with vehicular travel (e.g., car headlights), street lighting, parking lot lights, and security-related lighting. Light pollution is regulated by Chapter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

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.



Source: VSL Engineering, 2016.

FIGURE 9

Proposed Setbacks to Existing Homes

Michael Baker INTERNATIONAL

09/2016 JN 150699 16-0070

Camelia Townhomes

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2. Agricultural Resources

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

DISCUSSION

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

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

3. Air Quality

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

DISCUSSION

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

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

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

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

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

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

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

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

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

Construction Emissions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Construction-Related Localized Air Quality Impacts

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

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

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

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

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

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

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

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

Operational Emissions

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

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

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

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

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

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

Operations Localized Significance Analysis

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

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

Carbon Monoxide

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

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

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

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

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

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

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

Diesel Particulate Matter

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

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

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

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

4. Biological Resources

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

BACKGROUND

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

DISCUSSION OF IMPACTS

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

Direct Impacts to Special-Status Plants

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

Direct Impacts to Special-Status Wildlife

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

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

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

Indirect Impacts to Special-Status Wildlife

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

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

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

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

Direct Impacts to Riparian Habitat and Other Sensitive Habitats

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

Indirect Impacts to Sensitive and Riparian Habitats

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

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

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

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

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

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

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

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

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

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

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

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

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

STANDARD CONDITIONS AND REQUIREMENTS

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

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

MITIGATION MEASURES

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

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

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

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

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

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

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

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

Enforcement/Monitoring: *City of Wildomar Planning Department*

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

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

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

Enforcement/Monitoring: *City of Wildomar Planning Department*

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

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

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

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

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

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

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

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

Enforcement/Monitoring: *City of Wildomar Planning Department*

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

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

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

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

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

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

Enforcement/Monitoring: *City of Wildomar Planning Department*

5. Cultural Resources

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

BACKGROUND

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

DISCUSSION

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

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

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

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

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

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

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

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

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

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

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

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

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

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

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

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

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

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

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

Timing/Implementation: *During grading or construction activities*

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

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

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

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

CUL-6 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within twenty-four (24) hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the Agreement required under CUL-2.

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

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

6. Geology and Soils

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

DISCUSSION

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

Local Geology

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

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

a)

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

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

Table 6-1.
Modified Mercalli Intensity Scale for Earthquakes

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

Table 6-1, continued

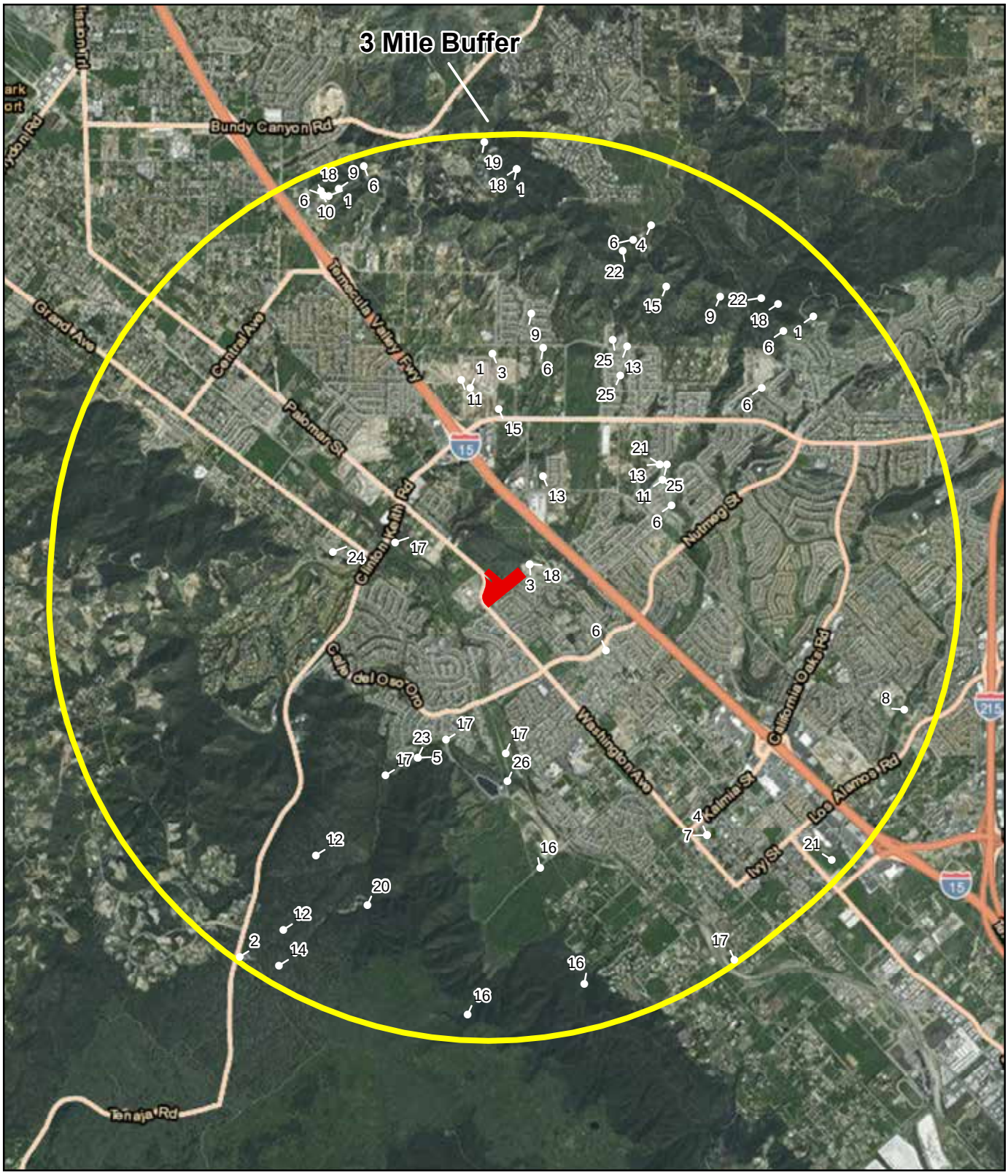
Richter Magnitude Scale Msa=1+2/3 Iob	Modified Mercalli Scale	Effects of Intensity
4.0–4.5	IV	During the day felt indoors by many, outdoors by few. At night some awakened. Dishes, windows, doors disturbed; walls make creaking sound. Sensation like heavy truck striking building. Standing cars rocked noticeably.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

Source: USGS 2016

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

Table 6-2. On-Site Faulting

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



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ID, Common Name

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

Source: CNDDB

Michael Baker INTERNATIONAL

0 0.5 1 2 Miles

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FIGURE 10

Sensitive Species Map

Camelia Townhomes

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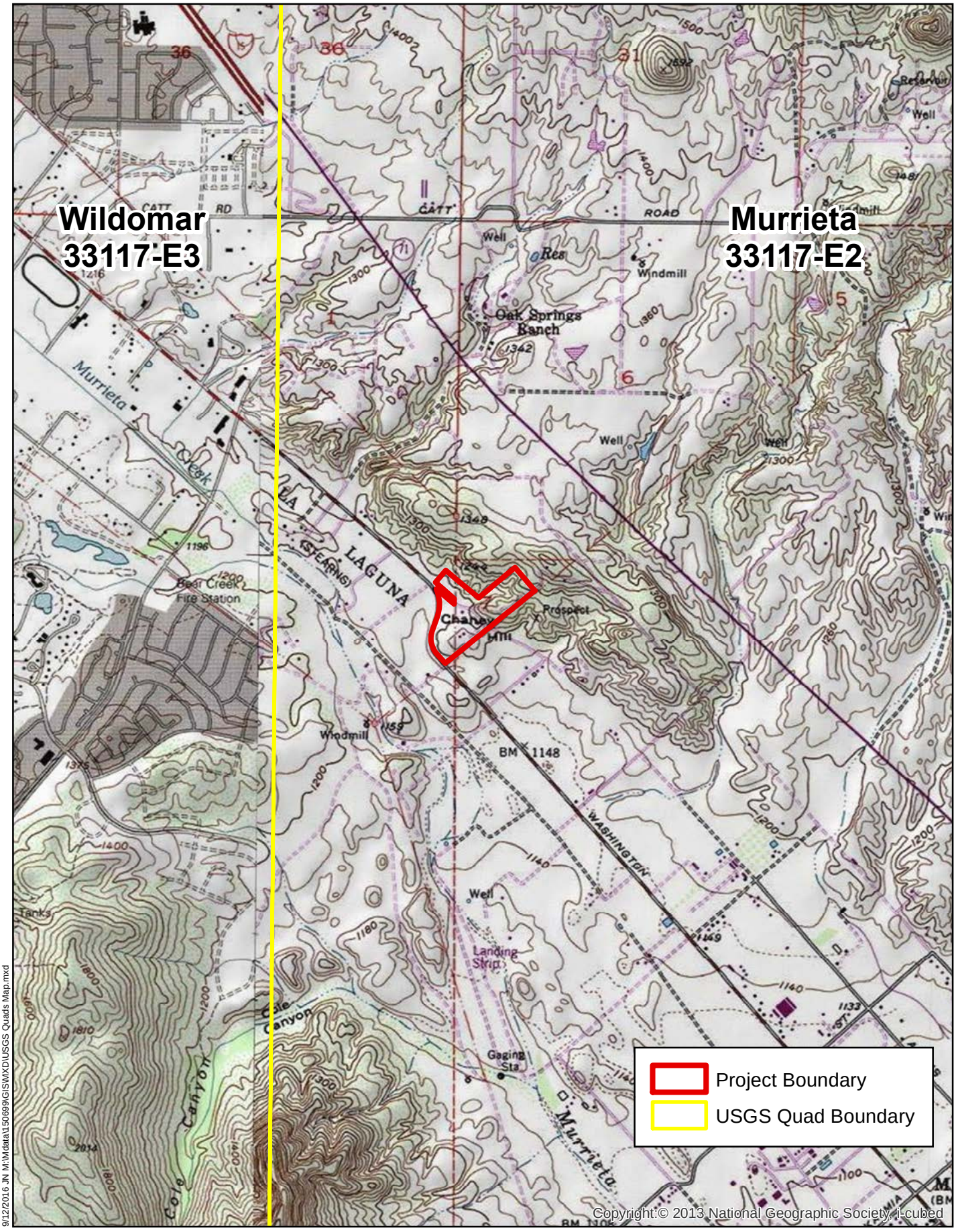

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0 1,000 2,000 4,000 Feet

Source: City of Wildomar GIS, County of Riverside GIS

Camelia MND

USGS Quads

Figure 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

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

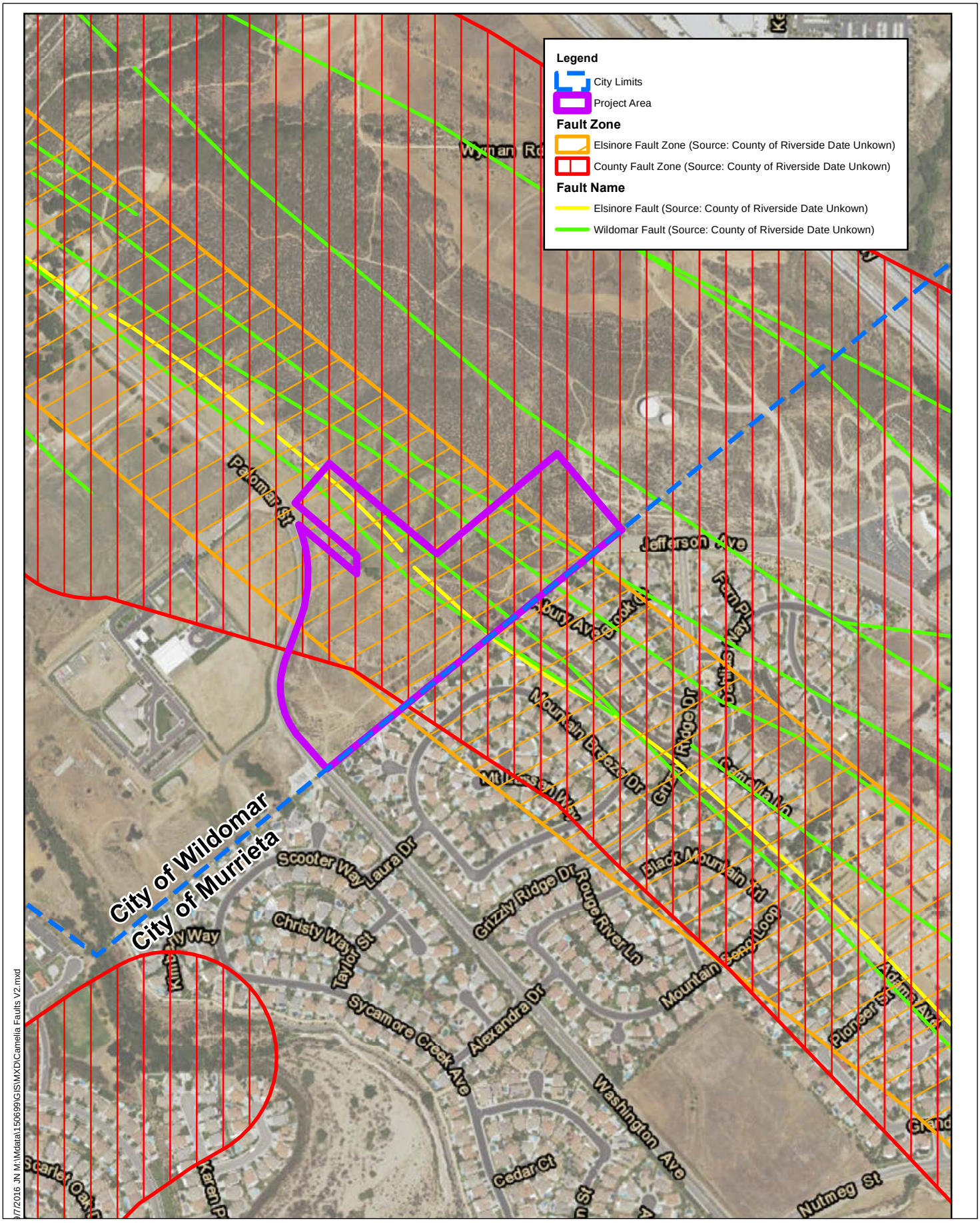
Timing/Implementation: *As a condition of project approval*

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

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

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

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



Source:City of Wildomar GIS, County of Riverside GIS

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FIGURE 12

Faults and Fault Zones

Camelia Townhomes

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7. Greenhouse Gas Emissions

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

DISCUSSION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 7-2, continued

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

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

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

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

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

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

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

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

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

8. Hazards and Hazardous Materials

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

DISCUSSION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STANDARD CONDITIONS AND REQUIREMENTS

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

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

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

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

MITIGATION MEASURES

None required.

9. Hydrology and Water Quality

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

BACKGROUND

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

DISCUSSION

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

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

Construction

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

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

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

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

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

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

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

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

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

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

Project Operation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Recharge from precipitation – Rainfall directly to the basin.

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

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

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

Currently, the proposed site is largely permeable. However, construction of the proposed project will result in an increase in impervious surfaces by approximately 21.41 acres. Table I-1 in Section I, Project Description identifies each impervious surface. Development on the project site may lead to an increased demand for potable water supply, which is provided by the Elsinore Valley Municipal Water District, in part from groundwater supplies. The EVMWD imports water to ensure that significant overdraft of local groundwater supplies does not occur. Based on the EVMWD's (2011) Urban Water Management Plan, no adverse impacts to groundwater resources were forecast to occur from implementing the approved land uses in the project area as anticipated as part of buildout of the Wildomar General Plan. The proposed project would be consistent with the General Plan and is therefore consistent with the Urban Water Management Plan, and it would not significantly alter groundwater use in the area.

Further, the project applicant is required to obtain a will-serve letter from the EVMWD. The will-serve letter will confirm whether the EVMWD's current water supply exceeds the maximum daily demand projected in the next five years and is sufficient to serve the proposed project. Therefore, impacts are less than significant.

c, d) **Less Than Significant Impact**. The reader is referred to Issue b) in subsection 6, Geology and Soils, for further discussion of erosion. The drainage of surface water would be controlled by building regulations and directed toward existing streets, flood control channels, storm drains, and catch basins. The proposed drainage of the site would not channel runoff on exposed soils, would not direct flows over unvegetated soils, and would not otherwise increase the erosion or siltation potential of the site or any downstream areas. As discussed above, the proposed project is subject to NPDES requirements, including the countywide MS4 permit, and compliance with the WQMP. Additionally, the project applicant is required to submit a SWPPP to reduce erosion and sedimentation of downstream watercourses during project construction. Further, the applicant would be required to prepare and submit a detailed erosion control plan for City approval prior to obtaining a grading permit. The implementation of this plan is expected to address any erosion issues associated with proposed grading and site preparation. Although future development would create new impervious surface on the property, development associated with the proposed project would result in opportunities for landscaped areas to be utilized for stormwater retention.

The project site currently drains ultimately to Murrieta Creek to the south. The proposed project would not alter this general drainage pattern. The buildings and parking areas will channel the drainage into underground pipes, leading to retention areas before leading to the existing drainage course to Tract 31896 located on the west side of Palomar Street and Starbuck Circle. The addition of impervious surfaces to the project site would increase flow rates, potentially increasing erosion. However, runoff is proposed to be routed through subsurface storm drainage into onsite bioretention basins and treated and held there before being released and

routed to Tract 31896 and ultimately Murrieta Creek. This proposed drainage system would slow runoff velocities, allow sediment to settle out of the water, and capture trash and debris collected in the system. Furthermore, implementation of the required SWPPP for the project includes best management practices designed to prevent erosion both during and after construction (see Issue a) above). Therefore, the proposed project would not result in substantial erosion or siltation on- or off-site, and this impact would be less than significant.

g, h) **No Impact.** The project site is designated by the Federal Emergency Management Agency (FEMA) as Zone X, indicating minimal risk of flooding. Furthermore, the project does not propose any residential uses. Therefore, the project would not place housing or other structures within a 100-year flood hazard area and would not impede or redirect flood flows. No impact would occur.

i) **No Impact.** Riverside County identifies dam inundation hazard areas throughout the county. A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County; these maps were compiled into geographic information system (GIS) digital coverage of potential dam inundation zones. The county's dam inundation zones are identified in Figure S-10 of the Wildomar General Plan (2008). According to Figure S-10, the project site is not in any dam inundation hazard zones. In addition, the project is not in the vicinity of any levees. Therefore, no impacts are identified.

j) **No Impact**. The project site is not located in an area that is subject to seiches, mudflows, or tsunamis. As a result, no impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

1. Wildomar Municipal Code Section 13.12.060 requires that new construction and renovation control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City shall identify the best management practices (BMPs) that may be implemented to prevent such deterioration. BMPs are identified in the Water Quality Management Plan (see **Appendix 8b**).

MITIGATION MEASURES

None required.

10. Land Use and Planning

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓	

DISCUSSION

a) **No Impact**. The project site is located in an urbanized area characterized by a mix of land uses. The surrounding area includes both residential (medium density) and commercial retail uses. Currently, the project site is vacant land zoned R-R (Rural Residential). The project requires approval of a Change of Zone from R-R to R-3 (General Residential) on the entire 25.91-acre site. Development of the proposed project would be consistent with existing and planned development on surrounding properties and would not impede movement through the area. No impact would occur.

b) **Less Than Significant Impact.** As described previously, the project site has been designated by the City of Wildomar General Plan as MHDR (Medium High Density Residential), which allows the development of single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, with lot sizes ranging from 4,000 to 6,500 square feet. Additionally, the proposed project will include a Change of Zone from R-R (Rural Residential) to R-3 (General Residential). The proposed project will result in a density of approximately 6.3 dwelling units per gross acre, which is consistent with the MHDR density range of 5 to 8 dwelling units per acre. General Plan Policy LU 22.1 states that the City must accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps. The General Plan designation of MHDR is appropriate for the proposed use. General Plan Policy LU 22.3 requires that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential use. The proposed project must meet these demands before being approved. General Plan Policy LU 22.8 establishes activity centers within or near residential neighborhoods that contain services such as child-care or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities. The proposed project will include the following recreational amenities that are consistent with this General Plan Policy: private bocce ball court, basketball court, tot lot, dog park, pool, and picnic tables.

Additionally, as discussed in subsection 4, Biological Resources, the project would be required to comply with the provisions contained in the Western Riverside County Multiple Species Habitat

Conservation Plan (MSHCP). Compliance would result in the project having no impact related to the MSHCP. This impact would be less than significant.

c) **Less Than Significant Impact.** The City of Wildomar participates in the MSHCP. The plan establishes areas of sensitivity considered Criteria Areas or Cells. Projects outside of these areas can proceed consistent with the provisions of CEQA and are subject to payment of an MSHCP Mitigation Fee. The MSHCP establishes procedures for the determination of sensitivity. The proposed project is subject to the MSHCP but is outside of any Criteria Area or Cell; therefore, the project applicant will be required to pay the standard impact mitigation fee. The proposed project will not conflict with any habitat conservation plan or natural community conservation plan, and any impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Section 3.42.090 of the Wildomar Municipal Code requires the payment of MSHCP fees at the time of issuance of a building permit.

2. Wildomar Municipal Code Section 3.44.060 requires the project applicant to pay Transportation Uniform Mitigation Fees, either when a certificate of occupancy is issued for the development project or upon final inspection (whichever comes first).

3. Wildomar Municipal Code Section 3.44.060 requires that the applicant pay appropriate development impact fees prior to the issuance of a certificate of occupancy for the development project.

MITIGATION MEASURES

None required.

11. Mineral Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

DISCUSSION

a) **No Impact.** The proposed project site is located in an area designated as MRZ-3 by the Wildomar General Plan (2008). The MRZ-3 zone includes areas where the available geologic information indicates that while mineral deposits are likely to exist, the significance of the deposit is undetermined. As a result, no impacts are anticipated.

b) **No Impact.** There are no known locally important mineral resource recovery sites identified on the project site in the Wildomar General Plan or in a specific plan or other land use plan. As a result, no impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

12. Noise

Issues, would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b) The exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

BACKGROUND

This section summarizes the methods and findings of a noise impact analysis prepared by Urban Crossroads (2016c; see **Appendix 9**). The analysis was prepared to determine the noise exposure and the necessary noise mitigation measures for the proposed project. Since the project site is located on the border of Murrieta, the report analyzes the project from the perspective of the noise regulations of both the City of Wildomar and the City of Murrieta.

DISCUSSION

a, c, d) **Less Than Significant Impact With Mitigation Incorporated.** The City of Wildomar sets standards for allowable noise levels according to General Plan land use designations. These standards, contained in the Wildomar General Plan, are measured by equivalent continuous sound level (L_{eq}). L_{eq} is a method of describing sound levels that vary over time, resulting in a single decibel value that takes into account the total sound energy over a period of time of interest. The proposed project site is currently designated for residential use, allowing a maximum exterior noise level of 65 L_{eq} (10 minutes) from 7 a.m. to 10 p.m. and 45 L_{eq} (10 minutes) from 10 p.m. to 7 a.m., and a maximum interior noise level of 55 L_{eq} (10 minutes) from 7 a.m. to 10 p.m. and 40 L_{eq} (10 minutes) from 10 p.m. to 7 a.m. Although the proposed project includes a Change of Zone from R-R (Rural Residential) to R-3 (General Residential), this change is from one residential use to another and the project will be consistent with surrounding uses.

Therefore, the proposed project does not represent any significant change to the potential long-term noise levels of the area.

Construction Noise

Construction-related, short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction of the project is complete. According to the noise impact analysis prepared for the project (Urban Crossroads 2016c), there are two types of short-term noise impacts that could occur during construction on the project site.

First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed project would incrementally increase noise levels on access roads leading to the site. There would be a relatively high single-event noise exposure potential at a maximum level of 68.1 decibels (dBA) with trucks passing at 30 feet. However, the projected construction traffic would be minimal when compared to the existing traffic volumes on Palomar Street. Therefore, short-term construction-related worker commutes and equipment transport noise impacts would not be substantial.

The second type of short-term noise impact is related to noise generated during site preparation, grading, and building erection. Noise levels associated with typical construction equipment are summarized in **Table 12-1.**

Table 12-1
Construction Reference Noise Levels

Noise Source	Reference Distance from Source (feet)	Reference Noise Levels @ Reference Distance (dBA Lmax)	Reference Noise Levels @ 50 Feet (dBA Lmax)
Truck Pass-By & Dozer Activity	30	68.1	63.7
Dozer Activity	30	76.4	72.0
Construction Vehicle Maintenance Activities	30	74.8	70.4
Foundation Trenching	30	74.9	70.5
Rough Grade Activities	30	84.8	80.4
Residential Framing	30	76.7	72.3
Water Truck Pass-By & Backup Alarm	30	82.3	77.9
Dozer Pass-By	30	89.9	85.5
Two Scrapers & Water Truck Pass-By	30	89.0	84.6
Two Scrapers Pass-By	30	86.9	82.5
Scraper, Water Truck & Dozer Activity	30	87.7	83.3
Concrete Mixer Truck Movements	50	73.1	73.1
Concrete Paver Activities	30	75.7	71.3
Concrete Mixer Pour & Paving Activities	30	76.3	71.9
Concrete Mixer Backup Alarms & Air Brakes	50	78.8	78.8
Concrete Pour Activities	50	79.2	79.2

Source: Urban Crossroads 2016c (Appendix 10)

Based on the reference construction noise levels, the project-related construction noise levels when the peak reference noise level is operating at a single point nearest the sensitive receiver location will range from 58.2 to 82.5 dBA L_{max} at the sensitive receiver locations in Wildomar and

Murrieta. Figure 12-1 in Appendix 10 shows the construction activity noise source location and the distance to each nearby sensitive receiver location.

The Murrieta residences are the closest sensitive receptors to the proposed project site. Since the proposed project has potential to result in construction noise impacts to residences in neighboring Murietta, the City of Murrieta Municipal Code construction noise standard of 75 dBA L_{max} is applied as the threshold for construction noise impacts (Murietta Municipal Code Section 16.30.130). The potential short-term *unmitigated* construction noise levels are expected to exceed the acceptable construction noise level threshold of 75 dBA Lmax at two adjacent residences (receiver locations R4 and R5 as shown in **Appendix 9**). To reduce the construction noise levels at the homes closest to the Project site boundary, a 90-foot setback distance for all large dozers, graders, loaded trucks and concrete mixer trucks will be required. The peak construction noise levels at the potentially impacted receiver locations are expected to range from 58.2 to 74.6 dBA Lmax with the 90-foot setback distance.

Compliance with standard conditions and requirements will ensure that the project will be conducted during the time of day when most residents are at work and mitigation measure **NOI-1** would reduce impacts related to temporary and intermittent construction noise peaks to less than significant levels.

Operational Noise

The primary source of noise associated with the proposed project would be traffic-related noise. According to the noise impact analysis, the proposed project would not result in significant traffic noise impacts to off-site sensitive uses, as a doubling of the traffic volume is necessary in order to result in a 3 dBA increase in traffic noise (3 dBA is the noise level increase required to register as perceptible to the average human ear).

In terms of on-site traffic noise, the Federal Highway Administration (FHWA) highway traffic noise prediction model was used to evaluate traffic-related noise conditions along roadways in the project vicinity and its effect on the proposed residential neighborhood. To determine the potential traffic noise impact on the proposed residential uses, Urban Crossroads (2016c) analyzed the noise impacts. Using the FHWA traffic noise prediction model and the parameters outlined in Tables 5-3 to 5-5 of the noise report (**Appendix 9**), the expected future exterior noise levels for the residential buildings were calculated. **Table 12-2** presents a summary of future exterior noise level impacts in the outdoor living areas (first-floor patios) of the buildings facing Palomar Street/Jefferson Avenue and Washington Avenue. The noise level analysis indicates that the buildings facing Palomar Street/Jefferson Avenue and Washington Avenue will experience unmitigated exterior unmitigated exterior noise levels ranging from 50.6 to 66.2 dBA CNEL.

Table 12-2
Exterior Noise Levels

Building	Roadway	Unmitigated Noise Level (dBA CNEL)	Mitigated Noise Level (dBA CNEL)	Barrier Height (feet)	Top of Barrier Elevation (feet)
19	Palomar St./Jefferson Ave.	66.2	62.2	5.0	1,218.2
17	Palomar St./Jefferson Ave.	51.6	(1)	(1)	(1)
12	Palomar St./Jefferson Ave.	50.6	(1)	(1)	(1)
19	Washington Ave.	63.0	(1)	(1)	(1)
20	Washington Ave.	62.4	(1)	(1)	(1)
28	Washington Ave.	61.7	(1)	(1)	(1)

Source: Urban Crossroads 2016c
(1) The exterior noise levels satisfies the exterior noise level standard; therefore, no noise mitigation is required.

To satisfy the City of Wildomar 65 dBA CNEL exterior noise level standards for residential land use, the construction of 5-foot-high noise barriers for first-floor patio areas for building 19 is required. No other buildings require exterior noise mitigation to satisfy the City of Wildomar exterior noise level standards. With the recommended noise barriers shown on Exhibit ES-A (**see Appendix 9**), the mitigated future exterior noise levels will approach 62.2 dBA CNEL. The noise analysis shows that the recommended noise barriers will satisfy the City of Wildomar 65 dBA CNEL exterior noise level standards. The effective noise barrier height recommendations represent the minimum wall and/or berm combination height required to satisfy the City of Wildomar exterior noise level standards. Mitigation measure **NOI-2** would ensure the proposed project results in less than significant impacts with respect to vehicular traffic noise.

Furthermore, development of the project site may result in increases in ambient noise levels above existing levels without the project resulting from sources other than traffic, such as lawn mowers, radios, televisions, and children playing outside. While this is an increase in the noise levels on the currently vacant site, it is similar to other residential noises in the city and not considered significant. The homes will also have air conditioning/heating systems (HVAC) that will generate noise. HVAC units are reviewed during the building permit review process for placement.

b) **Less Than Significant Impact.** Increases in groundborne vibration levels attributable to the proposed project would be primarily associated with short-term construction-related activities. Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. The Wildomar General Plan does not set decibel standards for temporary construction noise impacts. To determine a threshold for construction-generated groundborne vibration, standards provided by the Federal Transit Administration (FTA) and the California Department of Transportation (Caltrans) are referenced.

The FTA threshold for groundborne vibration is 85 vibration decibels (VdB). VdB is particle velocity in inches per second and measures the rumbling sound caused by the vibration of room surfaces. According to the FTA, 85 Vdb is distinctly perceptible and unacceptable unless occurring very infrequently.

Construction activities would require the use of off-road equipment such as tractors, jackhammers, and haul trucks. The use of major groundborne vibration–generating construction equipment, such as pile drivers, would not be needed for the project. Groundborne vibration levels associated with representative construction equipment are summarized in **Table 12-3**. Based on the vibration levels presented in the table, ground vibration generated by construction equipment would not be anticipated to exceed 85 VdB at 50 feet.

Table 12-3
Representative Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB	
	50 Feet	100 Feet
Large Bulldozer	81	75
Caisson Drilling	81	75
Loaded Trucks	80	74
Jackhammer	73	67
Small Bulldozer	52	46

Source: FTA 2006
Notes: The vibration levels at the off-site sensitive uses are determined with the following equation from the FTA Transit Noise and Vibration Impact Assessment, Final Report: Lv(D)=Lv(25 ft)–20log(D/25), where Lv = vibration level of equipment, D = distance from the equipment to the receiver, Lv(25 ft) = vibration level of equipment at 25 feet.

e) **No Impact**. The project site is not located within the influence area for any airport. The closest public general aviation airfield is French Valley Airport, approximately 10 miles southeast of the project site. In addition, Ryan Field airport is located approximately 22.4 miles northeast of the proposed project site. The project site is outside of the airport noise and safety influence or flight surface control areas. As a result, no impacts are anticipated.

f) **No Impact**. Skylark Field is located approximately 5.2 miles northwest of the project site in Lake Elsinore. Skylark Field is used primarily by skydiving aircraft. Given the type of aircraft that routinely use the airfield and the airfield's limited use, no impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

1. All construction and general maintenance activities shall be limited to the hours 7:00 a.m. to 6:00 p.m. (October through May) and 6:00 a.m. to 6:00 p.m. (June through September).

MITIGATION MEASURES

NOI-1 Construction Noise Impacts. The following shall apply during the construction phase of the project:

1. Operation of "large construction equipment" shall be limited to the hours of 8:00 a.m. – 4:30 p.m., and shall not be operated on Sundays. As used here, "large construction equipment" means any track-type bulldozer, grader or scraper larger than a D-8 Caterpillar bulldozer, concrete mixer, haul truck, or similar heavy equipment.

2. Large construction equipment shall not operate within 90-feet of adjacent Murrieta receiver locations R4 and R5, as shown in **Exhibit 8-A** of **Appendix 9**, at any time.

3. Notice shall be given to adjacent property owners seven calendar days prior to the commencement of construction activity.

4. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the Project site.

5. Equipment staging and maintenance shall be located in areas that will create the greatest distance between construction-related noise sources and adjacent residences.

6. The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck related noise.

7. The contractor shall ensure that all construction equipment, fixed or mobile, is equipped with properly operating and maintained mufflers, consistent with manufacturers' standards.

Timing/Implementation: During all project site construction

Enforcement/Monitoring: City of Wildomar Planning and Public Works Departments

NOI-2 Exterior Noise Levels. The project shall incorporate 5-foot-high noise barriers for first-floor patio areas for Building 19 as shown on Exhibit ES-A of the Camelia Townhomes Noise Impact Analysis (Urban Crossroads, 2016).

Timing/Implementation: Plan check and construction

Enforcement/Monitoring: City of Wildomar Planning Department

13. Population and Housing

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

DISCUSSION

a) **Less Than Significant Impact.** The proposed project will develop 163 single-family homes. Using January 2014 California Department of Finance estimates, an average of 3.3 persons per household is assumed for residences in the city. Considering this estimate, the proposed project will result in 538 new residents. The addition of 538 residents to the city's current (2016) population of 35,168 represents a 1 percent increase in population. The City of Wildomar Housing Element states that the projected 2020 population is 42,475 and the projected 2035 population is 53,664. The proposed project is within the City's projected population and is therefore considered less than significant.

b, c) **No Impact.** Since the project site is vacant, no housing units or people would be displaced and the construction of replacement housing is not required.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

14. Public Services

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other public facilities?			✓	

DISCUSSION

a) **Less Than Significant Impact.** The Riverside County Fire Department (RCFD) provides fire protection and safety services to the City of Wildomar. RCFD Fire Station 75 (Bear Creek) is located at 38900 Clinton Keith Road, approximately 2.8 miles southwest of the project site (RCFD 2015a), and would respond to calls for service from the proposed project. In addition to Fire Station 75, several other Riverside County and Murrieta Fire Department fire stations in the surrounding area would be able to provide fire protection services to the project site if needed. The 2013 RCFD annual report concluded that there were a total of 2,794 incidents in 2013 in Wildomar. When the calls for service are divided by the 11,047 households in Wildomar, the result is 0.25 calls per household. When applied to the proposed 163 townhouses, the increase would be approximately 40.75 calls or an approximately 1.2 percent increase in calls.

A standard condition of approval for the proposed project includes compliance with the requirements of the Riverside County Fire Department and the payment of standard development impact fees, which include a fee for fire service impacts, pursuant to Wildomar Municipal Code Section 3.44.080. The City also requires new development to annex into CFD 2013-1, which includes a special tax to fund police and fire services to new development. The proposed project is not expected to result in activities that create unusual fire protection needs or significant impacts. Any impacts would be considered incremental and less than significant.

b) **Less Than Significant Impact.** Police protection services are provided in the city by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 9.9 miles northwest of the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol, with additional support from local Riverside County Sheriff's Department personnel.

For the purpose of establishing acceptable levels of service, the Riverside County Sheriff's Department maintains a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (City of Wildomar 2008). Although the proposed project would introduce

a new land use to the site (i.e., residential), as discussed in Issue a) in subsection 13, Population and Housing, the project will not induce substantial population growth and therefore would not be expected to substantially increase the demand for police protection services. Furthermore, the project is not expected to result in activities that create unusual police protection needs. Regardless, as a standard condition of approval for the project, the project applicant would be required to pay the standard development impact fees, which include a fee for police service impacts, pursuant to Wildomar Municipal Code Section 3.44.080. The City also requires new development to annex into CFD 2013-1, which includes a special tax to fund police and fire services to new development. Therefore, this impact would be less than significant.

c) **Less Than Significant Impact.** The project is located in the Lake Elsinore Unified School District (LEUSD) and, as discussed in Issue a) in subsection 13, Population and Housing, would not substantially increase the city's population. According to the LEUSD's (2015) School Facilities Needs Analysis, the generation rates for single-family homes include 0.2877 per unit for elementary school (K–5), 0.1376 per unit for middle school (grades 6–8), and 0.1702 per unit for high school (grades 9–12). Based on these rates, the project will generate 47 elementary school students, 22 middle school students, and 28 high school students, for a total of 97 students. As of the 2015-2016 academic year, the LEUSD enrolled 22,205 students. The previous year, 2013-2014, the LEUSD enrolled 22,316 students. The additional 97 students will not exceed district enrollment in previous academic years. Furthermore, the proposed project will represent an increase in current LEUSD enrollment of less than 1 percent.

Currently, the City provides a Notice of Impact Mitigation Requirement to an applicant for a building permit, who then works with the school district to determine the precise amount of the fee. Once the fee has been paid in full, the LEUSD prepares a certificate that is provided to the City demonstrating payment of the fee. Payment of fees in compliance with Government Code Section 65996 fully mitigates all impacts to school facilities. Therefore, this impact would be less than significant.

d) **No Impact.** See subsection 15, Recreation.

e) **Less Than Significant Impact.** Development associated with the proposed project may result in a slight increase in the demand for other governmental services, economic development, and the other community support services commonly provided by the City of Wildomar, including but not limited to City Hall, the Mission Trail Library, and the Animal Friends of the Valleys animal shelter. As stated in Impact a) in subsection 13, Population and Housing, the proposed project will result in approximately 538 new residents. Considering the 2016 population of Wildomar of 35,168, the proposed project would result in an estimated 1 percent population increase. Impacts to community support services by a population increase of 1 percent are less than significant.

A standard condition of approval for the proposed project includes the payment of standard development impact fees pursuant to Wildomar Municipal Code Section 3.44.080. The proposed project is not expected to result in activities that create unusual demands on local government services. Any impacts would be considered incremental and less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Prior to issuance of any building permit, the project applicant shall pay the required development impact fees for police, fire, and other governmental services pursuant to Wildomar Municipal Code Section 3.44.080 and in effect at the time of building permit issuance.

2. Prior to issuance of any building permit, the project applicant shall pay the required school district fees pursuant to Wildomar Municipal Code Section 15.80.170 and in effect at the time of building permit issuance.

MITIGATION MEASURES

None required.

15. Recreation

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

DISCUSSION

a, b) **No Impact.** Chapter 16.20 of the City's Municipal Code defines a park as a parcel or parcels of land, exclusive of natural open space, which is open and available for use by the general public and which serves the recreational needs of the public. The current park standard established by the City (Wildomar Municipal Code Chapter 16.20) requires dedication of parkland at a ratio of 3 acres per 1,000 residents or fees in lieu of parkland dedication. According to the Municipal Code, these regulations apply in cases where land is to be subdivided for residential use.

The amount of land to be dedicated, or fees paid, is determined by multiplying the number of dwelling units in the development by the average number of persons per unit by the number of acres of parkland required per person. Fees are based either on the fair market value of the land or on a fixed in-lieu fee rate as adopted by the City Council.

The City's current parkland inventory includes four neighborhood parks with a combined acreage of 14.27 acres. The existing parks are Regency Heritage Park (3.26 acres), Marna O'Brien Park (8.94 acres), Windsong Park (2.07 acres), and Grove Park (1.8 acres). All four parks are located in existing residential neighborhoods west and east of Interstate 15.

As shown in **Table 15-1**, the City requires 0.0093 acre per single-family residential dwelling unit of parkland to be set aside in compliance with the Quimby Act (Wildomar 2015). **Table 15-2** illustrates how the acreage per residential unit was derived. Alternatively, if the City chooses to collect in-lieu fees rather than requiring dedication of parkland, those fees would be based on the most currently adopted development impact fee schedule. Therefore, the required amount of parkland to be dedicated by the proposed project would be 4.5 acres. The proposed project as currently designed would not provide any acreage for public parkland. The project applicant would therefore be required to pay in lieu fees.

As identified in **Table 15-2**, the City currently has a deficit of approximately 89.43 acres of parkland. With the increase in people that would result from development of the project, the City would have an increased parkland deficit of 93.93 acres. Payment of the in-lieu fees in Section 16.20.020 from the City of Wildomar Municipal Code will help the City toward the acquisition and development of a new park. As a result, the project meets City requirements for

parkland dedication or in lieu fees. In addition, the City requires the payment of a Parkland Improvement fee to fund improvements to parkland acquired through Quimby Act dedications or in lieu fees. Therefore, the proposed project would not result in the physical cumulative deterioration of existing recreational facilities.

Table 15-1.
Acres per Unit for Parkland Dedication

Development Type	Dwelling Units[1]	Acres per Capita[2]	Persons per Unit[3]	Acres per Unit[4]
Residential, Single-Family	DU	0.003	3.10	0.0093
Residential, Multi-Family	DU	0.003	2.20	0.0066

Source: City of Wildomar 2015a (Table 5.3)
Notes:
1. DU = dwelling unit
2. Acres per capita based on the Quimby Act minimum of 3.0 acres per 1,000 residents
3. Persons per dwelling unit; these numbers are based on estimates found in Table 2.1 of the City of Wildomar Impact Fee Study Report (April 30, 2013)
4. Acres per unit = acres per capita multiplied by persons per unit

Table 15-2.
Existing Parkland and Parkland Requirements

	Without Project (Existing)	With Project
Population[1]	35,168	35,706
Parkland Required[2]	105.50 acres	Approximately 110 acres
Existing Parkland[3]	16.07 acres	16.07 acres
Parkland Deficit	Deficit of 89.43 acres	Deficit of 93.93 acres

Sources:
1. California Department of Finance 2016
2. City of Wildomar requirement for 3.0 acres of parkland per 1,000 residents
3. Only includes City parks

The proposed project would not be expected to result in increased use of existing neighborhood and regional parks or other recreational facilities, since the proposed development includes a private bocce ball court, basketball court, tot lot, dog park, pool, and picnic tables. The proposed project would not be expected to require the construction or expansion of new recreational facilities. As a result, no impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

16. Transportation/Traffic

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e) Result in inadequate emergency access?			✓	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	

BACKGROUND

A traffic impact analysis (TIA) was prepared for the proposed project by Urban Crossroads in July 2016 (see **Appendix 10**). The Traffic Impact Analysis was prepared in accordance with the County of Riverside Transportation Department Traffic Impact Analysis Preparation Guide (April 2008) and consultation with City of Wildomar and City of Murrieta staff.

SIGNIFICANCE THRESHOLD

Based on the TIA, a significant impact occurs when the addition of project traffic, as defined by any "with project" scenario, causes an intersection that operates at an acceptable level of service (LOS) under the "without project" traffic condition (i.e., LOS C or D or better) to fall to an unacceptable level of

service (i.e., LOS E or F). Therefore, the following criteria were utilized to identify significant project-related traffic impacts:

A. If an intersection is projected to operate at an acceptable level of service without the project and the addition of project traffic, as measured by 50 or more peak-hour trips, is expected to cause the intersection to operate at an unacceptable level of service, the impact is considered significant.

In addition, for intersections within the jurisdictional authority of the City of Wildomar, the City requires that an additional test be performed for intersection locations found to operate at a deficient level of service (i.e., LOS E or F) under pre-project conditions:

B. If an intersection is projected to operate at an unacceptable level of service without the project, and the addition of project traffic (as measured by 50 peak-hour trips or more) results in an increase of more than 5.0 seconds to the peak-hour delay, the impact is considered significant. Mitigation is then required to bring the "with project" scenario delay to within 5.0 seconds of the pre-project condition.

Caltrans does not identify specialized significance criteria in its traffic study guidelines.

A significant cumulative impact has been identified when an intersection is projected to operate below the requisite level of service standard under pre-project conditions and the project's measurable increase in traffic, as defined by 50 or more peak-hour trips, contributes to the deficiency. Cumulative traffic impacts are created as a result of a combination of the proposed project together with other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations with or without the project.

A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project is required to implement or fund its fair share of improvements designed to alleviate the potential cumulative impact. If full funding of future cumulative improvements is not reasonably assured, a temporary unmitigated cumulative impact would be identified and would exist until the needed improvement is fully funded and constructed.

METHODOLOGY

Trip Generation

Trip generation rates used to estimate project traffic and a summary of the project's trip generation are shown in **Table 16-1**. Trips generated by the project's proposed land uses were estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, 2012. The project is estimated to generate a net total of 953 trip-ends per day on a typical weekday with approximately 72 AM peak-hour trips, 85 PM peak-hour trips, and 34 Sunday peak-hour trips.

Table 16-1.
Project Trip Generation Summary

Land Use[1]	ITE LU	Units[2]	AM Peak Hour			PM Peak Hour			Daily	Sunday Peak Hour		
			In	Out	Total	In	Out	Total		In	Out	Total
Project Trip Generation Rates												
Residential Condo/ Townhouse	230	DU	0.07	0.037	0.44	0.35	0.17	0.52	5.81	0.10	0.11	0.21

Project	Qty.	Units[2]	AM Peak Hour			PM Peak Hour			Daily	Sunday Peak Hour		
			In	Out	Total	In	Out	Total		In	Out	Total
Project Trip Generation Summary												
Townhomes	164[3]	DU	11	61	72	57	28	85	953	16	18	34

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Edition (2012).
[2] DU = Dwelling Units
[3] One townhome unit was deleted between the TIA and the IS/MND

Project Trip Distribution

The project trip distribution was developed based on anticipated travel patterns to and from the project site. There are no potential traffic impacts anticipated to local residential streets, as project-related traffic is anticipated to primarily utilize the city's arterials (e.g., no cut-through traffic).

Project Trip Assignment

The assignment of traffic from the project area to the adjoining roadway system is based on the project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the project.

Modal Split

The traffic-reducing potential of public transit, walking, or bicycling was not considered in the TIA. Essentially, the traffic projections are conservative in that public transit might be able to reduce the traffic volumes.

Intersection Capacity Analysis

The intersection capacity analysis provides a summary of the analysis results for Existing (2016), Existing plus Project, Opening Year Cumulative (2020), and Horizon Year (2040).

Cumulative Analysis Methodology

The CEQA Guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. The cumulative setting for the proposed project includes the nearby developments for opening year traffic conditions provided by City of Wildomar Department of Transportation staff and City of Murrieta Department of Transportation staff.

The General Plan buildout (post-2035) traffic conditions analyses can be used to determine whether improvements funded through regional transportation mitigation fee programs, such as the

Transportation Uniform Mitigation Fee (TUMF), City Development Impact Fee (DIF) programs, or other approved funding mechanism can accommodate the long-range cumulative traffic at the target level of service identified in the City of Wildomar General Plan. If the funded improvements can provide the target LOS, the project's payment into the TUMF and DIF will be considered as cumulative mitigation through the conditions of approval. Other improvements needed beyond the funded improvements (such as localized improvements to non-TUMF or DIF facilities) are identified as such.

DISCUSSION

a) **Less Than Significant Impact.**

Existing plus Project

Existing plus Project (E+P) peak-hour traffic operations were evaluated for the study area intersections based on the analysis methodologies presented above. The E+P scenario includes existing traffic volumes plus project traffic. The Existing plus Project delay and levels of service for the study area roadway network are shown in **Table 16-2**, which shows traffic operations of roadway facilities described using the term "level of service." LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow.

As shown in **Table 16-2**, intersection 1 has an existing acceptable level of service in the AM, PM, and Sunday peak hours. In addition, future intersections 2, 3, and 4 have acceptable levels of service in the AM, PM, and Sunday peak hours. Therefore, existing plus project conditions are less than significant.

Opening Year Cumulative (2020) Traffic Volume Forecasts

This scenario includes existing traffic volumes plus an ambient growth factor of 8.24 percent plus traffic from pending and approved but not yet constructed known development projects in the area. For Existing plus Ambient Growth plus Project traffic conditions, **Table 16-3** shows that intersection 1 and future intersections 3 and 4 would have acceptable levels of service. Additionally, with the implementation of the proposed project, future intersection 2 would have an acceptable level of service at LOS D during the AM and PM peak hours. Therefore, opening year cumulative (2020) conditions would be less than significant.

Table 16-2.
Intersection Operations Analysis Summary for Existing plus Project Conditions

#	Intersection	Traffic Control[2]	Existing (2016)						E+P						Change in Delay			Significant Impact?[4]
			Delay[1] (seconds)			LOS[3]			Delay[1] (seconds)			LOS[3]						
			AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	
1	Starbuck Circle/Palomar St.	CSS	13.0	14.0	9.7	B	B	A	13.3	14.5	9.7	B	B	A	0.3	0.5	0.0	No
2	Washington Ave./Jefferson Ave.	**CSS**	Future Intersection						15.6	18.1	12.4	C	C	B	—	—	—	No
3	Washington Ave./Dwy. 1	**CSS**	Future Intersection						9.4	9.6	9.1	A	A	A	—	—	—	No
4	Dwy. 2/Jefferson Ave.	**CSS**	Future Intersection						9.8	9.6	9.2	A	A	A	—	—	—	No

Source: Urban Crossroads 2016d
[1] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
[2] CSS = cross-street stop; **CSS** = improvement
[3] LOS = level of service
[4] Significant impact if change in delay exceeds 5.0 seconds for intersections at LOS E or LOS F under pre-project conditions.

Table 16-3.
Intersection Operations Analysis Summary for Opening Year Cumulative (2020) Conditions

#	Intersection	Traffic Control[2]	2020 Without Project						E+P						Change in Delay			Significant Impact?[4]
			Delay[1] (seconds)			LOS[3]			Delay[1] (seconds)			LOS[3]						
			AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	
1	Starbuck Circle/Palomar St.	CSS	16.8	18.4	10.3	C	C	B	17.3	19.2	10.4	C	C	B	0.5	0.8	0.1	No
2	Washington Ave./Jefferson Ave.	**CSS**	Future Intersection						26.4	33.2	15.5	D	D	C	—	—	—	No
3	Washington Ave./Dwy. 1	**CSS**	Future Intersection						9.8	10.2	9.4	A	B	A	—	—	—	No
4	Dwy. 2/Jefferson Ave.	**CSS**	Future Intersection						10.6	10.2	9.6	B	B	A	—	—	—	No

Source: Urban Crossroads 2016d
[1] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
[2] CSS = cross-street stop; **CSS** = improvement
[3] LOS = level of service
[4] Significant impact if change in delay exceeds 5.0 seconds for intersections at LOS E or LOS F under pre-project conditions

Horizon Year (2040) without Project Traffic Conditions

Level of service calculations were conducted for the study intersections to evaluate their operations under Horizon Year (2040) without Project conditions with roadway and intersection geometrics consistent with Section 7.1 in the TIA (**Appendix 10**). As shown in **Table 16-4**, the following study area intersections are anticipated to operate at an unacceptable level of service under Horizon Year (2040) without Project conditions:

- Starbuck Circle/Palomar Street – LOS F in AM and PM peak hours
- Washington Avenue/Jefferson Avenue – LOS F in AM, PM, and Sunday peak hours

A summary of the peak-hour intersection level of service for Horizon Year (2040) without Project conditions is shown on Exhibit 7-3 in the TIA (**Appendix 10**). The intersection operations analysis worksheets for Horizon Year (2040) without Project traffic conditions are also included in **Appendix 10**.

Horizon Year (2040) with Project Traffic Conditions

As shown in **Table 16-4** and illustrated on Exhibit 7-4 in the TIA (**Appendix 10**), no additional study area intersections are anticipated to experience an unacceptable level of service with the addition of project traffic during one or more peak hours in addition to those previously identified under Horizon Year (2040) without Project conditions. It should also be noted that although the project is predicted to contribute to the deficiency anticipated at the Starbuck Circle/Palomar Street and Washington Avenue/Jefferson Avenue intersections, the addition of project traffic is likely to result in a change in delay of less than 5.0 seconds (i.e., the City of Wildomar significance threshold). As such, the project will have a less than cumulatively considerable impact to these deficient intersections. The intersection operations analysis worksheets for Horizon Year (2040) with Project traffic conditions are included in **Appendix 10**.

Table 16-4
Intersection Operations Analysis Summary for Horizon Year (2040) Conditions

#	Intersection	Traffic Control[2]	2040 Without Project						E+P						Change in Delay			Significant Impact?[4]
			Delay [1](Secs.)			LOS[3]			Delay[1] (Secs)			LOS[3]						
			AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	
1	Starbuck Circle/Palomar St.	CSS	**51.5**	**>100**	14.3	**F**	**F**	B	**54.6**	**>100**	14.4	**F**	**F**	B	3.1	—	0.1	No
2	Washington Ave./Jefferson Ave.	**CSS**	**>100**	**>100**	**>100**	**F**	**F**	**F**	**>100**	**>100**	**>100**	**F**	**F**	**F**	—	—	—	No
3	Washington Ave./Dwy. 1	**CSS**	Future Intersection						10.4	11.9	10.2	B	B	B	—	—	—	No
4	Dwy. 2/Jefferson Ave.	**CSS**	Future Intersection						10.6	12.0	10.5	B	B	B	—	—	—	No

Source: Urban Crossroads 2016d

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[2] CSS = cross-street stop; **CSS** = improvement

[3] LOS = level of service

[4] Significant impact if change in delay exceeds 5.0 seconds for intersections at LOS E or LOS F under pre-project conditions

Conclusion

Significant impacts are determined by comparing with and without project scenarios for each traffic condition. All impacts under E+P and future cumulative scenarios as shown in tables 16-2, 16-3 and 16-4 are found to be less than significant.

b) **Less Than Significant Impact**. Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program was adopted in March 2011; of the roadways in Wildomar, Interstate 15 (I-15) is included in the CMP.

The four intersections listed in **Table 16-5** were selected based on consultation with City of Wildomar staff. In general, the study area includes intersections where the project is anticipated to contribute 50 or more peak-hour trips. The table indicates that the four intersections will not be a part of the CMP. Furthermore, Section V of this MND states that the applicant is required to pay Western Riverside County TUMF and City of Wildomar development impact fees. Therefore, the project would not conflict with the RCTC Congestion Management Program and this impact would be less than significant.

Table 16-5.
Intersection Analysis Locations

#	Intersection	Jurisdiction	CMP?
1	Starbuck Circle/Palomar St.	Wildomar	No
2	Washington Ave./Jefferson Ave.	Wildomar	No
3	Washington Ave./Dwy. 1	Wildomar	No
4	Dwy. 2/Jefferson Ave.	Wildomar	No

c) **No Impact.** The proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The maximum building height of the project (27 feet 4 inches) is significantly less than the height of the terrain in the vicinity of the project site. Since the location and height of the project would not affect air traffic patterns or aircraft operations from any private or public airport, no impact would occur.

d, e) **Less Than Significant Impact.** The City of Wildomar implements development standards designed to ensure standard engineering practices are used for all improvements. The proposed project would be checked for compliance with these standards as part of the review process conducted by the City. The project includes improvements to the transportation and circulation system surrounding the site, and all such improvements would be designed and constructed to local, regional, and federal standards. As such, they would not introduce any hazardous design features. f) **Less Than Significant Impact.** The Riverside Transit Agency (RTA) provides transit service in the project area and the proposed project would allow for a safe, bicycle and pedestrian friendly community through compliance with City of Wildomar adopted roadway

standards that include sidewalk and travel way standards. There are no components of the project that could reasonably be expected to detract from, or otherwise decrease the performance or safety of, existing policies and facilities for transit, bicycles, and pedestrians. As such, the impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

17. Utilities and Service Systems

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			✓	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

DISCUSSION

a, b, e) **Less Than Significant Impact.** The EVMWD currently operates three wastewater treatment facilities: the Regional WWTP, the Horsethief Canyon WWTP, and the Railroad Canyon WWTP. In addition, flow in the southern part of the EVMWD's service area is treated at the Santa Rosa Water Reclamation Facility operated by the Rancho California Water District. The proposed project will be within the Regional WWTP service area, which has its wastewater conveyed by 24 lift stations and treated by the Regional Water Reclamation Facility (EVMWD 2008).

To determine future demand for wastewater facilities, the EVMWD relies on recommended generation factors included in Appendix B of the Wastewater Master Plan (2008). The recommended generation factors are determined according to land use designation. The generation factor for MHDR (Medium High Density Residential) developed uses is 1,500 gallons per day per acre (EVMWD 2008). Using this factor and allowing that the proposed project will result in a total of 25.91 developed acres, the proposed project may be expected to generate 38,865 gallons of wastewater per day (1,500 gpd x 25.91 developed acres).

Of the 24 lift stations operating in the Regional WWTP service area, wastewater produced by the proposed project will be drawn by the B-2 Regional Lift Station located approximately 5.4 miles northwest of the project site at 32741 Mission Trail. The lift station includes three 25-horsepower pumps and has a firm capacity (the capacity of the lift station with the largest pump out of service) of 3,456,000 gallons per day (gpd). Considering the proposed project's projected wastewater generation rate of 38,865 gpd, the proposed project would represent a 1 percent increase in capacity at the B-2 Regional Lift Station.

The 2008 EVMWD Wastewater Master Plan includes detailed descriptions of all facilities operated by the Elsinore Valley Municipal Water District for the purpose of collecting and treating wastewater. The Master Plan was based on General Plan land use designations to estimate demand for service. For its description of the Regional Water Reclamation Facility, the Wastewater Master Plan states that the facility's existing average flow and peak flow capacities are 8 million gallons per day (mgd) and 17.6 mgd, respectively.

The Regional Water Reclamation Facility was constructed in 1981 with a capacity of 2.0 mgd. The facility was subsequently expanded to a capacity of 3.0 mgd in 1989. In 1994, an ultraviolet disinfection system was installed and the plant was re-rated to a capacity of 4.0 mgd. In 2002, a new 4.0 mgd process train (Train B) was added to the existing 4.0-mgd Train A, expanding the water reclamation facility to accommodate a flow of 8.0 mgd. Currently, the facility is processing approximately 6 mgd, leaving an unused capacity of 2 mgd (EVMWD 2008). Considering the EVMWD's generation factor to determine that the proposed project will result in a wastewater demand of 38,865 gallons per day, and the stated current treatment capacity of the Regional Water Reclamation Facility at 8 mgd, the proposed project would result in an increase of 0.5 percent to the average wastewater flow at the facility. Because the proposed project is consistent with the General Plan and the Wastewater Master Plan, and as the size of the project would not exceed capacity at either the lift station or the treatment plant, impacts associated with wastewater are considered less than significant.

c) **Less Than Significant Impact**. The reader is referred to Issue d) in subsection 9, Hydrology and Water Quality, for further discussion of the project site's existing and proposed drainage. The project will preserve most of the existing drainage patterns; however, flows that currently discharge to the southeast along Washington Avenue will be intercepted by Basin B. Flows will then be conveyed to the existing Line A system, which discharges into Murrieta Creek. The flows that are currently conveyed southeasterly along Washington Avenue are intercepted at an existing catch basin on Washington Avenue and Grizzly Ridge Drive. The flows are then conveyed to the Murrieta Creek MDP Line G storm drain at Calle Del Oso/Nutmeg Street and Washington Avenue. The MDP Line G system discharges into Murrieta Creek approximately 2,800 feet downstream of where the Line A system discharges into Murrieta Creek. All proposed drainage improvements would be constructed on the project site. As such, impacts related to their construction are considered throughout this document as part of the proposed project and mitigated when applicable. Therefore, this impact would be less than significant.

d) **Less Than Significant Impact**. The project site is within the service boundary for the Elsinore Valley Municipal Water District, and development on the project site would connect to EVMWD water service infrastructure via 12-inch connections in Washington Avenue/Palomar Street and the extension of Jefferson Avenue. The EVMWD utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is used to ensure that significant overdraft of local groundwater supplies does not occur. Imported water is

obtained from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. The EVMWD has access to groundwater from the Elsinore Basin, Coldwater Basin, San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and Riverside-North Basin. Almost all of the groundwater production for potable use occurs in the Elsinore Basin. Imported water supply is purchased from the Metropolitan Water District via the Eastern Municipal Water District and the Western Municipal Water District. The EVMWD plans to expand its recycled water system to provide recycled water for irrigation users and to maintain water levels in Lake Elsinore during normal and dry years (EVMWD 2011). Per the Metropolitan Water District's (2010) Regional Urban Water Management Plan (RUWMP), the district indicates that its existing supplies are adequate to meet the projected demands in all hydrologic conditions through 2035. Planned supplies by the Metropolitan Water District increase reliability and maintain an adequate reserve. Based on the district's 2010 RUWMP, it is assumed that imported water is fully reliable during average, dry, and wet years. The EVMWD's 2011 Urban Water Management Plan reports that the average daily per capita water use within their service area from 1999 to 2008 was 248 gallons per capita per day (base daily rate) (EVWMD 2011, p. 3). The 163 proposed housing units would result in a residential water demand of 40,424 gallons per day, or approximately 45.28 acre-feet per year.

The 2015 Comprehensive Annual Financial Report produced by the EVMWD states that the district produced 23,710 acre-feet of water in fiscal year 2015. The report further states that of the 23,710 acre-feet of water produced, a total of 22,891 acre-feet of water was consumed. For the past ten years, the EVMWD has produced between 29,665 acre-feet (fiscal year 2005) and 23,710 acre-feet (fiscal year 2015) of water annually, with average water production of approximately 26,687 acre-feet from fiscal year 2005 to fiscal year 2015. During that same period, the lowest amount of water consumed by EVMWD customers was 22,891 acre-feet (2015) and the highest amount of consumption 31,878 acre-feet (2007), with an average annual consumption of 27,384 acre-feet.

With estimated water consumption at 45.28 acre-feet annually, the proposed project will represent an increase in water consumption by the EVMWD of 1 percent in years of low water consumption, 1 percent in years of high water consumption, and a 1 percent increase over the historic average water consumption of EVMWD's customers. Given this minimal incremental increase, this impact is less than significant.

f) **Less Than Significant Impact.** The main disposal site in the vicinity of the project site is the El Sobrante Landfill in Corona. The landfill (CalRecycle Solid Waste Information System Number 33-AA-0217) is projected to reach full capacity of 184,930,000 tons in 2045 (CalRecycle 2016). The landfill covers approximately 1,322 acres and receives approximately 16,054 tons of solid waste per day.

The California Department of Resources Recycling and Recovery (CalRecycle) collects and maintains data that records the rate of solid waste disposal at the local, regional, and statewide levels. CalRecycle inputs this data into the Disposal Reporting System (DRS), which is used to determine per capita disposal rates as well as other solid waste disposal statistics. There is currently no regional reporting system in place for inland Southern California, so for this analysis the statewide per capita disposal rate will be used. The most current data available (2013) from the CalRecycle DRS assigns a disposal rate of 4.4 pounds per day to the residents of California (CalRecycle 2013). Using the CalRecycle DRS disposal rates for California residents, the 538 residents of the proposed project may be expected to generate 2,367.2 pounds per day or

1.1836 tons of solid waste. The addition of 1.1836 tons per day is equivalent to a .006 percent increase. This increase in solid waste would be less than significant.

g) **Less Than Significant Impact**. Development on the project site would be subject to the Solid Waste Reuse and Recycling Access Act of 1991. The act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, regulates solid waste handling and mandates that sufficient receptacles be in place on-site to accommodate refuse and recycling. Compliance with state law and the City's Municipal Code will ensure that the project results in a less than significant impact.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

V. MANDATORY FINDINGS OF SIGNIFICANCE

Issues, does the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		✓		
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

DISCUSSION

The following are Mandatory Findings of Significance in accordance with CEQA Guidelines Section 15065.

a) **Less Than Significant Impact With Mitigation Incorporated.** Based on evaluations and discussion contained in this IS/MND, the proposed project has a very limited potential to incrementally degrade the quality of the environment because the site was previously disturbed. As discussed in subsection 4, Biological Resources, with implementation of mitigation measures **BIO-1** through **BIO-5,** the proposed project would have a less than significant impact on biological resources and would not conflict with the MSHCP. Furthermore, as discussed in subsection 5, Cultural Resources, with implementation of mitigation measures **CUL-1** through **CUL-6,** the proposed project would have a less than significant impact on archaeological resources. Therefore, the proposed project would not significantly affect the environment with implementation of the mitigation measures contained in this IS/MND.

b) **Less Than Significant Impact With Mitigation Incorporated.**

Aesthetics

The proposed project would not contribute to cumulative visual resource or aesthetic impacts. The project proposes several design measures to minimize light pollution. This project and other projects in the city are required to comply with the City's light pollution ordinance. Furthermore, the City's public use permit application process would ensure the proposed development is in compliance with the City's zoning and design standards and guidelines, which regulate building design, mass, bulk, height, color, and compatibility with surrounding uses. Thus, the proposed project would have a less than cumulatively considerable impact to aesthetics.

Agricultural Resources

Implementation of the proposed project would not result in any impacts to agricultural or forestry resources and would therefore not contribute to cumulative impacts to these resources.

Air Quality

As previously stated, the SCAQMD's approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion under Issue a) in subsection 3, Air Quality, describes the SCAQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed project would be consistent with the plan. As such, the project would have a less than cumulatively considerable impact on air quality.

Biological Resources

Cumulative biological impacts are defined as those impacts resulting from development in the MSHCP Plan Area as a result of buildout of the cities in western Riverside County consistent with SCAG's regional growth projections. Regional growth projections are based on current land use designations that determine what the planned land use is for cities in the region. Since the proposed project would not include a change to the existing land use designation, cumulative impacts for the proposed project have been accounted for by SCAG and by the Riverside Conservation Authority (RCA), the agency that administers the MSHCP.

The potential for the proposed project to result in direct biological impacts is addressed through mitigation measures **BIO-1** through **BIO-5**. Therefore, the proposed project would have a less than cumulatively considerable impact on biological resources.

Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural resources. However, mitigation measures **CUL-1** though **CUL-6** would reduce the potential impacts associated with development on the project site. Thus, the project would have a less than cumulatively considerable impact.

Geology and Soils

Project-related impacts on geology and soils associated with development on the project site are site-specific, and development on the site would not contribute to seismic hazards or soil erosion. Implementation of mitigation measure **GEO-1** would result in decreased exposure to the risks associated with seismic activity and **GEO-2** would reduce impacts on paleontological resources. Therefore, the proposed project is anticipated to have no impact on cumulative geophysical conditions in the region.

Greenhouse Gas Emissions

The greenhouse gas analysis in subsection 7, Greenhouse Gas Emissions, analyzed the proposed project's cumulative contribution to global climate change and determined that the project

would not create a cumulatively considerable environmental impact resulting from greenhouse gas emissions.

Hazards and Hazardous Materials

The proposed project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. Furthermore, compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

Water quality measures included in the proposed project and the WQMP and Hydrology Report prepared for the project would protect the quality of water discharged from the site during both construction and operation activities. Therefore, the project would have a less than cumulatively considerable impact on water quality. The site is not located within a flood hazard zone. Therefore, the proposed project would have a less than cumulatively considerable impact related to hydrology.

Land Use and Planning

The proposed project is consistent with the existing land use designation of the General Plan and the existing zoning for the site and, with implementation of mitigation measures **BIO-1** through **BIO-5**, would be consistent with the MSHCP. Therefore, the project would have a less than cumulatively considerable impact related to land use and planning.

Mineral Resources

The proposed project would have no impact related to mineral resources and would therefore not contribute to any cumulative impacts to such resources.

Noise

As discussed in subsection 12, mitigation measure **NOI-1** would reduce construction noise impacts and mitigation measure **NOI-2** would operational noise impacts to less than significant.

Population and Housing

Since the project site is currently vacant, no housing units or people would be displaced and the construction of replacement housing is not required. The project would not displace any houses or people requiring the construction of new housing elsewhere. Therefore, the project would have a less than cumulatively considerable impact related to population and housing.

Public Services and Recreation

The proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase the demand for public services such as fire and police protection. However, as a standard condition of approval, the project applicant would be required to pay development impact fees to fund the expansion of such services. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have a less than cumulatively considerable impact on public services.

Transportation/Traffic

Cumulative traffic impacts are created as a result of a combination of the proposed project together with other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations with or without the project. As shown in tables 16-3 and 16-4, 2020 and 2040 cumulative scenarios are evaluated and found to be less than significant. Additionally, as enforced by City Municipal Code Chapter 3.40, Western Riverside County Transportation Uniform Mitigation Fee, and the adopted City Traffic Signal Development Impact Fee (Article I, Development Impact Fees, of Chapter 3.44), the project applicant will be required to participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions. Specifically, this will be done through the payment of Western Riverside County TUMF and City of Wildomar development impact fees. Per Municipal Code Chapters 3.40 and 3.44, these fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases. The project's impacts to cumulative traffic conditions would be less than cumulatively considerable.

Utilities and Service Systems

Implementation of the proposed project would increase demand for public utilities. However, because the proposed project is consistent with the existing land use designation for the site, its development was accounted for in long-range plans for the provision of such services. Therefore, the proposed project would have less than cumulatively considerable impacts on utilities and service systems.

c) **Less Than Significant Impact With Mitigation Incorporated**. The proposed project does not have the potential to significantly adversely affect human beings, either directly or indirectly. While a number of the impacts were identified as having a potential to significantly impact human beings, with implementation of the identified mitigation measures and standard conditions and requirements, these impacts are expected to be less than significant. With implementation of the identified measures, the proposed project is not expected to cause significant adverse impacts to humans. Mitigation measures **BIO-1** through **BIO-5** reduce impacts associated with biological resources; mitigation measures **CUL-1** through **CUL-6** reduce impacts associated with cultural and archaeological resources; mitigation measure **GEO-1** reduce impacts associated with faults and mitigation measure **GEO-2** will reduce impacts on paleontological resources; and mitigation measures **NOI-1** and **NOI-2** reduce construction and operational noise impacts. All significant impacts are avoidable, and the City of Wildomar will ensure that measures imposed to protect human beings are implemented.

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FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR

CAMELIA TOWNHOUSE PROJECT

(Planning Application 16-0070)

SCH# 2017011041

LEAD AGENCY:

CITY OF WILDOMAR

23873 Clinton Keith Road, Suite 201

Wildomar, CA 92595

Prepared by:

Michael Baker International

9755 Clairemont Mesa Boulevard

San Diego, CA 92124

March 2017

1.0 INTRODUCTION

1.1 Background of Environmental Review Process for the Project 1.0-1
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1.0 INTRODUCTION

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(c) When adopting a negative declaration or mitigated negative declaration, the lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

(d) When adopting a mitigated negative declaration, the lead agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects.

(e) A lead agency shall not adopt a negative declaration or mitigated negative declaration for a project within the boundaries of a comprehensive airport land use plan or, if a comprehensive airport land use plan has not been adopted, for a project within two nautical miles of a public airport or public use airport, without first considering whether the project will result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the project area.

(f) When a non-elected official or decision making body of a local lead agency adopts a negative declaration or mitigated negative declaration, that adoption may be appealed to the agency's elected decision making body, if one exists. For example, adoption of a negative declaration for a project by a city's planning commission may be appealed to the city council. A local lead agency may establish procedures governing such appeals.

Upon review and consideration of the IS/MND, the City may take action to adopt, revise, or reject the proposed project. A decision to approve the proposed project would be made in a resolution recommending certification of the IS/MND as part of consideration of the proposed project. The City of Wildomar has prepared this IS/MND and has determined that the environmental impacts of the proposed project have been reduced to a less than significant level through mitigation measures adopted as part of a Mitigation Monitoring and Reporting Program (MMRP).

1.3 ORGANIZATION AND SCOPE OF THIS DOCUMENT

This document is organized in the following manner:

SECTION 1.0 – INTRODUCTION

Section 1.0 provides an overview of the environmental review process to date and discusses the CEQA requirements for consideration and adoption of a mitigated negative declaration.

SECTION 2.0 – COMMENTS AND RESPONSES TO COMMENTS

Section 2.0 lists the commenter, summarizes written comments (coded for reference), and includes responses to those comments made on the IS/MND.

SECTION 3.0 – REVISIONS TO THE IS/MND

Section 3.0 provides a list of minor edits made to the IS/MND as a result of comments received or other staff-initiated changes.

This document, in conjunction with the draft Initial Study/Mitigated Negative Declaration (IS/MND), responds to comments made on the proposed Camelia Townhouse Project. While the State's California Environmental Quality Act (CEQA) Guidelines do not require a final initial study or the preparation of formal responses to comments on draft initial studies/mitigated negative declarations, in order to provide further disclosure of the project's impacts, the City has determined that it will provide responses to the comments it has received.

1.1 BACKGROUND OF ENVIRONMENTAL REVIEW PROCESS FOR THE PROJECT

INITIAL STUDY

The IS/MND was released for public and agency review on February 1, 2017, with the 30-day review period ending on March 3, 2017. The City received six comment letters during this review period.

RESPONSE TO COMMENTS

This document provides a response to comments received on the IS/MND. The comment letters are included in Section 2.0, Comments and Responses to Comments.

1.2 INTENDED USES OF THE IS/MND

The City of Wildomar will use the IS/MND in its final form in considering approval of the proposed project. In accordance with CEQA Guidelines Section 15074, the IS/MND will be used as the primary environmental document in consideration of all subsequent planning and permitting actions associated with the project, to the extent such actions require CEQA compliance and as otherwise permitted under applicable law.

CONSIDERATION OF COMMENTS

Prior to taking action on the proposed project, the City will consider the IS/MND, this response to comments document, and any additional comments or testimony. Negative declarations and mitigated negative declarations are considered and adopted per CEQA Guidelines Section 15074, which reads as follows:

15074. CONSIDERATION AND ADOPTION OF A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

(a) Any advisory body of a public agency making a recommendation to the decision-making body shall consider the proposed negative declaration or mitigated negative declaration before making its recommendation.

(b) Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.

2.0 Comments and Responses to Comments

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2.1 LIST OF COMMENTERS

The following organization submitted written comments on the IS/MND.

Letter	Agency, Organization, or Individual	Date
A	Riverside County Fire Department	January 26, 2017
B	Department of Transportation	February 21, 2017
C	Pechanga Cultural Resources	February 17, 2017
D	Department of Fish and Wildlife	March 2, 2017
1	Kenny Mayes	January 19, 2017
2	Monty Goddard	March 3, 2017

2.2 COMMENTS AND RESPONSES

RESPONSES TO COMMENT LETTERS

Written comments on the draft IS/MND are reproduced on the following pages, along with responses to those comments. CEQA does not require lead agencies to provide formal responses to comments received on initial studies supporting proposed mitigated negative declarations. However, the City prepared this response to comments document to provide responses to comments received on the IS/MND in order to provide comprehensive information and disclosure for both the public and the City's decision-makers.

Where changes deemed necessary to clarify the draft IS/MND text result from responding to comments, those minor changes are included in the response and demarcated with revision marks (<u>underline</u> for new text, ~~strikeout~~ for deleted text). The four comment letters are listed chronologically.

CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT

John R. Hawkins - Fire Chief
210 West San Jacinto Avenue, Perris, Ca 92570-1915
Bus: (951) 940-6900 Fax: (951) 940-6373 www.rvcfire.org

PROUDLY SERVING THE UNINCORPORATED AREAS OF RIVERSIDE COUNTY AND THE CITIES OF:

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BEAUMONT
CALIMESA
COACHELLA
DESERT HOT SPRINGS
EASTVALE
INDIAN WELLS
INDIO
JURUPA VALLEY
LAKE ELSINORE
LA QUINTA
MENIFEE
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DISTRICT 5

Date 1/26/2017

Mr. Matthew C. Bessi
Planning Director
City of Wildomar
Planning Department

RE: Planning Application 16-0070 CAMELIA TOWNHOUSE PROJECT

Dear Mr. Bessi,

With respect to the comprehensive general plan amendment, the Riverside County Fire Department offers the following:

A-1

Fire protection for the above referenced project will be provided by the following Riverside County Fire Station:
Station 75 Beer Creek, located on 38900 Clinton Keith Road, will respond with one city Type 1 Fire Engine providing paramedic service. The distance from the station to the proposed development is approximately three and one half miles. This station is staffed 24 hours a day, 7 days a week, with a 3 person crew, providing Paramedic Service.

A-2

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

A-3

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

A-4

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

A-5

Prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building materials placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, and the required all weather surface access roadways. Approved water plans must be at the job site.

A-6 The project is located in the "LRA High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

A-7 Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Further review of the project will occur upon receipt of building plans. Additional requirements may be necessary at that time.

If I can be of further assistance, please feel free to contact me at (951) 435-9540 or email noah.demartino@fire.ca.gov

Sincerely,

NOAH DEMARTINO
CAPTAIN
CAL FIRE
RIVERSIDE COUNTY FIRE DEPARTMENT
Strategic Planning Burrow

Comment Letter A – Riverside County Fire Department

A-1 The commenter states that the Project is a comprehensive General Plan amendment and that fire protection for the project will be provided by Station 75 Bear Creek.

The Project does not require a comprehensive General Plan amendment. The proposed residential development is consistent with the existing General Plan designation of Medium High Density Residential (MHDR) as stated on page 86 of the MND. The project will be provided by Station 75 Bear Creek. Information regarding the Fire Station serving the project is located in Section 14(a), page 96 of the MND.

A-2 The commenter states that the proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. The commenter also states that the project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

As discussed in Section 14(a) on page 96 of the MND, a standard condition of approval for the proposed project includes compliance with the requirements of the Riverside County Fire Department and the payment of standard development impact fees, which include a fee for fire service impacts, pursuant to Wildomar Municipal Code Section 3.44.080. The City also requires new development to annex into CFD 2013-1, which includes a special tax to fund police and fire services to new development. The proposed project is not expected to result in activities that create unusual fire protection needs or significant impacts, as stated on page 96 of the MND. The commenter has not provided evidence to support the assertion that the proposed project will result in a cumulative adverse impact to the Department's level of service. Additionally, the commenter has not stated that the project would result in a significant adverse phsyical impact as a result of a need to develop or modify fire service facilities, which is the focus of CEQA and the MND.

In addition, cumulative impacts are addressed in Section V, Mandatory Findings of Significance, on page 114 of the MND. While all projects in Wildomar cumulatively affect the Fire Department's level of service, the development impact fees have been put in place specifically to address the department's concerns.

A-3 The commenter states that the Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

The City of Wildomar acknowledges this comment and it will be added to the project's Conditions of Approval.

A-4 The commenter states that the Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

The City of Wildomar acknowledges this comment and it will be added to the project's Conditions of Approval.

A-5 The commenter states that prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building materials placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, and the required all weather surface access roadways. Approved water plans must be at the job site.

The City of Wildomar acknowledges this comment and it will be added to the project's Conditions of Approval.

A-6 The commenter states that the project is located in the "LRA High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

As stated on page 77 of the MND, the eastern and western portions of Wildomar have been designated Very High Fire Hazard Severity Zones. The project site is in a non-wildland fire hazard zone, but is acknowledged to be situated in a High Fire Hazard Severity Zone in proximity to a VHFHSZ. Development on the project site would be subject to compliance with the 2013 California Building Code (or the most current version) and the 2013 Edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations). In addition, Wildomar is covered under the Riverside County Operational Area Emergency Operations Plan (2006) and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (2012). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction would be required to meet minimum standards for fire safety. Implementation of these plans and policies in conjunction with compliance with the Fire Code would minimize risk of loss due to wildfires. Therefore, impacts are considered less than significant.

A-7 The commenter requests that any building constructed on lots created by this project shall comply with the special construction provsiions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

The City of Wildomar acknowledges this comment and it will be added to the project's Conditions of Approval.

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 722)
464 WEST 4th STREET, 6th Floor
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
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www.dot.ca.gov/dist8

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CITY OF WILDOMAR

Serious drought
Help save water!

February 15, 2017

City of Wildomar
Matthew Bassi
Planning Director
23873 Clinton Keith Road, Suite 202
Wildomar, CA 92595

Mr. Bassi;

Camelia Townhouse Project (PA No.16-0070) Riv 15 PM 12.64

We have received and reviewed the notice of Completion (NOC) for the above referenced project, located at the southeast corner of Palomar Street and Jefferson Avenue, the southern property line of the project is also the boundary line between the City of Wildomar and the City of Murrieta. Proposal includes a change of zone to R-3 for entire 25.91 acre-site, also the subdivision of 4 open space lots to accommodate condominiums, and the development of 163-unit townhouse. APN380-220-003

B-1 As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Wildomar due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We have no comment for this project at this time. However, if this development proposal is later modified in any way, please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impacts to the SHS.

If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Comment Letter B – Department of Transportation

B-1 The commenter has reviewed the Notice of Completion (NOC) for the project and has no comment at this time. However, if this development proposal is later modified in any way, the commenter has requested copies of revised plans as necessary so that the commenter may reevaluate all proposed changes for potential impacts to the State Highway System (SHS).

The City of Wildomar acknowledges this comment.

PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Evie Gerber
Darlene Miranda
Richard B. Scearce, III
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

February 17, 2017

VIA E-MAIL and USPS

Mr. Matthew Bassi
Planning Director
City of Wildomar
23873 Clinton Keith Road, Ste 201
Wildomar, CA 92595

Re: Pechanga Tribe Comments on the Notice of Availability for the Initial Study/Mitigated Negative Declaration for the Camelia Townhouse Project (Planning Application 16-0070), TR 37156

Dear Mr. Bassi:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). If you have not done so already, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project. C-1

The Tribe thanks the City of Wildomar and the Developer for providing mitigation to preserve and protect the sensitive '*Atáaxum* (Luiseño) tribal cultural resources and traditional landscapes found in this area and to require both archaeological and Pechanga tribal monitoring during earthmoving activities. The State and Federal governments have mandated that cultural resources must be appropriately mitigated within the confines of development projects. The Tribe appreciates the active role the City takes to preserve and protect the significant history of the Tribe and California.

CONSULTATION BETWEN THE CITY OF WILDOMAR AND THE PECHANGA TRIBE DURING THE ENVIRONMENTAL REVIEW PROCESS UNDER THE AB 52 AMENDMENT TO CEQA

It has been the intent of the Federal Government[1] and the State of California[2] that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, the City of Wildomar is required to consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

C-1 cont.

On September 25, 2014, the Governor signed AB 52, legislation that amends the California Environmental Quality Act. *See* Public Resources Code §§ 5097.94, 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 applies to projects that have a notice of preparation for an environmental impact report, negative declaration or mitigated negative declaration filed on or after July 1, 2015. The law now requires tribal consultation by cities, counties, and other CEQA lead agencies and an evaluation of a new environmental category, "tribal cultural resources," which acknowledge and take into account the resources' tribal values rather than focusing purely on the scientific or academic value of the resources.

AB 52 establishes a government-to-government process between a tribe and a lead agency, including a specific consultation process with California Native American tribes concerning potential impacts to tribal cultural resources. AB 52 also recognizes that tribes may have expertise regarding their culture and history and requires the consideration of the tribal values inherent in cultural resources to provide a complete understanding of their nature and the significance of the potential impacts. The law further added new substantive considerations concerning significant impacts, when a CEQA document may be certified or adopted, what findings/elements are to be included in a CEQA document concerning tribal cultural resources, and appropriate mitigation for impacts to tribal cultural resources.

Pechanga and the City of Wildomar met to discuss the Project on July 7, 2016. The Project plans were reviewed and Pechanga presented our concerns based on the tribal values of

[1]See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.
[2] See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

C-1 cont. the region. We thank the City for continuing consultation under AB 52 and look forward to continuing to work with Wildomar on future entitlement projects.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of '*Atáaxum* (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of place names, *tóota yixélval* (rock art, pictographs, petroglyphs), documented archaeological items, villages and traditional cultural landscapes, which are types of tribal cultural resources, in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with the City of Wildomar and the County of Riverside prior to incorporation and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Wildomar area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

C-2

Luiseño history originates with the creation of all things at *'éxva Teméeku*, in the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs, including those at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe). From Elsinore, the people spread out, establishing villages and marking their territories. The first people also became the mountains, plants, animals and heavenly bodies.

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area that comprises the Project property and is the closest affiliated tribe to the Property. The Tribe has specific knowledge of cultural resources and sacred places near the proposed Project which we have shared with the City on previous occasions on this and other projects.

C-2 cont.

The Tribe welcomes the opportunity to meet with the City to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction, if so desired.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The Pechanga Band is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as 'Atáaxum village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

C-3

The proposed Project is located in a highly sensitive region of Luiseño territory – a traditional cultural landscape, and, although the surface has had some disturbance in the past, the Tribe believes that the possibility for recovering subsurface resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

Based upon the information provided to the Tribe, there are no known surface tribal cultural resources located within the Project boundaries. Therefore, the sensitivity of this Project lies with the potential to impact unknown subsurface resources during earthmoving activities. At this time, the Tribe thanks the City of Wildomar for working closely with us to develop appropriate and adequate mitigation measures. These are identified in the IS/MND as CUL-1 to CUL-4 and CUL-6 and have been copied below. The Tribe does not concur with the City's solution in the event that there is a disagreement on how to handle and identify resources. An independent archaeologist is not qualified to make the determination on whether something is a Tribal Cultural Resources and this is contrary to the mandates of AB 52. We would like to discuss this further prior to public hearing in order to define a more appropriate solution.

Thus, upon completion of the consultation for CUP-4, we request that these measures/conditions of approval, with the below edits and any other agreed upon revisions, be incorporated into the final IS/MND and any other final environmental documents approved by the City (underlines are additions, strikeouts are deletions).

CUL-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). Tribe(s) may assign individuals to monitor all grading, excavation and groundbreaking activities as well per CUL-3 below, and the Tribal monitor(s) shall be allowed on site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the ~~appropriate~~ Tribe(s) are satisfied that construction will not disturb cultural resources.

CUL-2 Prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Tribe(s) that intend to assign Tribal monitor(s) pursuant to CUL-1. The archaeologist and the Tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.

C-3 cont.

CUL-3 Prior to the issuance of any grading permit, the project applicant shall contact the Tribe(s) with notification of the proposed grading and shall enter into ~~a~~ individual Tribal Cultural Resources Treatment and Monitoring Agreements with each Tribe that determines its tribal cultural resources may be present on the site. The agreement(s) shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for the Tribal monitors; treatment and final disposition of any tribal cultural resources, including but not limited to sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement(s) shall not conflict with any of these mitigation measures or with State law. A copy of the signed agreement(s) shall be provided to the Planning Director and Building Official prior to issuance of the first grading permit.

CUL-4 If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, interpretation of the resources identified, a determination of whether the resources are historical resources, unique or non-unique archeological resources and/or tribal cultural resources, and the method of preservation and/or recovery for identified resources. If the qualified

archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, but not tribal cultural resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. If the qualified archeologist determines the cultural resources to be tribal cultural resources, mitigation shall be consistent with the Tribal Cultural Resources Treatment and Monitoring Agreement required by mitigation measure **CUL 3** and Public Resources Code Section 21084.3. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources, and all significant cultural resources shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a Riverside County curation facility that meets the standards set forth in 36 CFR Part 79 for federal repositories.

C-3 cont.

~~If the project applicant, project archaeologist, and Tribe cannot agree on the significance of, avoidance of, or mitigation for such resources, then the project applicant and the Tribe shall agree on an independent qualified archeologist who shall make the determination based on the information submitted by the Tribe, the religious beliefs, customs, and practices of the Tribe, and the provisions of the California Environmental Quality Act regarding tribal cultural resources. The decision of the independent qualified archeologist may be challenged by the City, project applicant or the Tribe through any appropriate legal means including, but not limited to, a temporary restraining order or preliminary injunction.~~

CUL-5 Not applicable to Tribal Cultural Resources: No Comment

CUL-6 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within twenty-four (24) hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the Agreement required under CUL-2.

C-4

The Pechanga Tribe looks forward to continuing to work together with the City of Wildomar in protecting the invaluable Pechanga cultural resources found in the Project area.

C-4 cont.

Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments in order to discuss the provisions in CUL-4. Thank you.

Sincerely,

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

Comment Letter C – Pechanga Band of Luiseno Indians

C-1 This is the introduction to the comment letter. The commenter states that Pechanga and the City of Wildomar met to discuss the project on July 7, 2016. The project plans were reviewed and Pechanga presented their concerns based on the tribal values of the region. The Commenter thanks the City of Wildomar for continuing consultation under AB 52 and look forward to continuing to work with Wildomar on future entitlement projects.

The City of Wildomar acknowledges that consultation was initiated per the request of the Tribe and the requirements of AB 52 and looks forward to continuing to work with the Tribe to identify and avoid impacts to tribal cultural resources.

C-2 These paragraphs are background information on the Tribe's cultural ties to the City.

These paragraphs do not contain comments on the MND analysis, but are acknowledged for the record.

C-3 The commenter states that based on the information provided to the Tribe, there are no known surface tribal cultural resources located within the Project boundaries. However, there is potential to impact unknown subsurface resources during earthmoving activities. The commenter has requested that mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 be revised before incorporation into the final IS/MND.

The City of Wildomar recognizes the Tribe's knowledge and expertise in the region. As requested, mitigation measures, CUL-1, CUL-2, CUL-3, and CUL-4 have been revised and incorporated into section 3.0 Revisions to the Is/MND, as well as the MMRP.

C-4 The commenter concludes the letter. No response is required.

State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0167
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director

March 2, 2017
Sent via email

Mr. Matthew Bassi
Planning Director
City of Wildomar Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
mbassi@cityofwildomar.org

Subject: Initial Study and Mitigated Negative Declaration
Camelia Townhouse Project (Planning Application No. 16-0070)
State Clearinghouse No. 2017011041

Dear Mr. Bassi:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Initial Study and Mitigated Negative Declaration (IS/MND) for the Camelia Townhouse Project (project) [State Clearinghouse No. 2017011041]. The Department is responding to the IS/MND as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1). D-1

The project proposes the construction of 163 single-family attached dwelling units, 423 parking spaces, outdoor recreational facilities, and roadways on approximately 25.91 acres. The project site is located east of Palomar Street and north of Mountain Breeze Drive in the City of Wildomar, County of Riverside; within assessor parcel number 380-220-003.

COMMENTS AND RECOMMENDATIONS

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources);

and administers the Natural Community Conservation Planning Program (NCCP Program). The Department offers the comments and recommendations presented below to assist the City of Wildomar (City; the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable the Department to adequately review and comment on the proposed project with respect to impacts on biological resources and the project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

D-1 cont.

Following review of the IS/MND the Department has concerns related to project-related impacts to special-status native plant species, and the adequacy and enforceability of mitigation measures proposed by the City. The Department's comments and recommendations on the IS/MND include:

Special Status Plant Species

The IS/MND identifies that approximately 2,108 paniculate tarplant (*Deinandra paniculata*) were observed on the project site during focused surveys and that all of these individuals will be impacted by the project. Paniculate tarplant is a state listed S4 (apparently secure in California) and California Native Plant Society (CNPS) 4.2 (plants of limited distribution – watch list) species. Because the CNPS's California Rare Plant Ranking System recognizes that paniculate tarplants are significant locally, they strongly recommend:

> *"California Rare Plant Rank 4 plants are evaluated for consideration during preparation of environmental documents relating to California Environmental Quality Act (CEQA). This may be particularly appropriate for:*
>
> - *The type locality;*
> - *Populations at the periphery of a species' range,*
> - *Areas where the taxon is especially uncommon,*
> - *Areas where the taxon has sustained heavy losses, or*
> - *Populations exhibiting unusual morphology or occurring on unusual substrates".*

D-2

Although page 41 of the IS/MND states that paniculate tarplant "is locally common in western Riverside County and documented in a number of MSHCP Core areas, including Core F (Santa Rosa Plateau Ecological Reserve)," no information is provided in the IS/MND to support this statement, nor is a discussion included on the relative importance of the populations on the project site. Because the IS/MND fails to fully evaluate the local and regional importance of these populations, the Department finds the City's conclusion (page 41) that "due to its local abundance, project impacts to paniculate tarplants would not be

D-2 cont.

significant" to be potentially flawed. The Department recommends that the City complete a thorough assessment of the relative importance of these populations, with reference to the CNPS's evaluation points listed above and that the findings of this assessment are circulated for public review. The Department also recommends that the City explore the opportunity for conservation of paniculate tarplant on site, in areas that will be avoided by the project.

Burrowing Owl

Mitigation Measure (MM) BIO-1 provides mitigation measures for impacts to burrowing owl. The Department requests that MM BIO-1 be revised to require consultation with the Department for any relocation (passive or active) of burrowing owls. We also recommend notification to the Department if owls are found to be present onsite and the development of a conservation strategy in cooperation with the United States Fish and Wildlife Service, the Department, and the Western Riverside County Regional Conservation Authority (RCA). The Department recommends that the City revise MM BIO-1 and condition the measure to include the following (edits are in **bold** and ~~strikethrough~~):

D-3

> **Potential Direct/Indirect Impacts to Burrowing Owl.** Due to the presence of potentially suitable habitat on the project site and in adjacent off-site areas, a 30-day preconstruction survey for burrowing owl **by a qualified biologist** is required pursuant to the MSHCP. If burrowing owls are determined present during the 30-day pre-construction survey, **the Department of Fish and Wildlife will be notified. O**ccupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (CDFW, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and nonbreeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared ~~and approved~~ by the County of Riverside Environmental Programs Department (EPD) **and approved by EPD and CDFW**, in coordination with **the United States Fish and Wildlife Service (Service) and RCA**~~the CDFW~~. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP.
>
> In accordance with the MSHCP, take of active nests will be avoided. ~~Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are present outside the nesting season.~~ The EPD**, Service, RCA, and CDFW**

D-3 cont.

may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, will be identified in consultation with EPD**, USFWS, RCA, and** ~~and/or~~ CDFW, taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species.

Timing/Implementation: Prior to~~/during~~ any vegetation removal or ground-disturbing activities ***and/or the issuance of a grading permit.***

Enforcement/Monitoring: City of Wildomar Planning and Public Works Departments

D-4

Nesting Birds

Mitigation Measure (MM) BIO-2 provides mitigation measures for impacts to *protected* nesting birds. The Department was unable to locate a definition for *protected* in the IS/MND, but assumes that the Lead Agency may be referencing species that meet the definition per CEQA Guidelines section 15380. Please note that it is the project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. These laws are not limited to only those species that meet the definition per CEQA Guidelines section 15380. Migratory nongame native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) afford protective measures as follows: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that is it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA. The Department recommends that MM BIO-2 be conditioned to include all nesting bird species.

The Department also recommends that pre-construction surveys be completed regardless of time of year and required no more than three (3) days prior to ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner. Recent data, either collected or reviewed by the Department for western Riverside and southwestern San Bernardino counties, has documented nesting in early February through mid-October for non-raptor

species. The Department recommends that the City revise MM BIO-2 and condition the measure to include the following (edits are in **bold** and ~~strikethrough~~):

> **Potential Direct/Indirect Impacts to ~~Protected~~ Nesting Avian Species.** Vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities that may directly (e.g., grading) or indirectly (e.g., noise) affect ~~protected~~ nesting avian species shall be timed to avoid the typical avian nesting season (February ~~1~~5 to ~~August~~ **November** ~~3~~**1** for ~~songbirds~~**non-raptor avian species**; January 15 to August 31 for raptors). ~~If such activities are scheduled to occur during the nesting season, a~~**A** qualified biologist shall conduct a preconstruction survey for nesting raptors and other ~~protected~~ avian species within 500 feet of proposed disturbance activities **regardless of the time of year**. The preconstruction survey shall be conducted no more than ~~14~~**three (3)** days prior to the start of vegetation clearing/grubbing **and/or ground disturbance**. As determined necessary by the biologist, surveys for nesting birds may be required to continue during grading/construction to address the potential for new arrivals and unique species' breeding seasons. The necessity and timing of these continued surveys shall be determined by the biologist in coordination with the project applicant, the City, the CDFW, and the USFWS, as needed.
>
> If raptors or other ~~protected~~ avian nests are identified during the above surveys, the qualified biologist shall notify the project applicant, the City, the CDFW, and the USFWS, and an appropriate no-disturbance buffer shall be imposed (to be determined by the biologist) within which no vegetation clearing/grubbing, ground disturbance, and construction activities shall take place (generally 500 feet in all directions for raptors; other avian species may have species specific requirements) until the young have fledged and are no longer reliant upon the nest or parental care for survival, as determined by the biologist.
>
> *Timing/Implementation: ~~Fourteen~~* ***Three*** *days prior to any vegetation removal or ground-disturbing activities*, **and/or the issuance of a grading permit.**
>
> *Enforcement/Monitoring: City of Wildomar Planning Department*

D-4 cont.

Jurisdictional Waters

D-5

The Department requires notification for work undertaken in or near any river, stream, or lake that flows at least episodically, including ephemeral streams, desert washes, and watercourses with a subsurface flow. Fish and Game Code section 1602 states, "An entity may not substantially divert or obstruct the natural

flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake, unless all of the following occur...." Upon receipt of a complete notification, the Department determines if the activities may substantially adversely affect existing fish and wildlife resources.

Please note that the requirement for notification applies to both temporary and permanent impacts. As such, the Department recommends that the City revise MM BIO-5 and condition the project applicant to notify the Department's Lake and Streambed Alteration Program prior to *any* impact to areas subject to Fish and Game Code section 1602. Further, to ensure compliance with Fish and Game Code section 1602 the Department recommends that the City condition the project applicant to notify the Department prior to the issuance of any grading permit. The Department's recommended edits to MM BIO-5 are as follows (edits are in **bold** and ~~strikethrough~~):

D-5 cont.

> ~~**Direct**~~ **Impacts to Jurisdictional Areas.** Impacts to federal jurisdictional features shall require a CWA Section 404 Nationwide Permit from the USACE and a CWA Section 401 Water Quality Certification from the RWQCB. Impacts to state jurisdictional features shall require a Streambed Alteration Agreement from the CDFW. Prior to the issuance of any grading, **construction, and/or building** permits ~~for permanent impacts in the areas designated as jurisdictional features~~, the project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:
>
> *Timing/Implementation: Prior to* ***the issuance of any grading, construction, and/or building permits, and/or*** *~~during~~ any vegetation removal or ground-disturbing activities*
>
> *Enforcement/Monitoring: City of Wildomar Planning Department*

MSHCP Consistency Review Process

Riparian/Riverine Resources

D-6

The Department and Service commented on the City's DBESP on January 9, 2017. The joint letter requested the provision of additional information for the Agencies to complete their review. A copy of the joint letter is enclosed. To date a revised DBESP has not been submitted to the Department or Service. Please note that the MSHCP consistency review process will not be complete until the Department and Service approve the revised DBESP. The Department encourages the City to complete the MSHCP consistency review process prior to

adopting the MND, and further recommends the inclusion of a new mitigation measure in the MND conditioning the Project Applicant to demonstrate compliance with Section 6.1.2 of the MSHCP.

Because the project also contemplates avoidance of Riparian/Riverine resources onsite, the Department requests the inclusion of an additional mitigation measure in the MND, addressing how these avoided Riparian/Riverine areas will be protected to ensure long-term conservation value, in accordance with Section 6.1.2 of the MSHCP. Section 6.1.2 of the MSHCP states that "If an avoidance alternative is selected, measures shall be incorporated into the project design to ensure the long-term conservation of the areas to be avoided, and associated functions and values, through the use of deed restrictions, a conservation easement, or other appropriate mechanisms." The Department requests the inclusion of the following new mitigation measures in the MND: D-6 cont.

1. *Prior to issuance of any grading permit Project Applicant shall provide to the City written correspondence from the United States Fish and Wildlife Service and California Department of Fish and Wildlife stating that the DBESP has been approved.*

2. *Riparian/Riverine areas not impacted by the project footprint shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a California Department of Fish and Wildlife (CDFW)-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided Riparian/Riverine areas shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in-perpetuity.*

Additional Comments and Recommendations

Landscaping

California is experiencing one of the most severe droughts on record. To ameliorate the water demands of this project, the Department recommends incorporation of water-wise concepts in project landscape design plans. In particular the Department recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: http://saveourwater.com/what-you-can-do/tips/landscaping/ D-7

Department Conclusions and Further Coordination

The Department appreciates the opportunity to comment on the IS/MND for the Camelia Townhouse Project (SCH No. 2017011041). We recommend that the City address the Department's comments and concerns prior to adoption of the MND. D-8

If you should have any questions pertaining to the comments provided in this letter, and to schedule a meeting, please contact Edith Martinez at (909) 944-0187 or at Edith.Martinez@wildlife.ca.gov.

Sincerely,

for Leslie MacNair
Regional Manager

Enclosure: Draft DBESP for the proposed Camelia Residential Project, City of Wildomar

ec: Heather Pert, CDFW
State Clearinghouse

U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262
760-322-2070
FAX 760-322-4648

California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
909-484-0167
FAX 909-481-2945

In Reply Refer To:
FWS-WRIV-17B0059-17CPA0047

sent by email January 9, 2017

Mr. Matthew Bassi, Planning Director
City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

Subject: Draft DBESP for the proposed Camelia Residential Project, City of Wildomar

Dear Mr. Bassi:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter collectively referred to as the Wildlife Agencies, have reviewed the Determination of Biologically Equivalent or Superior Preservation (DBESP) report for the proposed Camelia Residential Development (project) received on November 10, 2016. The DBESP was prepared to address unavoidable impacts to riparian/riverine habitats, in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools policy (Riparian/Riverine Policy, MSHCP Section 6.1.2). The Wildlife Agencies are providing the following comments on the DBESP as they relate to the project's consistency with the MSHCP.

Project Description

The proposed project is the construction of a 26.5-acre residential community and the extension of Jefferson Avenue from to Palomar Street in the City of Wildomar. The residential site is located east/southeast of the intersection of Palomar Street and Starbuck Circle in the City of Wildomar. The extension of Jefferson Avenue and north and northwest of the proposed residential development will affect an additional 1.19 acres, for a project-wide total of 27.69 acres.

The project site contains four drainages totaling 0.379 acres in size (0.345 acres of riparian thickets and woodland, and 0.034 acres of unvegetated streambeds) situated in the northern half of the residential site. The Project proposes to permanently impact 0.261 acres of streambed and to avoid 0.118 acres. The DBESP proposes to mitigate the on-site loss of MSHCP riparian and riverine areas at a 2:1 ratio (0.522 acres of compensatory mitigation) by potentially establishing, re-establishing, or enhancing riparian habitats on-site, or by potentially performing the same actions at an off-site location on a piece of land to be acquired by the project, or potentially by purchasing an unspecified type of mitigation credits at an unspecified mitigation bank or in-lieu fee program (ILFP).

Mitigation Concerns

Mitigation Proposals Lack Specificity

The Wildlife Agencies cannot determine that the proposed mitigation strategy was equivalent or superior to avoidance of riparian/riverine resources given the lack of specificity provided. The DBESP includes a long section (subchapter 7.3) detailing conceptual mitigation options, but fails to provide a firm mitigation proposal at a specific site (or located at a specific mitigation bank or a specific in-lieu fee program) which the project proponent has committed to implement. Without a firm proposal at a specific site or a specific mitigation bank/ in-lieu fee program, the mitigation would be considered conceptual and likely subject to change at any time during the permitting process. Therefore, we recommend the following options: 1) the DBESP be revised, and recirculated for Wildlife Agency approvals, to include a firm, clear mitigation proposal at a specific site or at a specific mitigation bank or in-lieu fee program, or 2) the City recognizes the conceptual nature of the DBESP and commits to revising and recirculating the DBESP to the Wildlife Agencies for review and approval once a final mitigation strategy is chosen.
If the City chooses to revise the DBESP to put forth a specific mitigation proposal which the Project proponent is committed to implementing, the document should contain sufficient information for the Wildlife Agencies to consider in their determination of "biologically equivalent or superior" mitigation.

If the proposal is to purchase credits at a mitigation bank or in-lieu fee program, the proposal should include the following details:

1. Name and location of an agency-approved mitigation bank or in-lieu fee program inside the MSHCP Plan boundary (i.e., the San Luis Rey River ILFP in San Diego County, and the Soquel Mitigation Bank in San Bernardino County, are not acceptable as mitigation for impacts to MSHCP resources).

2. The number and types of habitat credits which the project needs to purchase as mitigation (confirm this with the California Department of Fish and Wildlife (CDFW) and the Service prior to submitting the revised DBESP). The project should seek to purchase "establishment" or "re-establishment" credits. If the project proposes to purchase "rehabilitation", "enhancement", or "preservation" credits, higher mitigation ratios will become necessary.

3. The number of each type of credits needed that is currently available at the proposed mitigation bank or in-lieu fee program.

4. The bank or in-lieu fee program's acceptability to each of the resource agencies involved in approving mitigation for the Camelia Residential Project's impacts to riparian/riverine resources (CDFW, USFWS, USACE, and RWQCB).

If credits at a biologically appropriate mitigation bank or in-lieu fee program are currently unavailable in the Santa Margarita River Watershed portion of the MSHCP Plan Area, the project proponent should develop a site-specific mitigation plan on land which the proponent has

acquired, has an option to purchase, or on which the landowner has agreed to a conservation easement which would provide the requisite mitigation for the permanent habitat impacts of the Camelia Residential Project. The proposal should include a habitat restoration/enhancement and management plan identifying an organization experienced in managing conserved land to maintain its habitat value for wildlife, identifying a qualified habitat restoration entity (if restoration or habitat creation is part of the proposal), and detailing how the mitigation will be accomplished, the materials to be used, a proposed implementation schedule, success criteria, remedial actions if success is not achieved on schedule, and the legal mechanism by which the property will be conserved in perpetuity.

The On-site Mitigation Concept Lacks Essential Details

The DBESP briefly mentions the possibility of offsetting the project's unavoidable riparian/riverine impacts by establishing, re-establishing, or enhancing riparian habitat at a 2:1 ratio in the avoided portion of the project parcel, and directs the reader to DBESP Figure 9. While we are open to the concept of the compensatory mitigation taking place on-site, the DBESP lacked numerous details that we would need in order to concur that the mitigation proposal would result in an outcome that meets the MSHCP's requirement of being "biologically equivalent or superior" to avoidance and preservation of 100% of the site's existing riparian/riverine resources. We would need (at a minimum) the following additional information elements:

1. A map overlay contrasting the locations of onsite avoided (but not enhanced or rehabilitated) riparian/riverine resources with those to be created (established), re-established, or enhanced. The map should show the surrounding land uses and indicate the distance between the edge of riparian and riverine habitats and unconserved or unmanaged areas open to human uses, including "open space recreation".
2. A preliminary planting palette (which could be expanded, if needed, when the HMMP is prepared).
3. A table showing the specific quantities of each mitigation type (creation, enhancement, etc.) which would occur for each type of habitat involved (e.g., arroyo willow woodland, mulefat scrub, Riversidean sage scrub, unvegetated streambed, etc.).
4. A map showing the spatial configuration and precise locations of the mitigation types and habitats involved in the table described in Item #3.
5. A description of each type of mitigation activity to be performed, coupled with a description of the habitat to be created or re-established.
6. Description of the legal mechanism by which the project proposes to conserve the mitigation site in perpetuity.
7. Nomination of a qualified habitat management organization as the permanent manager of the conservation site, and a description of how the project proposes to fund the management of the conservation site in perpetuity.

A Conservation Legal Mechanism is Required to Receive MSHCP Credit for "Avoidance"

The DBESP states that the project will avoid 0.118 acres (31%) of the on-site MSHCP riparian/riverine resources. Section 6.1.2 of the MSHCP (the Riparian/Riverine Policy) states that

"avoided" riparian/riverine resources must be conserved permanently with an appropriate legal mechanism (such as a conservation easement, transfer of title to a habitat management organization, etc.) to qualify as "avoided" for purposes of calculating project impacts to the MSHCP resource in question. We request that the revised DBESP include such a mechanism for both the avoided riparian/riverine resources on-site and any additional resources created on-site or on an off-site location under the control of the project.

Conclusion

The Wildlife Agencies understand that the vagueness of the DBESP's mitigation strategy may be motivated by the project proponent's desire to avoid committing to a specific mitigation proposal before obtaining preliminary approval for the concept from the water permitting agencies (U.S. Army Corps of Engineers, and the Regional Water Quality Control Board, or RWQCB) (DBESP pages 33 and 35). This project and others which cannot avoid impacting MSHCP riparian/riverine resources can avoid unnecessary delays caused by the inclusion of vague and unsatisfactory DBESP mitigation proposals by attending the MSHCP Project Pre-Applications Meeting, which is held every other month at city hall in Temecula. This meeting gives the projects the opportunity to have their mitigation proposals vetted informally by all of the relevant agencies (including the Corps and the RWQCB) before having to commit those proposals to paper. We recommend that the City direct this project and similar projects to attend this meeting before preparing a riparian/riverine DBESP – doing so will save the projects time and money, and will facilitate the projects' and the City's compliance with the MSHCP's Riparian/Riverine Policy. Projects should contact Laurie Correa to get on the docket for this meeting.

We appreciate the opportunity to provide comments on this DBESP and request that the DBESP be revised to address our concerns prior to adoption of the MND. If you have any questions or comments regarding this letter, or to schedule a discussion of mitigation options, please contact James Thiede of the Service at 760-322-2070, extension 419, or Heather Pert of the Department at 858-395-9692.

Sincerely,

Heather A. Pert
for

for
Kennon A. Corey
Assistant Field Supervisor
U.S. Fish and Wildlife Service

Leslie MacNair
Regional Manager
Inland Deserts Region
CA Department of Fish and Wildlife

c:
Charles Landry, Regional Conservation Authority
Jeff Brandt, California Department of Fish and Wildlife
James Mace, U.S. Army Corps of Engineers
Darrin Bradford, Regional Water Quality Control Board, San Diego

Comment Letter D – Department of Fish and Wildlife

D-1 This section is the project description and general statements.

Comment acknowledged.

D-2 The comment indicates that the IS/MND fails to fully evaluate local and regional importance of the paniculate tarplant individuals.

Based on the Biological Constraints Analysis (BCA) prepared by ESA PCR on May 25, 2016 and the Determination of Biologically Equivalent or Superior Preservation (DBESP) prepared by ESA PCR in October 2016 included in Appendix 4 of the project IS/MND, the project site is not within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Area Plant Species overlay or Narrow Endemic Plant Species Survey Area overlay. Therefore, no plant surveys were required pursuant to the MSHCP. However, given the potential for sensitive plants not addressed by the MSHCP to occur on the site due to the presence of suitable habitats, as well as the identification of mapped occurrences of sensitive plants within proximity to the site per the California Natural Diversity Data Base (CNDDB), it was recommended by ESA PCR that sensitive plant surveys be conducted. Therefore, the City has conducted a thorough assessment of the tarplant population with reference to the CNPS criteria. The findings in the MND and in this response are based upon that assessment.

Based on the findings of the plant surveys, as noted, it was determined that paniculate tarplant, a California Rare Plant Rank (CRPR) List 4 species occurs on the site. As described in Section 6.1.1 of the project BCA regarding the paniculate tarplant, "This species is a CNPS List 4.2. List 4 species are classified as 'Plants of limited distribution – a watch list', and a threat rank of 4.2 is classified as 'Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat).' However, because this species is a CNPS List 4.2, which is a 'watch list' species and no official protection is provided under this ranking, it is not considered special-status." The CDFW quarterly publication of the Natural Diversity Database dated January 2017 further indicates regarding CRPR list 4 plant species that, "The plants in this category are of limited distribution or infrequent throughout a broader area in California, and their vulnerability or susceptibility to threat appears low at this time. While we cannot call these plants "rare" from a statewide perspective, they are uncommon enough that their status should be monitored regularly. Should the degree of endangerment or rarity of a Rank 4 plant change, we will transfer it to a more appropriate rank or delete it from consideration."

Given that the specific quantities and locations of paniculate tarplant were identified on the project site, the species is found throughout Riverside County pursuant to CNDDB, the plant has not been transferred to a CRPR rank that would reflect a higher degree of endangerment, and no official protections are therefore required under the CRPR List 4 ranking, the plant is not considered special-status and no further conservation measures or evaluations of significance are required under CEQA.

D-3 The comment recommends that the burrowing owl mitigation measure (MM BIO-1) be revised to require consultation with the Department for any relocation of burrowing owls, that a Burrowing Owl Exclusion Plan be prepared and approved by the County of Riverside Environmental Programs Departments (EPD) and CDFW, and that a conservation strategy be employed if owls are found to be present onsite in cooperation with the U.S.

Fish & Wildlife Service, CDFW, and the County of Riverside Regional Conservation Authority (RCA) (collectively, the "resource agencies"). The comment also recommends that the timing/implementation of MM BIO-1 occur prior to issuance of a grading permit.

Since EPD generally assumes the role of lead administrator of burrowing owl protocols within the MSHCP plan area when an owl is found to be present on a site, working in conjunction with CDFW and other appropriate resource agencies, and because any such relocation plans are required by the MM BIO-1 to be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP, the City believes it is adequate for EPD to remain as the lead resource agency with regard to the approval Burrowing Owl Exclusion Plan in order to minimize unnecessary delays from approvals by multiple resource agencies. MM BIO-1 as written allows for passive relocation by a burrowing owl biologist or active relocation of owls in consultation with EPD, who in turn coordinates with the appropriate resource agencies as deemed necessary. Furthermore, the recommended edits to the timing requirement that MM BIO-1 be implemented prior to issuance of a grading permit, rather than, or in addition to, implementation prior to vegetation removal or ground disturbing activities as proposed by MM BIO-1 does not appear to provide any additional substantive protections to burrowing owls if found to be present on the site. Therefore, given that MM BIO-1 is written in compliance with the protocols set forth by the MSHCP, provides for passive or active relocation based on recommendations by a burrowing owl expert in coordination with EPD whom will coordinate with appropriate resource agencies as needed, and is consistent with the intent of the CDFW comments, no changes to MM BIO-1 are warranted.

D-4 The comment indicates that MM BIO-2 does not specify the definition of "protected" nesting birds and that the measure be revised to include all nesting bird species. The comment also recommends that pre-construction surveys be required regardless of the time of year and that those nesting bird surveys be required no more than three (3) days prior to ground disturbing activities.

The intent of MM BIO-2 is to provide compliance with the Migratory Bird Treaty Act (MBTA) which extends protections to all nesting birds. The requirement to conduct nesting bird surveys regardless of the time of year is not required by the MBTA which defers the "nesting bird season" to local experts and agencies. The nesting avian season extending from February 15-August 31 as written in MM BIO-2 is intended to provide a broader season than nesting avian survey requirements that have historically been as short as extending from March 1 to August 1. In acknowledgement of CDFW's concerns, MM-BIO 2 will be revised to extend the period from February 15 to September 15. Although the City understands CDFW's concerns related to shortening the time required to conduct nesting bird surveys prior to the commencement of vegetation clearing/grubbing, shortening that time from fourteen (14) days to three (3) days puts forth significant challenges in mobilizing construction equipment and commencing construction without providing commensurate protections to nesting avian and/or raptor species. In order to address CDFW's concerns regarding the protection of nesting avian species while providing a more reasonable construction commencement schedule, MM BIO-2 will be revised to require that nesting avian surveys be conducted no more than seven (7) days prior to the start of vegetation clearing/grubbing and/or ground disturbance.

D-5: The comment requests that MM BIO-5 be revised to support the fact that any impacts to jurisdictional areas, temporary or permanent, require a CDFW Section 1602 Streambed Alteration Agreement (SAA) and that the SAA permit be required prior to issuance of

construction and/or building permits in addition to issuance of grading permits for the project.

The City issues a grading permit as the first discretionary permit required to commence ground disturbing activities which occurs well before construction permits and building permits are issued. Since grading activities are those that result in the implementation of impacts to jurisdictional areas as opposed to building construction which occurs following completion of grading, the City believes that the requirement for the project to obtain regulatory permits including an SAA is appropriate and adequate to ensure that impacts to jurisdictional areas occur consistent with Clean Water Act (CWA) and CDFW SAA requirements. However, MM BIO-5 will be revised to indicate that any impacts to jurisdictional areas will be required to obtain the appropriate regulatory permits prior to the issuance of grading permits by the City.

D-6 The comment recommends that the City require the project to obtain approval of the project Determination of Biologically Equivalent or Superior Preservation (DBESP) prior to adoption of the project MND and requests that the MND include two additional mitigation measures requiring approval of the project DBESP prior to issuance of a grading permit, as well as implementation of long-term preservation mechanism for avoided Riparian/Riverine Areas in compliance with Section 6.1.2 of the MSHCP.

With regard to the project DBESP, the project will be required to obtain approval of the DBESP by the federal and State Wildlife agencies prior to issuance of a grading permit through a Condition of Approval which is the standard mechanism to ensure compliance with this requirement of the MSHCP. However, the City will include the recommended mitigation measure requiring approval of the DBESP prior to issuance of the grading permit as requested by CDFW.

Section 6.1.2 of the MSHCP states the following with regard to avoidance of resources:

> *For identified and mapped resources not necessary for inclusion in the MSHCP Conservation Area, applicable **mitigation** under CEQA, which may include federal and state regulatory standards related to wetland functions and values shall be imposed by the Permittees. To ensure that these standards are met, Permittees shall ensure that, through the CEQA process, project applicants develop project alternatives demonstrating efforts that first avoid, and then minimize direct and indirect effects to the wetlands mapped pursuant to this section and shall review these alternatives with the Permittee. An avoidance alternative shall be selected, if Feasible. **If an avoidance alternative is selected, measures shall be incorporated into the project design to ensure the long-term Conservation of the areas to be avoided**, and associated functions and values, through the use of deed restrictions, conservation easement, or other appropriate mechanisms.*
>
> ***If an avoidance alternative is not Feasible**, **a practicable alternative that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and associated functions and values to the greatest extent possible shall be selected.** Those **impacts that are unavoidable shall be mitigated** such that the lost functions and values as they relate to Covered Species are replaced as set forth below under the Determination of Biologically Equivalent or Superior Preservation.*

Based on the above section, the concept of an "avoidance alternative" is specific to complete avoidance of wetlands, which if feasible, incorporates measures that ensure the long-term conservation of those avoided areas. If complete avoidance is not feasible, unavoidable impacts will be mitigated as outlined in the project DBESP. Since an avoidance alternative proposing full avoidance of Riparian/Riverine Areas is not feasible for the project, the project will provide compensatory mitigation for unavoidable impacts as part of the project DBESP required for approval by the wildlife agencies pursuant to subsequent Conditions of Approval. Any on-site or off-site compensatory streambed mitigation areas required by the project will be required to have a long-term preservation mechanism subject to approval by all of the resource agencies as documented in Section 8.0, page 47, bullet 3 of the project DBESP. Therefore, implementation and CDFW approval of the DBESP as required for the project provides adequate compliance with Section 6.1.2 of the MSHCP.

D-7 This comment regards landscaping requirements.

Comment acknowledged.

D-8 This comment concludes the letter. No response is necessary.

From: Kenny Mayes
To: Matthew Bassi
Subject: Re: Camelia Townhomes Project (PA No. 16-0070)
Date: Thursday, January 19, 2017 2:39:40 PM

Hi Matt
My address is:
32655 Mayes Ln
Wildomar CA 92595

On Thu, Jan 19, 2017 at 2:15 PM, Matthew Bassi <mbassi@cityofwildomar.org> wrote:

> P.S. That's the fastest comments we've received on an mnd.
>
> Matthew Bassi
> Planning Director
> City of Wildomar
>
> Sent from my iPhone
>
> On Jan 19, 2017, at 2:04 PM, Kenny Mayes <kennymayes53@gmail.com> wrote:
>
> Good Afternoon Matt
>
> 1-1 My concerns about this project are: in bold with quotes from the document in italics.
>
> Page 99
> 1. The City's current parkland inventory includes four neighborhood parks with a combined acreage of 14.27 acres. The existing parks are Regency Heritage Park (3.26 acres), Marna O'Brien Park (8.94 acres), Windsong Park (2.07 acres), and Grove Park (1.8 acres). All four parks are located in existing residential neighborhoods west and east of Interstate 15.
>
> 1-2 **The current status of Regency Heritage Park needs to be reduced by 0.9 acre as 38,872.26 sq.ft is designated Open Channel A per the Lakeland Village Master Drainage Plan.**
> **Also Grove Park has not been built nor accepted into the Wildomar City Park System by any Ordinance or Resolution passed by the city council. If an unbuilt park can be counted then why is not the 27 acres bordering Reagan Elementary School which was accepted by the city council not counted in these totals.**
>
> 2. The required amount of parkland to be dedicated by the proposed project would be 4.5 acres. The proposed project as currently designed would not provide any acreage for public parkland. The project applicant would therefore be required to
> 1-3 pay in lieu fees.
>
> **Will this developer be given any credits for the development of a private bocce ball court, basketball court, tot lot, dog park, pool, and picnic tables.**

1-4 3. How is the Statement under **Mitigation Measure:** *None required* true when *"The project applicant would therefore be required to pay in lieu fees."* is this not a mitigation measure.

1-5 Page 101 4. Under section **16. Transportation/Traffic**
With the Palomar - Jefferson connection road only having a right-of-way of 128 ft what happens if the Highway 395 recommendation of 6 lanes comes into play.

Kenny Mayes

Comment Letter 1 – Kenny Mayes

1-1 This is the introduction to the comment letter. No response is required.

1-2 The commenter states that the current status of Regency Heritage Park needs to be reduced by 0.9 acre as 38,872.26 sq. ft. is designated Open Channel A per the Lakeland Village Master Drainage Plan. Also Grove park has not been built nor accepted in to the Wildomar City Park System by any Ordinance or Resolution passed by the city council.

In accordance with this comment, minor revisions to the MND are shown in Section 3.0 Revisions to the IS/MND to reflect the correction. The revisions do not affect the analysis or finding of less than significant impacts to public parks.

1-3 The commenter questions if the developer will be given any credits for the development of a private bocce ball court, basketball court, toy lot, dog park, pool, and picnic tables.

As stated in Section 15, page 99 of the MND, the proposed project would not provide any acreage for public parkland. Therefore, no "credits" are given for the proposed private recreational amenities and the project applicant would be required to pay in lieu fees for parks.

1-4 The commenter questions how the statement under, "Mitigation Measure: None required" is true when "The project applicant would therefore be required to pay in lieu fees."

Pages 99-100 of the MND explain that payment of the in-lieu fees in Section 16.20.020 from the City of Wildomar Municipal Code will help the City towards the acquisition and development of a new park. In addition, the City requires the payment of a Parkland Improvement fee to fund improvements to parkland acquired through Quimby Act dedications or in lieu fees. Payment of fees that are required by existing codes or regulations are typically not considered mitigation measures under CEQA. Rather, mitigation measures consist of any additional actions that may be required to lessen or avoid an identified significant impact. Therefore, in the case of park impacts, the fees are a requirement that will be included in the project's conditions of approval, but are not identified as mitigation measures.

1-5 The commenter questions that with the Palomar, Jefferson connection road only having a right-of-way of 128 ft; what happens if the Highway 395 recommendation of 6 lanes comes into play.

The proposed Palomar – Jefferson connection road is consistent with the General Plan. Furthermore, the project will not affect the Highway 395 recommendation.

Monty Goddard
March 3, 2017 10:30 AM
22542 Gierson Ave,
Wildomar CA 92595

2-1

Good morning Mat.

I have perused the subject document. I have a comment pertaining to the statement (which I underlined) included in the narrative addressing this projects potential impact on police protection services. This narrative is found on pages 96 and 97 of the subject document:

14. Public Services
DISCUSSION
b) Less Than Significant Impact. *Police protection services are provided in the city by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 9.9 miles northwest of the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol, with additional support from local Riverside County Sheriff's Department personnel. For the purpose of establishing acceptable levels of service, the Riverside County Sheriff's Department maintains a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (City of Wildomar 2008). Although the proposed project would introduce a new land use to the site (i.e., residential), as discussed in Issue a) in subsection 13, Population and Housing, the project will not induce substantial population growth and therefore would not be expected to substantially increase the demand for police protection services. Furthermore, the project is not expected to result in activities that create unusual police protection needs. Regardless, as a standard condition of approval for the project, the project applicant would be required to pay the*

2-2

standard development impact fees, which include a fee for police service impacts, pursuant to Wildomar Municipal Code Section 3.44.080. The City also requires new development to annex into CFD 2013-1, which includes a special tax to fund police and fire services to new development. Therefore, this impact would be less than significant.

The inclusion of the Sheriff's Department staffing recommendation statement, without clarifying that Wildomar for the last several years has had only 0.4 sworn law enforcement personnel for every 1,000 residents, is very misleading. To my knowledge, Wildomar has never exceeded 0.7 sworn law enforcement personnel for every 1,000 residents.

Planning documents, in my opinion, should portray the facts on the ground. This section does not. While I concur with "Less Than Significant Impact" determination, the supporting narrative should clearly explain this project will not significantly impact Wildomar's current sub-optimum police protection services.

You might also want to clarify the other misleading statement related to traffic enforcement. Truth is, the CHP does traffic enforcement on State highways and all public streets in the unincorporated areas of Riverside County, while traffic enforcement on Wildomar's municipal streets is the responsibility of Wildomar's already overloaded "police protection services".

VR, Monty

Comment Letter 2 – Monty Goddard

2-1 This is the introduction to the comment letter. No response is required.

2-2 The commenter states that the following sentence from the MND analysis needs to be revised: "For the purpose of establishing acceptable levels of service, the Riverside County Sheriff's Department maintains a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (City of Wildomar 2008)." The commenter states that Wildomar for the last several years has had only 0.4 sworn law enforcement for every 1,000 residents.

The City acknowledges the commenters concerns. However, while level of service and response times are important considerations in the deliberation of project approval or denial, the CEQA process is focuses on physical impacts to the environment.

The CEQA impact question this analysis refers to is, "Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, *the construction of which would cause significant environmental impact*, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?"

The impact analysis uses the referenced standards to help identify if new law enforcement facilities would need to be built as a result of the project and if construction of such facilities would result in significant impacts to the environment. As detailed on page 97 of the MND, the project will not induce substantial population growth and therefore would not be expected to substantially increase the demand for police protection services. Furthermore, the project is not expected to result in activities that create unusual police protection needs. Regardless, as a standard condition of approval for the project, the project applicant would be required to pay the standard development impact fees, which include a fee for police service impacts, pursuant to Wildomar Municipal Code Section 3.44.080. The City also requires new development to annex into CFD 2013-1, which includes a special tax to fund police and fire services to new development. Therefore, this impact would be less than significant.

3.0 REVISIONS TO THE IS/MND

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3.1 INTRODUCTION

This section includes minor edits to the IS/MND. These modifications resulted from responses to comments received during the public review period as well as from staff-initiated changes.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis. Changes are provided in revision marks (underline for new text and ~~strikeout~~ for deleted text).

3.2 MINOR CHANGES AND EDITS TO THE IS/MND

The following minor changes are made to clarify the IS/MND based on comments received on the project and review of those comments by the City and by the technical experts responsible for the supporting studies.

BIOLOGICAL RESOURCES

Mitigation measure BIO-2 on page 45-46 of the IS/MND has been amended as follows:

BIO-2 Potential Direct/Indirect Impacts to Protected Avian Species. Vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities that may directly (e.g., grading) or indirectly (e.g., noise) affect protected nesting avian species shall be timed to avoid the typical avian nesting season (February 15 to September 15 ~~August 31~~ for songbirds; January 15 to August 31 for raptors). If such activities are scheduled to occur during the nesting season, a qualified biologist shall conduct a preconstruction survey for nesting raptors and other protected avian species within 500 feet of proposed disturbance activities. The preconstruction survey shall be conducted no more than 7 ~~14~~ days prior to the start of vegetation clearing/grubbing. As determined necessary by the biologist, surveys for nesting birds may be required to continue during grading/construction to address the potential for new arrivals and unique species' breeding seasons. The necessity and timing of these continued surveys shall be determined by the biologist in coordination with the project applicant, the City, the CDFW, and the USFWS, as needed.

If raptors or other protected avian nests are identified during the above surveys, the qualified biologist shall notify the project applicant, the City, the CDFW, and the USFWS, and an appropriate no-disturbance buffer shall be imposed (to be determined by the biologist) within which no vegetation clearing/grubbing, ground disturbance, and construction activities shall take place (generally 500 feet in all directions for raptors; other avian species may have species-specific requirements) until the young have fledged and are no longer reliant upon the nest or parental care for survival, as determined by the biologist.

Timing/Implementation: *Fourteen days prior to any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning Department*

Mitigation measure BIO-5 on page 47-48 of the IS/MND has been amended as follows:

BIO-5 Direct Impacts to Jurisdictional Areas. Any impacts to jurisdictional areas will be required to obtain the appropriate regulatory permits prior to the issuance of grading permits by the City.

Impacts to federal jurisdictional features shall require a CWA Section 404 Nationwide Permit from the USACE and a CWA Section 401 Water Quality Certification from the RWQCB. Impacts to state jurisdictional features shall require a Streambed Alteration Agreement from the CDFW. Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:

1. On-site or off-site creation, restoration and/or enhancement of USACE/RWQCB jurisdictional "waters of the U.S." at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program.

2. On-site or off-site creation, restoration, and/or enhancement of CDFW jurisdictional streambed at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program.

   Purchase of any mitigation credits through an agency-approved mitigation bank or in-lieu fee program must occur prior to any impacts to jurisdictional drainages. Any mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the creation, restoration, and/or enhancement of similar streambed habitat pursuant to a resource agency-approved Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to jurisdictional features, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring of mitigation areas. The goal of the mitigation shall be to create, restore, and/or enhance similar habitat with equal or greater function and value than the impacted habitat.

3. Prior to issuance of any grading permit, the project applicant shall provide to the City written correspondence from the United State Fish and Wildlife Service and California Department of Fish and Wildlife stating the Determination of Biologically Equivalent or Superior Preservation (DBESP) has been approved.

4. Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine area shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in perpetuity.

Timing/Implementation: *Prior to/during any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning Department*

CULTURAL RESOURCES

Mitigation measure CUL-1 on page 51 of the IS/MND has been amended as follows:

CUL-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). Tribe(s) may assign individuals to monitor all grading, excavation and groundbreaking activities as well per CUL-3 below, and the Tribal monitor(s) shall be allowed on site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the ~~appropriate~~ Tribe(s) are satisfied that construction will not disturb cultural resources.

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

Mitigation measure CUL-2 on page 51 of the IS/MND has been amended as follows:

CUL-2 Prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Tribe(s) that intend to assign Tribal monitor(s) pursuant to CUL-1. The archaeologist and the Tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.

Timing/Implementation: *Prior to any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

Mitigation measure CUL-3 on page 51 of the IS/MND has been amended as follows:

CUL-3 Prior to the issuance of any grading permit, the project applicant shall contact the Tribe(s) with notification of the proposed grading and shall enter into ~~a~~ individual Tribal Cultural Resources Treatment and Monitoring Agreements with each Tribe that determines its tribal cultural resources may be present on the site. The agreement(s) shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for the Tribal monitors; treatment and final disposition of any tribal cultural resources, including but not limited to sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement(s) shall not conflict with any of these mitigation measures or with State law. A copy of the signed agreement(s) shall be provided to the Planning Director and Building Official prior to issuance of the first grading permit.

Timing/Implementation: *Prior to any ground-disturbing activity*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

Mitigation measure CUL-4 on page 51-52 of the IS/MND has been amended as follows:

CUL-4 If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, interpretation of the resources identified, a determination of whether the resources are historical resources, unique or non-unique archeological resources and/or tribal cultural resources, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, but not tribal cultural resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. If the qualified archeologist determines the cultural resources to be tribal cultural resources, mitigation shall be consistent with the Tribal Cultural Resources Treatment and Monitoring Agreement required by mitigation measure **CUL 3** and Public Resources Code Section 21084.3. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources, and all significant cultural resources shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a Riverside County curation facility that meets the standards set forth in 36 CFR Part 79 for federal repositories.

~~If the project applicant, project archaeologist, and Tribe cannot agree on the significance of, avoidance of, or mitigation for such resources, then the project applicant and the Tribe shall agree on an independent qualified archeologist who shall make the determination based on the information submitted by the Tribe, the religious beliefs, customs, and practices of the Tribe, and the provisions of the California Environmental Quality Act regarding tribal cultural resources. The decision of the independent qualified archeologist may be challenged by the City, project applicant or the Tribe through any appropriate legal means including, but not limited to, a temporary restraining order or preliminary injunction.~~

Timing/Implementation: *During grading or construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

PUBLIC SERVICES

The following text on page 99 of the IS/MND has been amended as follows:

~~The City's current parkland inventory includes four neighborhood parks with a combined acreage of 14.27 acres. The existing parks are Regency Heritage Park (3.26 acres), Marna O'Brien Park (8.94 acres), Windsong Park (2.07 acres), and Grove Park (1.8 acres). All four parks are located in existing residential neighborhoods west and east of Interstate 15.~~

The City of Wildomar owns and manages the following three public parks with a combined acreage of 44.12 acres: Marna O'Brien Park, Regency Heritage Park, Windsong Park, and Ronald Reagan Park.

CAMELIA TOWNHOUSE PROJECT (16-0070)
MITIGATION MONITORING AND REPORTING PROGRAM

1. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Camelia Townhouse Project (16-0070) (SCH #2017011041). This MMRP has been prepared pursuant to California Public Resources Code Section 21081.6, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." An MMRP is required for the proposed project because the Initial Study/Mitigated Negative Declaration (IS/MND) has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

2. MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Wildomar will be responsible for monitoring compliance with all mitigation measures. Different City departments are responsible for various aspects of the project. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below.

- **Mitigation Measure:** The mitigation measures are taken from the Initial Study/Mitigated Negative Declaration, in the same order they appear in the IS/MND.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the City department with responsibility for mitigation monitoring.
- **Verification (Date and Initials):** Provides the initials of the contact who reviewed the mitigation measure and the date the measure was determined complete.

Because the project is of statewide, regional, or area-wide importance, any transportation information generated by this monitoring or reporting program will be submitted to the California Department of Transportation (Caltrans).

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
Biological Resources			
BIO-1 **Potential Direct/Indirect Impacts to Burrowing Owl.** Due to the presence of potentially suitable habitat on the project site and in adjacent off-site areas, a 30-day preconstruction survey for burrowing owl is required pursuant to the MSHCP. If burrowing owls are determined present during the 30-day pre-construction survey, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the Staff Report on Burrowing Owl Mitigation published by Department of Fish and Wildlife (CDFW, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by the County of Riverside Environmental Programs Department (EPD), in coordination with the CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation and the MSHCP. In accordance with the MSHCP, take of active nests will be avoided. Passive relocation (i.e., the scoping of the burrows by a burrowing owl biologist and collapsing burrows free of young) will occur when owls are present outside the nesting season. The EPD may require translocation sites for the burrowing owl to be created in the MSHCP reserve for the establishment of new colonies pursuant to MSHCP objectives for the species. Translocation sites, if required, will be identified in consultation with EPD and/or CDFW taking into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	
BIO-2 **Potential Direct/Indirect Impacts to Protected Avian Species.**	Fourteen days prior to any vegetation	City of Wildomar	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	Vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities that may directly (e.g., grading) or indirectly (e.g., noise) affect protected nesting avian species shall be timed to avoid the typical avian nesting season (February 15 to September 15 for songbirds; January 15 to August 31 for raptors). If such activities are scheduled to occur during the nesting season, a qualified biologist shall conduct a preconstruction survey for nesting raptors and other protected avian species within 500 feet of proposed disturbance activities. The preconstruction survey shall be conducted no more than 7 days prior to the start of vegetation clearing/grubbing. As determined necessary by the biologist, surveys for nesting birds may be required to continue during grading/construction to address the potential for new arrivals and unique species' breeding seasons. The necessity and timing of these continued surveys shall be determined by the biologist in coordination with the project applicant, the City, the CDFW, and the USFWS, as needed. If raptors or other protected avian nests are identified during the above surveys, the qualified biologist shall notify the project applicant, the City, the CDFW, and the USFWS, and an appropriate no-disturbance buffer shall be imposed (to be determined by the biologist) within which no vegetation clearing/grubbing, ground disturbance, and construction activities shall take place (generally 500 feet in all directions for raptors; other avian species may have species-specific requirements) until the young have fledged and are no longer reliant upon the nest or parental care for survival, as determined by the biologist.	removal or ground-disturbing activities	Planning Department	
BIO-3	**Potential Indirect Impacts to Special-Status Species.** The following construction-related best management practices (BMPs) shall be implemented during vegetation clearing/grubbing, ground disturbance (e.g., grading, earth moving, excavation, use of heavy equipment), and construction activities to avoid impacts to potentially occurring special-status wildlife species:	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	• Prior to vegetation clearing/grubbing, a biological monitor shall conduct a pre-construction meeting with the construction crew to identify appropriate access route(s) in and out of the construction area and review of project boundaries. • Prior to vegetation clearing/grubbing, a biological monitor shall inspect the limits of protective fencing along the work limits adjacent to on/off-site habitats to remain. • Following construction, a qualified biologist shall ensure temporarily disturbed vegetated areas are returned to pre-project contours using a local native plant hydroseed mix.			
BIO-4	**Potential Indirect Impacts to Sensitive Habitats from Invasive Plants and Night Lighting.** The following measures shall be implemented to reduce the introduction and spread of non-native, invasive species into the riparian habitats that are intended to be preserved on-site: • Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds, before mobilizing to arrive at the construction site and before leaving the construction site. • All non-native, invasive plant species shall be removed from disturbed areas prior to replanting. • Any landscaping or replanting required for the project shall not use species listed as noxious by the California Department of Food and Agriculture (CDFA). • Disturbed soil adjacent to the on-site riparian habitats to be avoided shall be landscaped with a CDFA-recommended seed mix or local native plants/erosion-control seed mix, per the recommendations of a qualified biologist, to preclude invasion of these riparian areas by noxious weeds. • The following measures shall be implemented to reduce the potential for night-lighting impacts to nocturnal species that may use the riparian habitats that are intended to be preserved on the site:	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
– During construction activities, artificial lighting shall be limited at the urban interface. – Outdoor lighting associated with new development shall be low intensity, focused, and directional to preclude night illumination of the adjacent riparian areas.			
BIO-5 **Direct Impacts to Jurisdictional Areas.** **BIO-5 Direct Impacts to Jurisdictional Areas.** Any impacts to jurisdictional areas will be required to obtain the appropriate regulatory permits prior to the issuance of grading permits by the City. Impacts to federal jurisdictional features shall require a CWA Section 404 Nationwide Permit from the USACE and a CWA Section 401 Water Quality Certification from the RWQCB. Impacts to state jurisdictional features shall require a Streambed Alteration Agreement from the CDFW. Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies: 1. On-site or off-site creation, restoration and/or enhancement of USACE/RWQCB jurisdictional "waters of the U.S." at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. 2. On-site or off-site creation, restoration, and/or enhancement of CDFW jurisdictional streambed at a ratio no less than 2:1 for permanent impacts for compensatory streambed mitigation within the Santa Margarita Watershed or 3:1 for mitigation within an adjacent watershed, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. Purchase of any mitigation credits through an agency-approved mitigation bank or in-lieu fee program must occur prior to any impacts to jurisdictional drainages. Any mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the creation, restoration, and/or enhancement of similar streambed habitat pursuant to a resource agency-approved Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to jurisdictional features, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring of mitigation areas. The goal of the mitigation shall be to create, restore, and/or enhance similar habitat with equal or greater function and value than the impacted habitat. 3. Prior to issuance of any grading permit, the project applicant shall provide to the City written correspondence from the United State Fish and Wildlife Service and California Department of Fish and Wildlife stating the Determination of Biologically Equivalent or Superior Preservation (DBESP) has been approved. 4. Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity via the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine area shall be conserved prior to issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions and values in perpetuity.			
Cultural Resources			
CUL-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in	During any ground-disturbing construction activities	City of Wildomar Building and	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). Tribe(s) may assign individuals to monitor all grading, excavation and groundbreaking activities as well per CUL-3 below, and the Tribal monitor(s) shall be allowed on site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the Tribe(s) are satisfied that construction will not disturb cultural resources.		Planning Departments	
CUL-2	Prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Tribe(s) that intend to assign Tribal monitor(s) pursuant to CUL-1. The archaeologist and the Tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.	Prior to any ground-disturbing construction activities	City of Wildomar Building and Planning Departments	
CUL-3	Prior to the issuance of any grading permit, the project applicant shall contact the Tribe(s) with notification of the proposed grading and shall enter into individual Tribal Cultural Resources Treatment and Monitoring Agreements with each Tribe that determines its tribal cultural resources may be present on the site. The agreement(s) shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for the Tribal monitors; treatment and final disposition of any tribal cultural resources, including but not limited to sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement(s) shall not conflict with any of these	During any ground-disturbing activity	City of Wildomar Building and Planning Departments	

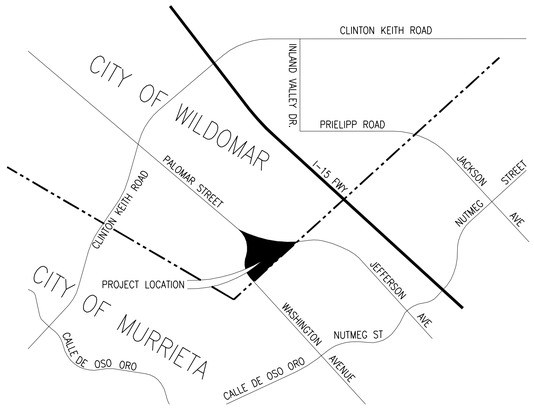
	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	mitigation measures or with State law. A copy of the signed agreement(s) shall be provided to the Planning Director and Building Official prior to issuance of the first grading permit.			
CUL-4	If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, interpretation of the resources identified, a determination of whether the resources are historical resources, unique or non-unique archeological resources and/or tribal cultural resources, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, but not tribal cultural resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. If the qualified archeologist determines the cultural resources to be tribal cultural resources, mitigation shall be consistent with the Tribal Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-3 and Public Resources Code Section 21084.3. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources, and all significant cultural resources shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a Riverside County curation facility that meets the standards set forth in 36 CFR Part 79 for federal repositories.	During grading or construction activities	City of Wildomar Building and Planning Departments	
CUL-5	Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils	During any ground-disturbing construction activities	City of Wildomar Engineering and	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.		Planning Departments	
CUL-6	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within twenty-four (24) hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 and the Agreement required under CUL-2.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
Geology and Soils			
GEO-1 No structures for human occupancy, as defined in Section 15.76.020 of the Wildomar Municipal Code, shall be constructed over the identified fault zones (See Appendix 6 and Figure 12) labeled as a "Limited Use Zone" (With Recommended Setback) that has been delineated within the western and eastern portions of the project site. The boundary of the Limited Use Zone shall be shown on all construction drawings for the project.	As a condition of project approval	City of Wildomar Planning and Public Works Departments	
GEO-2 Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Noise			
NOI-1 Construction Noise Impacts. The following shall apply during the construction phase of the project: 1. Operation of "large construction equipment" shall be limited to the hours of 8:00 a.m.–4:30 p.m., and shall not be operated on Sundays. As used here, "large construction equipment" means	During all project site construction	City of Wildomar Planning and Public Works Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
any track-type bulldozer, grader or scraper larger than a D-8 Caterpillar bulldozer, concrete mixer, haul truck, or similar heavy equipment. 2. Large construction equipment shall not operate within 90 feet of adjacent Murrieta receiver locations R4 and R5, as shown in Exhibit 8-A of Appendix 9, at any time. 3. Notice shall be given to adjacent property owners seven calendar days prior to the commencement of construction activity. 4. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the project site. 5. Equipment staging and maintenance shall be located in areas that will create the greatest distance between construction-related noise sources and adjacent residences. 6. The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck related noise. 7. The contractor shall ensure that all construction equipment, fixed or mobile, is equipped with properly operating and maintained mufflers, consistent with manufacturers' standards.			
NOI-2 Exterior Noise Levels. The project shall incorporate 5-foot-high noise barriers for first-floor patio areas for Building 19 as shown on Exhibit ES-A of the Camelia Townhomes Noise Impact Analysis (Urban Crossroads 2016).	Plan check and construction	City of Wildomar Planning Department	

CITY OF WILDOMAR
CONDOMINIUM TRACT MAP NO. 37156
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP:
NOT TO SCALE

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☒ BY THE CITY COUNCIL

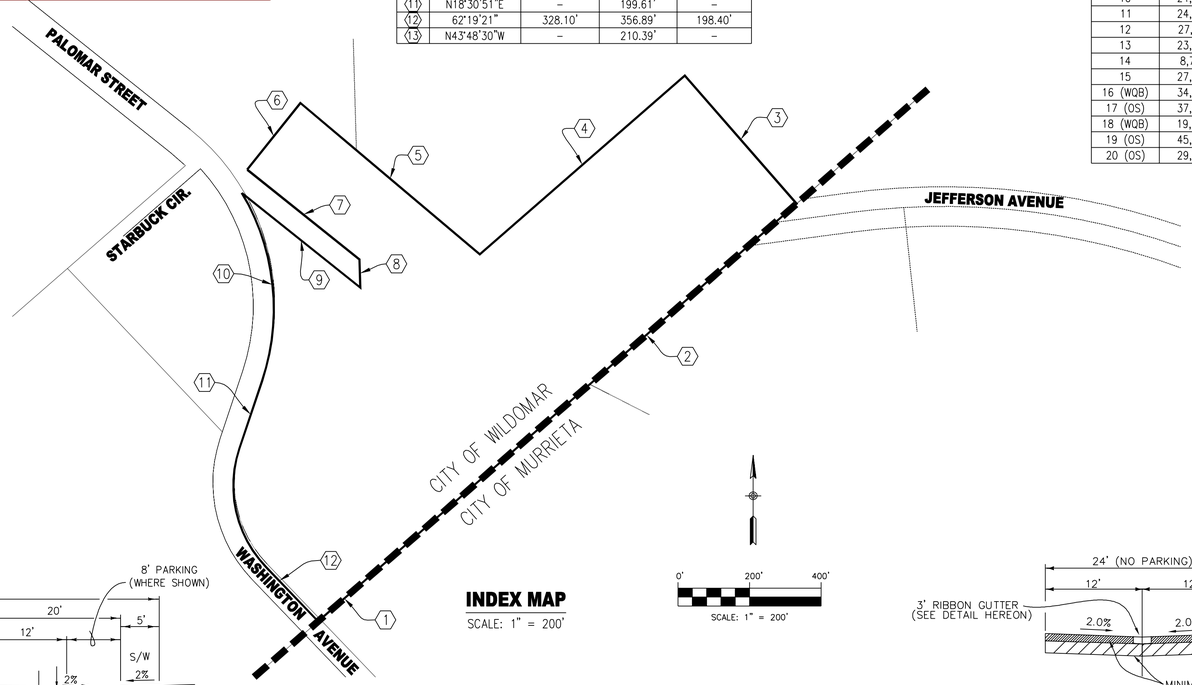
FOR THE CITY OF WILDOMAR ON 08 / 09/2017
APPLICATION NOS. TTM 37156 / PLOT PLAN 16-0070
PLANNER MB
SIGNATURE Matthew Bassi

PROPERTY BOUNDARY DATA TABLE

No.	DELTA/BEARING	RADIUS	LENGTH	TANGENT
1	N48°52'54"E	–	167.15'	–
2	N48°53'06"E	–	1412.98'	–
3	N41°05'01"W	–	475.68'	–
4	N48°53'07"E	–	760.60'	–
5	N49°48'40"W	–	472.07'	–
6	N38°36'32"E	–	238.64'	–
7	N51°22'12"W	–	401.94'	–
8	N01°37'48"W	–	78.63'	–
9	N51°22'12"W	–	423.90'	–
10	49°19'38"	633.20'	545.14'	290.75'
11	N18°30'51"E	–	199.61'	–
12	62°19'21"	328.10'	356.89'	198.40'
13	N43°48'30"W	–	210.39'	–

LOT AREA TABLE

LOT NO.	AREA (S.F.)
1	28,768
2	29,367
3	28,968
4	30,798
5	40,717
6	107,966
7	27,398
8	26,935
9	31,378
10	24,185
11	24,900
12	27,161
13	23,866
14	8,730
15	27,188
16 (WQB)	34,375
17 (OS)	37,897
18 (WQB)	19,370
19 (OS)	45,715
20 (OS)	29,397



INDEX MAP
SCALE: 1" = 200'

SCALE: 1" = 200'

ALLEY SECTION (PRIVATE)
N.T.S.

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

PARCEL 1:

THAT PORTION OF BLOCK "M" OF GRAHAM, COLLIER AND HELD'S SUBDIVISION OF BLOCKS "K", "L", AND "M" IN ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, AT PAGE 174, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF PALOMAR STREET AS SHOWN ON SAID MAP AND TOGETHER WITH THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 0° 51' 48" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 7, A DISTANCE OF 284.78 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 0° 51' 48" WEST A DISTANCE OF 284.78 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1079.63 FEET;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 49° 39' 35" WEST A DISTANCE OF 760.60 FEET TO A POINT THAT BEARS SOUTH 49° 02' 13" EAST, A DISTANCE OF 472.07 FEET FROM SAID POINT "A";

THENCE NORTH 49° 02' 13" WEST A DISTANCE OF 472.07 FEET TO SAID POINT "A";

THENCE CONTINUING NORTH 49° 02' 13" WEST A DISTANCE OF 184.06 FEET;

THENCE SOUTH 39° 22' 59" WEST A DISTANCE OF 288.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 60 FOOT WIDE STRIP OF LAND CONVEYED TO RIVERSIDE COUNTY IN A DEED RECORDED MARCH 18, 1915 IN BOOK 406 OF DEEDS, AT PAGE 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY AND NORTHEASTERLY LINES, RESPECTIVELY, OF SAID STRIP OF LAND, THROUGH THE VARIOUS COURSES AND DISTANCE THEREIN TO THE EASTERLY BOUNDARY LINE OF SAID BLOCK "M" OF SAID SUBDIVISION, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO;

THENCE NORTH 49° 39' 21" EAST, ALONG SAID LINE, A DISTANCE OF 167.10 FEET TO AN ANGLE POINT IN SAID LINE WHICH AS SHOWN AS "STA 13" ON SAID MAP;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 1608.14 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE AT A RIGHT ANGLE TO SAID RANCHO LINE, NORTH 40° 20' 27" WEST A DISTANCE OF 475.68 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST ALONG THE NORTHERN LINE OF SAID SECTION 7 A DISTANCE OF 1079.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET;

THENCE SOUTH 40° 20' 27" EAST A DISTANCE OF 475.68 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 759.78 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 7;

THENCE SOUTH 89° 08' 28" WEST ALONG SAID NORTH LINE A DISTANCE OF 748.11 FEET TO THE TRUE POINT OF BEGINNING.

APN: 380-220-003-0

ASSESSORS PARCEL NUMBER

380-220-003

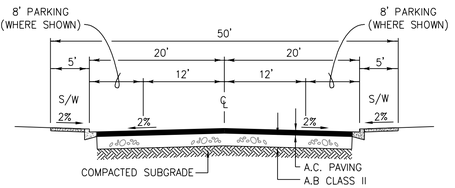
APPLICATION/DEVELOPER

CAMELIA COMMUNITIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675

PROJECT INFORMATION

THOMAS BROS MAP: PAGE 927 GRID: F3/G3
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R-R (RURAL RESIDENTIAL)
GENERAL PLAN DESIGNATION: MHDR - (5-8 DU/AC.)

GROSS ACREAGE: 25.9 ACRES
NET ACREAGE: 16.50 ACRES
TOTAL UNITS: 163 UNITS
TOTAL GROSS DENSITY: 6.3 DU/ACRE



PRIVATE STREET (STREETS A, B, & C)
N.T.S

UTILITY PURVEYORS:

SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
CABLE TV:	TIME WARNER CABLE
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

GENERAL NOTES:

1) ALL SLOPES ARE TO BE 2:1 UNLESS INDICATED OTHERWISE.
2) THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
3) THIS PROJECT INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4) THIS PROJECT HAS POTENTIAL FOR MODERATE TO VERY LOW LIQUEFACTION.
5) THIS PROJECT IS SUSCEPTIBLE TO SUBSIDENCE.
6) THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
7) FEMA MAP NO.: 0605C2705G
ZONE DESIGNATION: ZONE X
8) THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
9) ALL WALKS ARE A MINIMUM OF 5' WIDE.
10) EACH HOME SHALL HAVE INDIVIDUAL TRASH BINS THAT WILL BE STORED IN THE GARAGE (SEE FLOOR PLANS).
11) COMMUNITY ENTRANCES SHALL BE GATED WITH KNOX BOX RAPID ENTRY SYSTEM.

PARKING COMPUTATION

SEE PARKING EXHIBIT

EASEMENT NOTES:

EXISTING EASEMENTS

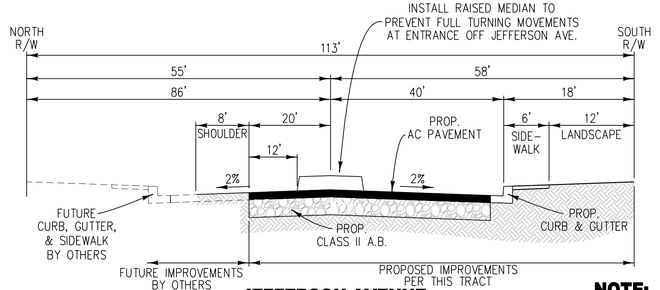
1. A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 8/17/1976, PER INSTRUMENT NO. 121838 OFFICIAL RECORDS. TO BE VACATED.
2. A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 5/14/1973, PER INSTRUMENT NO. 62469 OFFICIAL RECORDS. TO BE VACATED.
3. AN EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES RECORDED 3/12/1992, PER INSTRUMENT NO. 86277 OFFICIAL RECORDS. TO BE MOVED TO A NEW LOCATION.
4. A 10' WIDE EASEMENT FOR PUBLIC UTITILITIES RECORDED 12/2/1977, PER INSTRUMENT NO. 239958 OFFICIAL RECORDS. TO BE VACATED.

PROPOSED EASEMENTS

1. PROPOSED EASEMENT FOR STREET PURPOSES TO BE GRANTED TO THE CITY OF MURRIETA.
2. INDICATES EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN AND EMERGENCY VEHICULAR ACCESS TO BE DEDICATED TO THE CITY OF WILDOMAR ON THE FINAL MAP.

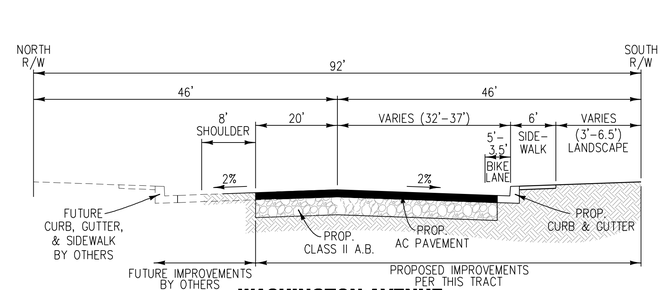
EXCEPTIONS:

EXCEPTIONS 8, 9, AND 10 ARE UNPLOTTABLE.



JEFFERSON AVENUE
STD. NO. 92 (MODIFIED)
T.I.=9.5
NTS

NOTE:
GEOMETRICS SHALL BE BASED ON COORDINATION OF TRACT 31896 IMPROVEMENTS AND CITY OF MURRIETA EXISTING IMPROVEMENTS



WASHINGTON AVENUE
STD. NO. 94 (MODIFIED)
T.I.=8.5
NTS

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR
CAMELIA
SCHEDULE "A"
CONDOMINIUM TRACT MAP NO. 37156

SHEET NO. 1
OF 3 SHTS

NOTE:
DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

MATCH LINE - SEE SHEET 2 (TOP LEFT)

APN: 380-210-006
PM 29005
PM 197/1-3

EXIST. TRACT BOUNDARY

N19°56'00"E, 602.13'

WASHINGTON AVENUE

N19°56'00"E, 397.91'

OPEN SPACE - LOT 17

EXISTING RIGHT OF WAY TO BE VACATED

N71°31'18"E, 32.44'
Δ=04°42'47", L=369.25', R=2058.00', T=184.67'

APN: 380-210-014
BLOCK M
PM 8/359 SD CO.

EXIST. RIGHT OF WAY

EXIST. TRACT BOUNDARY
Δ=63°45'05", L=611.97', R=550.00', T=342.02'

WASHINGTON AVENUE
Δ=7°58'24", L=534.05', R=504.00', T=173.41'

STREET H
PER TTM 31869

APN: 380-210-016
BLOCK M
PM 8/359 SD CO.

PROP. RIGHT OF WAY
PER TTM 31869

EXISTING RIGHT OF WAY

PROP. RIGHT OF WAY

N43°49'05"W, 630.70'

N68°38'26"W
117.86'

N75°40'26"
44.26'

Δ=26°47'20", R=200.00'
L=93.51', T=47.63'

Δ=19°08'21", L=168.36', R=504.00', T=84.97'

OPEN SPACE LOT 16

OPEN SPACE LOT 17

OPEN SPACE LOT 20

OPEN SPACE LOT 19

STREET "A"

STREET "B"

STREET "C"

S48°53'06"W 556.36'

N41°06'54"W 35.00'

Δ=04°26'52", L=23.29'
R=300.00', T=11.65'

Δ=46°30'30", R=300.00', L=243.52', T=128.92'

N43°49'05"W, 71.67'

N48°52'54"E
126.53'

N48°53'06"E,
1412.98'

CITY OF WILDOMAR

CITY OF MURRIETA

TR 28333-4
MB 275/1-5
ZONING: SF-1
(SINGLE FAMILY RESIDENTIAL)

APN: 380-220-001
ZONING: R-R

OFF-SITE RIGHT OF WAY TO BE ACQUIRED PRIOR TO FINAL MAP

PROP. RIGHT OF WAY
Δ=08°43'40", L=303.50', R=2058.00', T=152.05'

JEFFERSON AVENUE
Δ=46°09'10", L=1611.04', R=2000.00', T=852.10'

N02°22'36"E, 161.02'

Δ=08°43'40", L=313.50', R=2058.00', T=157.05'

MATCH LINE - SEE SHEET 3 (BOTTOM RIGHT)

EXISTING ABURY AVENUE

	GROSS
1	28,768 S.F.
2	29,367 S.F.
3	28,968 S.F.
4	30,798 S.F.
5	40,717 S.F.
6	107,966 S.F.
7	27,398 S.F.
8	26,935 S.F.
9	30,378 S.F.
10	24,185 S.F.
11	24,900 S.F.
12	27,161 S.F.
13	23,866 S.F.
14	8,730 S.F.
15	25,375 S.F.

PREPARED APRIL 2016

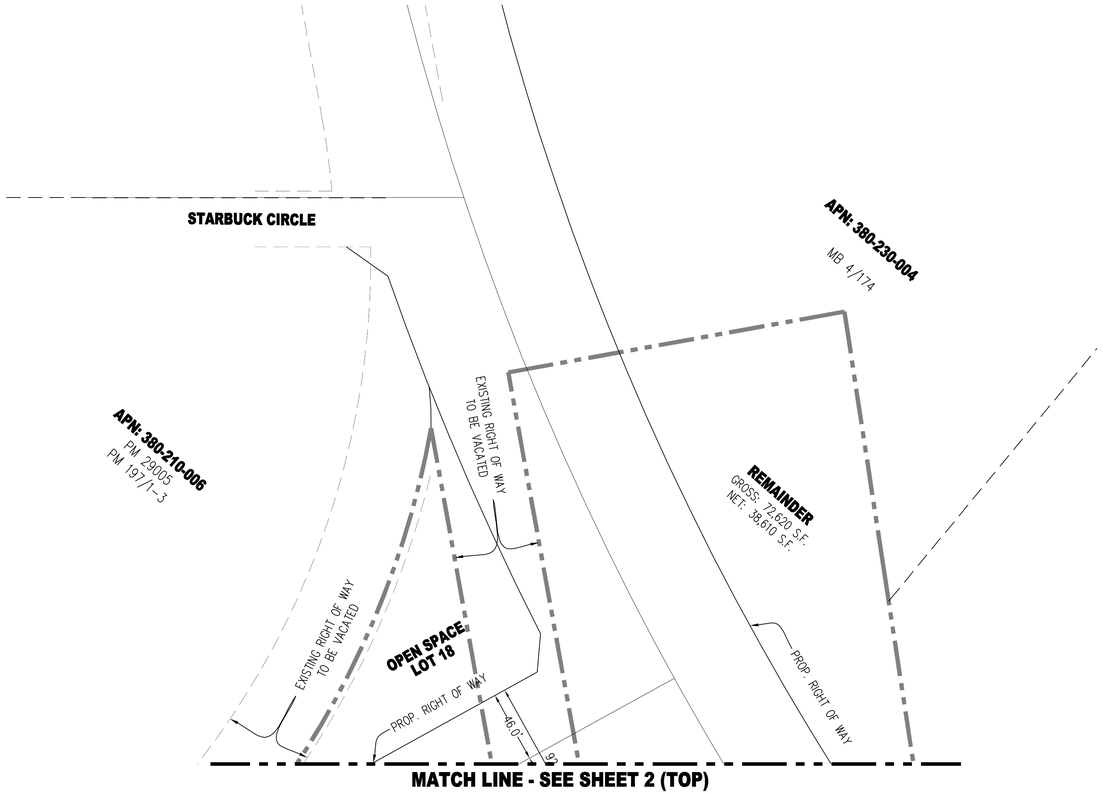
MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR
CAMELIA
SCHEDULE "A"
CONDOMINIUM TRACT MAP NO. 37156

SHEET NO. 2
OF 3 SHTS

649

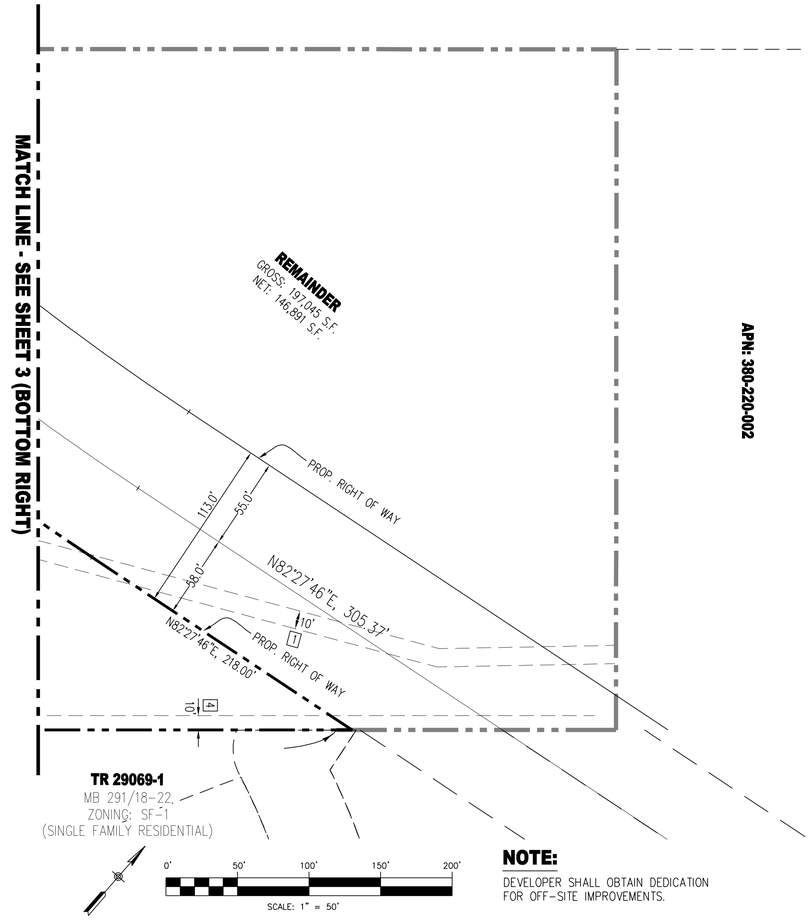


NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

0' 50' 100' 150' 200'

SCALE: 1" = 50'



0' 50' 100' 150' 200'

SCALE: 1" = 50'

NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR

CAMELIA

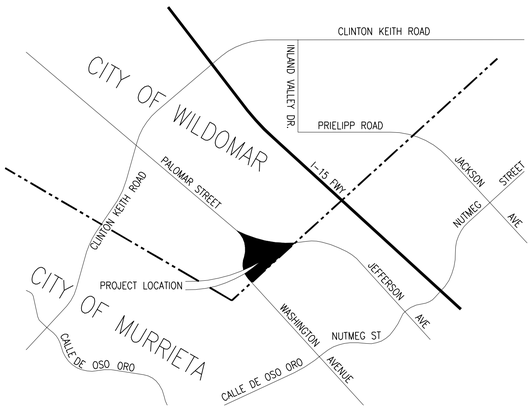
SCHEDULE "A"

CONDOMINIUM TRACT MAP NO. 37156

SHEET NO. 3

OF 3 SHTS

CITY OF WILDOMAR
SITE PLAN & CONCEPTUAL GRADING PLAN FOR CAMELIA
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP:
NOT TO SCALE

ASSESSORS PARCEL NUMBER

380-220-003

APPLICATION/DEVELOPER

CAMELIA COMMUNITIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675

PROJECT INFORMATION

THOMAS BROS MAP: PAGE 927 GRID: F3/G3
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R-R (RURAL RESIDENTIAL)
GENERAL PLAN DESIGNATION: MHDR - (5-8 DU/AC.)

GROSS ACREAGE: 25.9 ACRES
NET ACREAGE: 16.50 ACRES
TOTAL UNITS: 163 UNITS
TOTAL GROSS DENSITY: 6.3 DU/ACRE

AREA COMPUTATIONS

1)	GROSS PROJECT AREA:	25.9 AC
2)	AREA COVERED BY BUILDING:	4.0 AC
3)	AREAS COVERED BY PRIVATE ST., ALLEYS, AND PARKING:	3.28 AC
4)	LANDSCAPE, WALKWAYS, & AMENITIES:	8.42 AC
5)	PUBLIC RIGHT OF WAY:	5.71 AC
5)	REMAINDER PARCELS	4.25 AC

UTILITY PURVEYORS:

SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
CABLE TV:	TIME WARNER CABLE
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

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4) THIS PROJECT HAS POTENTIAL FOR MODERATE TO VERY LOW LIQUEFACTION.
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   ZONE DESIGNATION: ZONE X
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9) ALL WALKS ARE A MINIMUM OF 5' WIDE.
10) EACH HOME SHALL HAVE INDIVIDUAL TRASH BINS THAT WILL BE STORED IN THE GARAGE (SEE FLOOR PLANS).
11) COMMUNITY ENTRANCES SHALL BE GATED WITH KNOX BOX RAPID ENTRY SYSTEM.

PARKING COMPUTATION

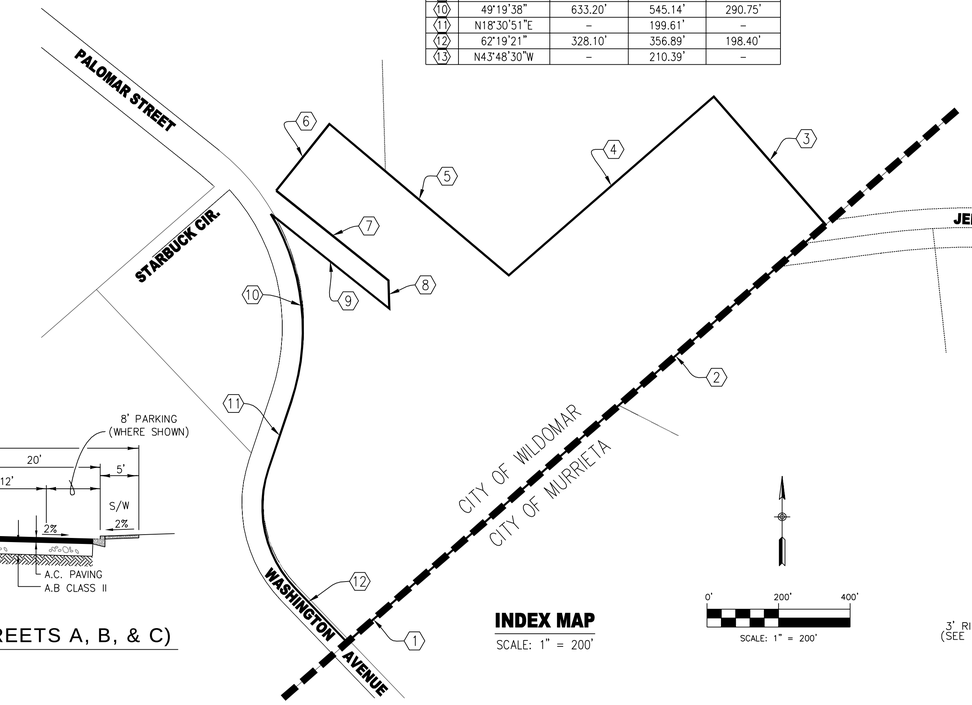
SEE PARKING & ADA EXHIBIT FOR PARKING COMPUTATION

PROPERTY BOUNDARY DATA TABLE

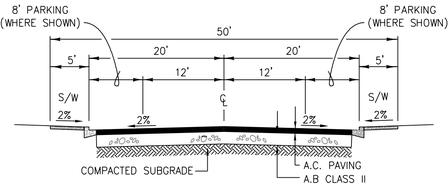
No.	DELTA/BEARING	RADIUS	LENGTH	TANGENT
1	N48°52'54"E	-	167.15'	-
2	N48°53'06"E	-	1412.98'	-
3	N41°05'01"W	-	475.68'	-
4	N48°53'07"E	-	760.60'	-
5	N49°48'40"W	-	472.07'	-
6	N38°36'32"E	-	238.64'	-
7	N51°22'12"W	-	401.94'	-
8	N01°37'48"W	-	78.63'	-
9	N51°22'12"W	-	423.90'	-
10	49°19'38"	633.20'	545.14'	290.75'
11	N18°30'51"E	-	199.61'	-
12	62°19'21"	328.10'	356.89'	198.40'
13	N43°48'30"W	-	210.39'	-

LEGEND:

- INDICATES EXISTING PROERTY BOUNDARY
- 8"S — INDICATES PROPOSED SEWER (SIZE PER PLAN)
- 8"W — INDICATES PROPOSED 8" WATER
- INDICATES PROPOSED RETAINING WALL (HT. PER PLAN)
- INDICATES PROPOSED LOT LINES
- X — INDICATES 6' PRIVACY WALL
- INDICATES PROPOSED PRIVATE STREET LIGHT
- INDICATES 2:1 SLOPE
- 2 — INDCATES BUILDING NUMBER
- P=01.8 — INDCATES PAD ELEVATION
- 2 — INDCATES LOT NUMBER
- WAT — INDICATES LOCATION OF WATER LINE CONNECTION
- SEW — INDICATES LOCATION OF SEWER LINE CONNECTION



INDEX MAP
SCALE: 1" = 200'



PRIVATE STREET (STREETS A, B, & C)
N.T.S

FIRE NOTES:

1) PRIOR TO ISSUANCE OF BUILDING PERMITS, THE WATER SYSTEM FOR FIRE PROTECTION MUST BE INSTALLED AND APPROVED BY THE FIRE DEPARTMENT.
2) THE WATER SYSTEM SHALL BE INSTALLED AND ACCEPTED PRIOR TO BRINGING ANY COMBUSTIBLES ON SITE.
3) ALL HOMES SHALL HAVE FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE, 2013 EDITION.
4) STREET NUMBERS SHALL BE DISPLAYED IN A PROMINENT LOCATION ON THE ADDRESS SIDE OF BUILDINGS. NUMBERS SHALL BE LEDGIBLE OF A CONTRASTING COLOR, AND ADEQUATELY ILLUMINATED TO BE VISIBLE FROM THE STREET AT ALL HOURS.
5) BLUE RETRO-REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED TO INDICATE THE LOCATION OF FIRE HYDRANTS.
6) ALL GATES SHALL BE EQUIPPED WITH KNOX RAPID ENTRY SYSTEMS.

EASEMENT NOTES:

EXISTING EASEMENTS

1 A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 8/17/1976, PER INSTRUMENT NO. 121838 OFFICIAL RECORDS. TO BE VACATED.

2 A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 5/14/1973, PER INSTRUMENT NO. 62469 OFFICIAL RECORDS. TO BE VACATED.

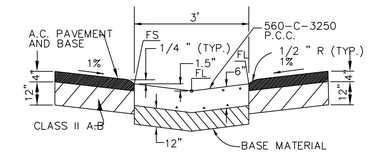
3 AN EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES RECORDED 3/12/1992, PER INSTRUMENT NO. 86277 OFFICIAL RECORDS. TO BE MOVED TO A NEW LOCATION.

4 A 10' WIDE EASEMENT FOR PUBLIC UTITILITIES RECORDED 12/2/1977, PER INSTRUMENT NO. 239958 OFFICIAL RECORDS. TO BE VACATED.

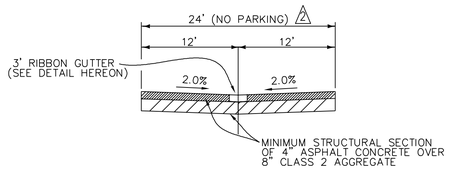
PROPOSED EASEMENTS

1 PROPOSED EASEMENT FOR STREET PURPOSES TO BE GRANTED TO THE CITY OF MURRIETA.

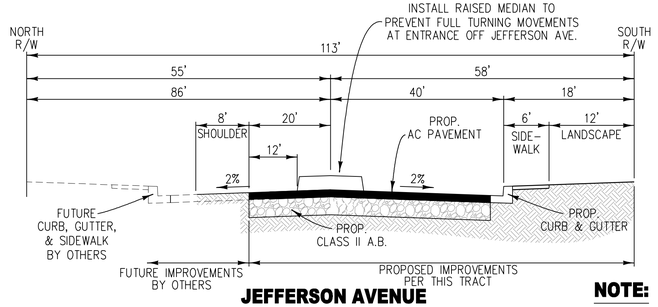
2 INDICATES EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN AND EMERGENCY VEHICULAR ACCESS TO BE DEDICATED TO THE CITY OF WILDOMAR ON THE FINAL MAP.



CONCRETE RIBBON GUTTER DETAIL
N.T.S

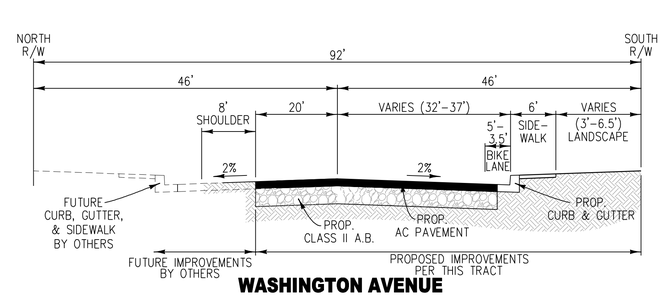


ALLEY SECTION (PRIVATE)
N.T.S.



JEFFERSON AVENUE
STD. NO. 92 (MODIFIED)
T.I.=9.5
NTS

NOTE:
GEOMETRICS SHALL BE BASED ON COORDINATION OF TRACT 31896 IMPROVEMENTS AND CITY OF MURRIETA EXISTING IMPROVEMENTS



WASHINGTON AVENUE
STD. NO. 94 (MODIFIED)
T.I.=8.5
NTS

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

PARCEL 1:

THAT PORTION OF BLOCK "M" OF GRAHAM, COLLIER AND HELD'S SUBDIVISION OF BLOCKS "K", "L", AND "M" IN ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, AT PAGE 174, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF PALOMAR STREET AS SHOWN ON SAID MAP AND TOGETHER WITH THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 0° 51' 48" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 7, A DISTANCE OF 284.78 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 0° 51' 48" WEST A DISTANCE OF 284.78 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1079.63 FEET;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 49° 39' 35" WEST A DISTANCE OF 760.60 FEET TO A POINT THAT BEARS SOUTH 49° 02' 13" EAST, A DISTANCE OF 472.07 FEET FROM SAID POINT "A";

THENCE NORTH 49° 02' 13" WEST A DISTANCE OF 472.07 FEET TO SAID POINT "A";

THENCE CONTINUING NORTH 49° 02' 13" WEST A DISTANCE OF 184.06 FEET;

THENCE SOUTH 39° 22' 59" WEST A DISTANCE OF 288.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 60 FOOT WIDE STRIP OF LAND CONVEYED TO RIVERSIDE COUNTY IN A DEED RECORDED MARCH 18, 1915 IN BOOK 406 OF DEEDS, AT PAGE 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY AND NORTHEASTERLY LINES, RESPECTIVELY, OF SAID STRIP OF LAND, THROUGH THE VARIOUS COURSES AND DISTANCE THEREIN TO THE EASTERLY BOUNDARY LINE OF SAID BLOCK "M" OF SAID SUBDIVISION, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO;

THENCE NORTH 49° 39' 21" EAST, ALONG SAID LINE, A DISTANCE OF 167.10 FEET TO AN ANGLE POINT IN SAID LINE WHICH AS SHOWN AS "STA 13" ON SAID MAP;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 1608.14 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE AT A RIGHT ANGLE TO SAID RANCHO LINE, NORTH 40° 20' 27" WEST A DISTANCE OF 475.68 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST ALONG THE NORTHERN LINE OF SAID SECTION 7 A DISTANCE OF 1079.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET;

THENCE SOUTH 40° 20' 27" EAST A DISTANCE OF 475.68 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 759.78 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 7;

THENCE SOUTH 89° 08' 28" WEST ALONG SAID NORTH LINE A DISTANCE OF 748.11 FEET TO THE TRUE POINT OF BEGINNING.

APN: 380-220-003-0

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
			ENGINEER		CITY

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR
PLOT PLAN - CAMELIA
SCHEDULE "A"

SHEET NO. 1
OF 4 SHTS

MATCH LINE - SEE SHEET 2 (TOP LEFT)

EXISTING 15" SEWER

EXISTING RIGHT OF WAY TO BE VACATED.

OFF-SITE RIGHT OF WAY TO BE AQUIRED PRIOR TO FINAL MAP.

STREET GRADE NOT TO EXCEED 2% FOR 20' MIN. PAST RIGHT OF WAY

MATCH LINE - SEE SHEET 3 (BOTTOM RIGHT)

WASHINGTON AVENUE (PUBLIC)

JEFFERSON AVE. (PUBLIC)

STREET "A" (PRIVATE)

STREET "B" (PRIVATE)

STREET "C" (PRIVATE)

STREET H PER TTM 31896

APN: 380-210-006
ZONING: M-SC
PM 197/1-3

APN: 380-210-014
ZONING: M-SC
PM 197/1-3

APN: 380-210-016
ZONING: R-1
PM 197/1-3

APN: 380-220-001
ZONING: R-R

EXIST PALOMAR ST ALIGNMENT

TAPER - 500 L.F.

6' RETAINING WALL

BOCCE COURT

DOG PARK

PICNIC W/SHELTER

RESTROOM

BBQ

SPA

POOL

CABANA

TOT LOT

6' RET. WALL

6' PRIVACY WALL

WQB BOTTOM=1182

50.0' FAULT S.B.

FAULT BACK

CITY OF WILDOMAR

CITY OF MURRIETA

TR 28333-4
MB 275/1-5
ZONING: SF-1
(SINGLE FAMILY RESIDENTIAL)

TR 29069-1
MB 291/18-22
ZONING: SF-1
(SINGLE FAMILY RESIDENTIAL)

EXISTING RIGHT OF WAY

PROP. CUL-DE-SAC PER CITY OF MURRIETA STD. NO. 201

BOCCE COURTS

PICNIC W/SHELTER

1 P=01.1	2 P=01.8
3 P=05.8	4 P=06.5
5 P=10.4	6 P=11.1
7 P=15.1	8 P=15.8
9 P=19.7	10 P=19.7
11 P=30.1	12 P=30.1
13 P=30.9	14 P=14.4
15 P=14.4	16 P=12.6
17 P=12.6	18 P=11.2
19 P=11.2	20 P=11.2
21 P=11.2	22 P=12.9
23 P=12.9	24 P=03.2
25 P=03.2	26 P=01.0
27 P=01.0	28 P=99.0
29 P=02.6	30 P=02.6 RET. WALL

0' 50' 100' 150' 200'
SCALE: 1" = 50'

NOTE:
DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

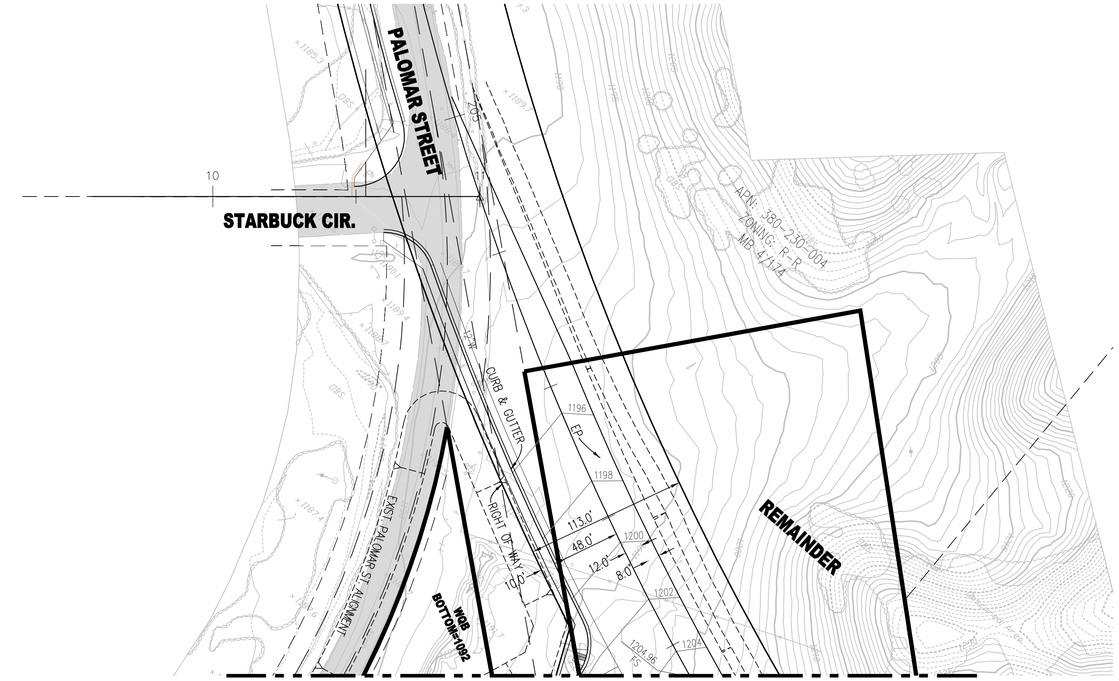
VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

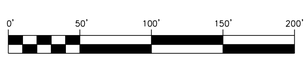
CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

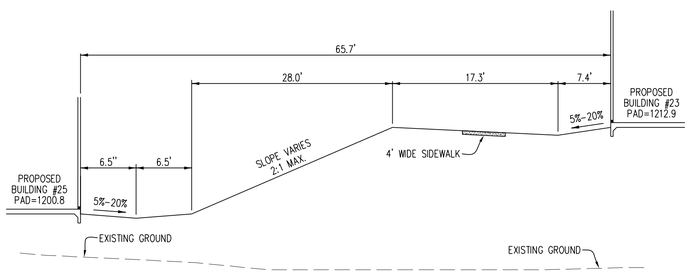
SHEET NO. 2 OF 4 SHTS





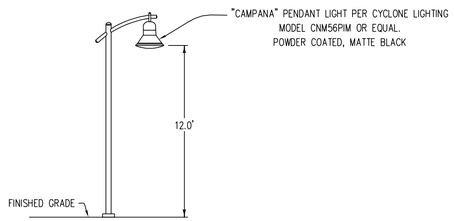
NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.



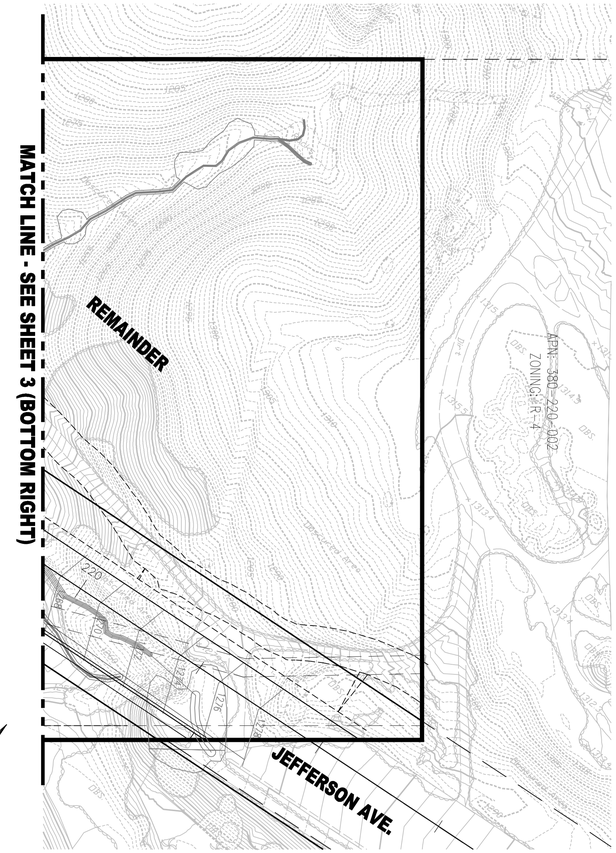
SECTION I-I

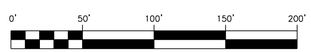
SCALE: 1"=10'



ON-SITE STREET LIGHT DETAIL

NTS





NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

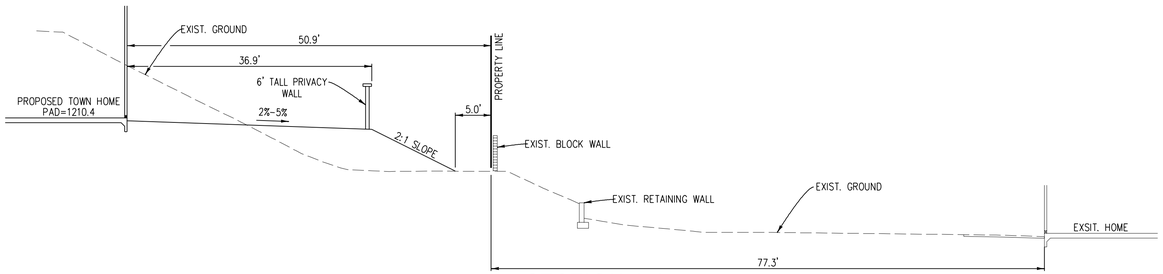
CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

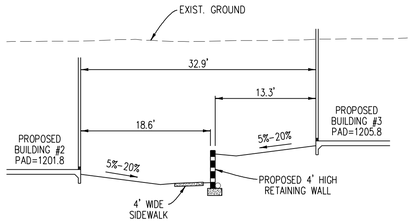
SHEET NO. 3

OF 4 SHTS



SECTION A-A

SCALE: 1"=10'



SECTION C-C

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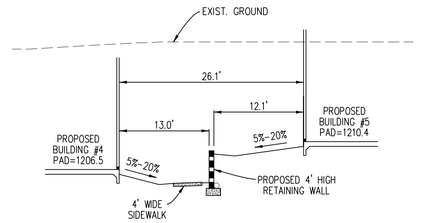

SECTION D-D

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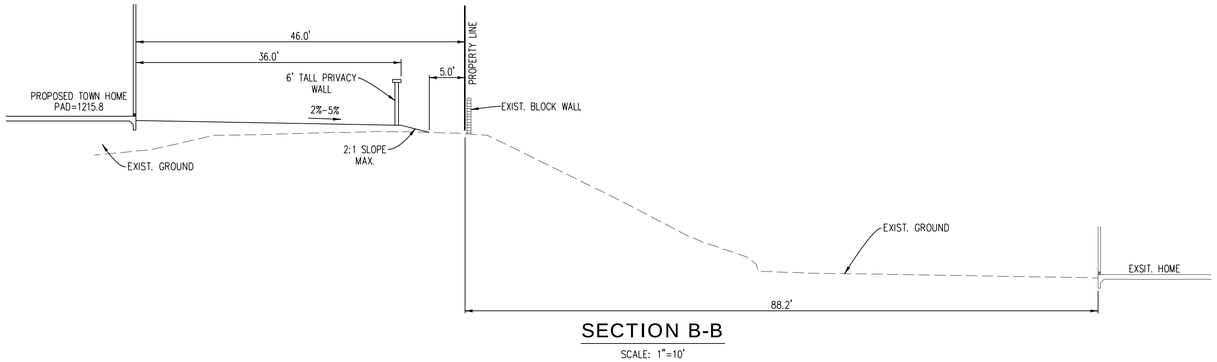

SECTION B-B

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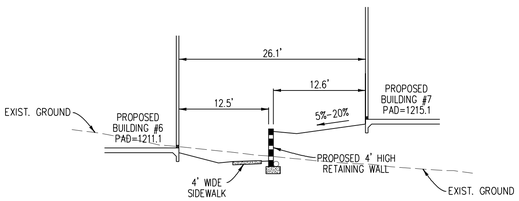

SECTION E-E

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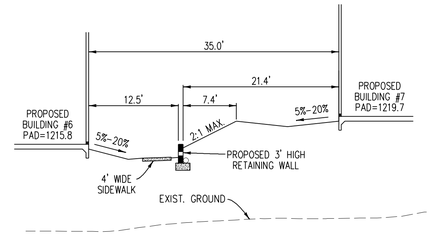
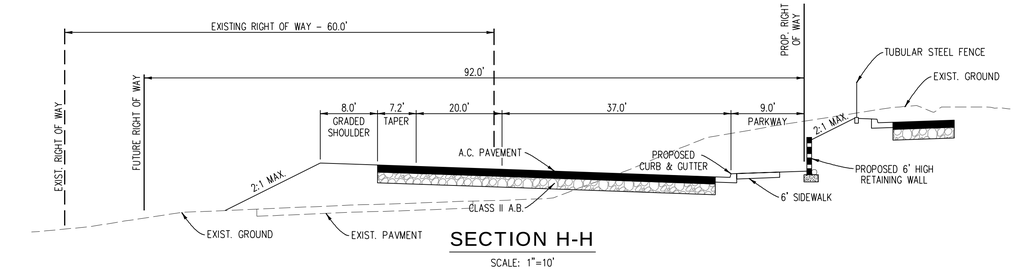


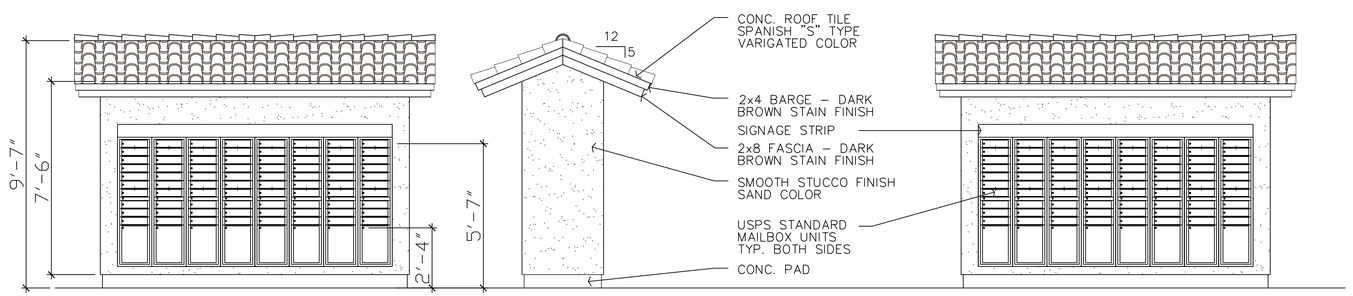
SECTION F-F

SCALE: 1"=10'

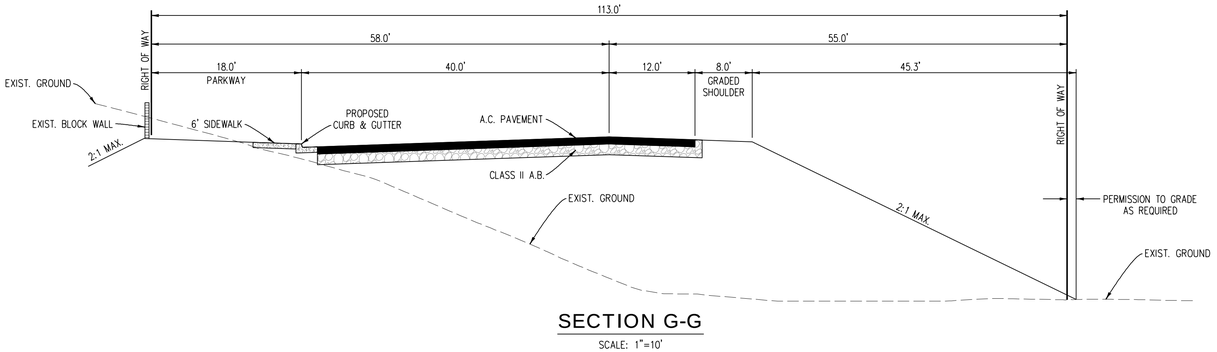


SECTION H-H

SCALE: 1"=10'



MAILBOX CENTER ELEVATIONS



SECTION G-G

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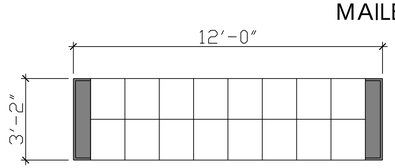
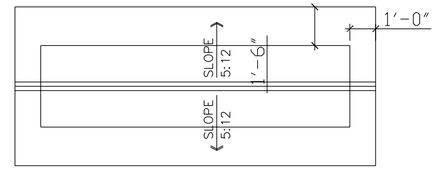


PLAN VIEW



ROOF PLAN

MAILBOX DETAILS

SCALE: 1"=10'

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

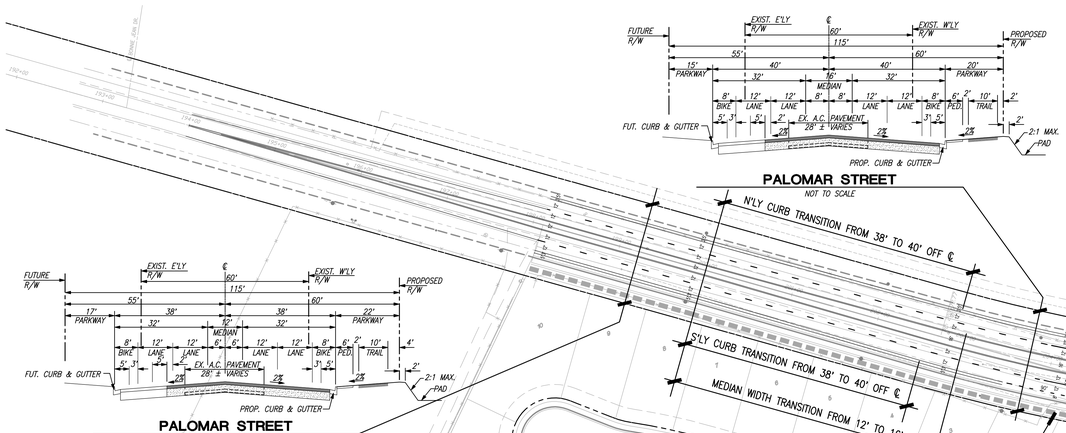
CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

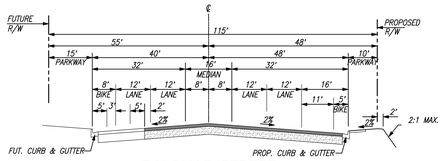
SHEET NO. 4

OF 4 SHTS

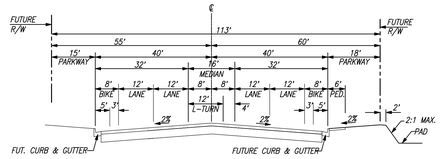


PALOMAR STREET
NOT TO SCALE

PALOMAR STREET
NOT TO SCALE



PALOMAR STREET
NOT TO SCALE



PALOMAR STREET
NOT TO SCALE

PALOMAR STREET

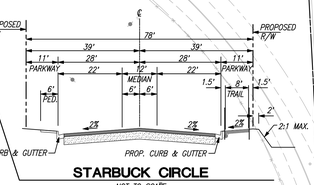
N'LY CURB TRANSITION FROM 38' TO 40' OFF ℄

S'LY CURB TRANSITION FROM 38' TO 40' OFF ℄

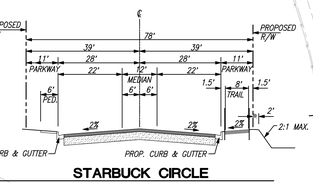
MEDIAN WIDTH TRANSITION FROM 12' TO 16'

TRAIL ROUTE

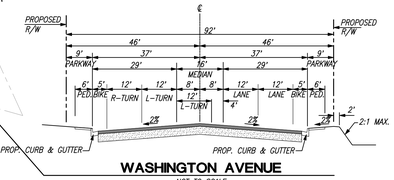
TRACT NO. 31896



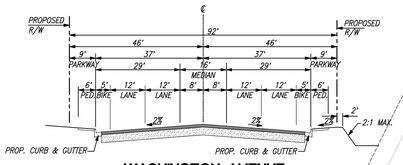
STARBUCK CIRCLE
NOT TO SCALE



STARBUCK CIRCLE
NOT TO SCALE

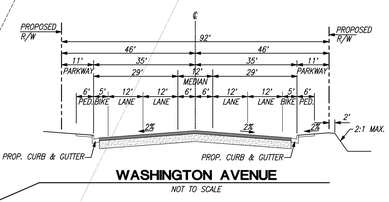


WASHINGTON AVENUE
NOT TO SCALE

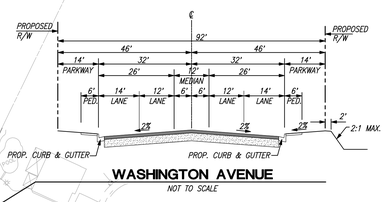


WASHINGTON AVENUE
NOT TO SCALE

CAMELIA



WASHINGTON AVENUE
NOT TO SCALE

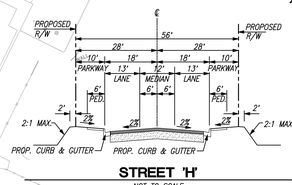


WASHINGTON AVENUE
NOT TO SCALE

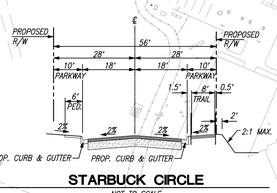
WASHINGTON AVENUE

W'LY & E'LY CURB TRANSITION FROM 37' TO 32' OFF ℄

MEDIAN WIDTH TRANSITION FROM 16' TO 12'



STREET 'H'
NOT TO SCALE



STARBUCK CIRCLE
NOT TO SCALE

STREET 'H'

AVENUE

TRACT NO. 31896

TRAIL ROUTE

TRAIL ROUTE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

TRACT NO. 31896
PALOMAR - WASHINGTON
PRELIMINARY STRIPING EXHIBIT

CITY OF WILDOMAR
CAMELIA - PARKING EXHIBIT

PARKING COMPUTATION

UNIT TYPE	UNIT NO.	PARKING SPACES REQUIRED
3 BEDROOM	110 EA.	110 x 2.75 = 303
2 BEDROOM	53 EA.	53 x 2.25 = 119
TOTAL PARKING REQUIRED:		422

UNIT TYPE	UNIT NO.	GARAGE PARKING PROVIDED
3 BEDROOM	110 EA.	110 x 2.00 = 220
2 BEDROOM	53 EA.	53 x 2.00 = 106
SURFACE PARKING		97
TOTAL PARKING PROVIDED:		423

NOTE:
PARKING SPACE DIMENSIONS SHALL BE IN ACCORDANCE WITH CITY OF WILDOMAR ORDINANCE 348.



VICINITY MAP:
NOT TO SCALE

LEGEND

- INDICATES ACCSSIBLE PATH
- INDICATES GARAGE PARKING
- INDICATES UNCOVERED PARKING
- INDICATES ACCESSIBLE PARKING

PREPARED JULY 2017

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592

CITY OF WILDOMAR
PLOT PLAN - CAMELIA
SCHEDULE "A"

SHEET NO. 1
OF 1 SHTS



FRONT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. LAP SIDING
3. TRIM: CEMENTITIOUS FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE GABLE FOAM VENT
8. SHUTTER
9. ADDRESS LIGHT
10. DECORATIVE LIGHT FIXTURE
11. UTILITY CABINET

#16022
05/05/17

0 2 4 8 12

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ELEVATION
TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.

Kevin L. Crook
Architect
Inc

A-3

657



LEFT ELEVATION



RIGHT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. LAP SIDING
3. TRIM: CEMENTITIOUS FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE GABLE FOAM VENT
8. SHUTTER
9. ADDRESS LIGHT
10. DECORATIVE LIGHT FIXTURE
11. UTILITY CABINET



REAR ELEVATION

#16022
05/05/17

OCCUPANCY: R3 TOWNHOME / U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ELEVATION
TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.

Kevin L. Crook
Architect Inc

A-4

658



PLAN 3R (ADA) PLAN 1 PLAN 2 PLAN 1 PLAN 2R PLAN 3X (ADA)

FRONT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. STUCCO: 16/20 SAND FINISH
3. TRIM: STUCCO OVER FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE FOAM POTSHELF
8. BOARD AND BATTEN SIDING
9. SHUTTER
10. ADDRESS LIGHT
11. DECORATIVE LIGHT FIXTURE
12. UTILITY CABINET

#16022
05/05/17

0 2 4 8 12

CAMELIA
WILDOMAR, CA

MONTEREY ELEVATION
TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.

Kevin L. Crook
Architect
Inc

A-5

659



LEFT ELEVATION



RIGHT ELEVATION

MATERIALS:

1. ROOF: CONCRETE FLAT TILE
2. STUCCO: 16/20 SAND FINISH
3. TRIM: STUCCO OVER FOAM
4. VINYL WINDOW WITH MULLIONS
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP
6. ENTRY DOOR
7. DECORATIVE FOAM POTSHELF
8. BOARD AND BATTEN SIDING
9. SHUTTER
10. ADDRESS LIGHT
11. DECORATIVE LIGHT FIXTURE
12. UTILITY CABINET



REAR ELEVATION

#16022
05/05/17

OCCUPANCY: R3 TOWNHOME / U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

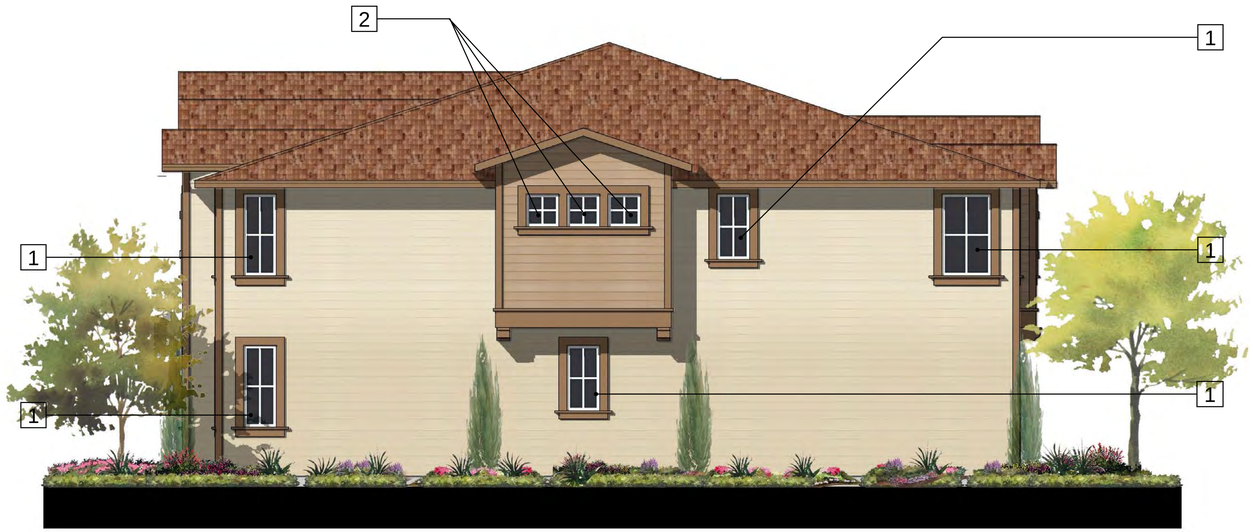
CAMELIA
WILDOMAR, CA

MONTEREY ELEVATION
TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.

Kevin L. Crook Architect Inc | A-6

660



WILDOMAR RANCH ELEVATION



(WINDOWS SIMILAR TO WILDOMAR

MONTEREY ELEVATION

NOTES:

1	FIXED AND FROSTED GLASS
2	SLIDER WINDOW WITH FROSTED GLASS

#16022
05/05/17

0 2 4 8 12

CAMELIA
WILDOMAR, CA

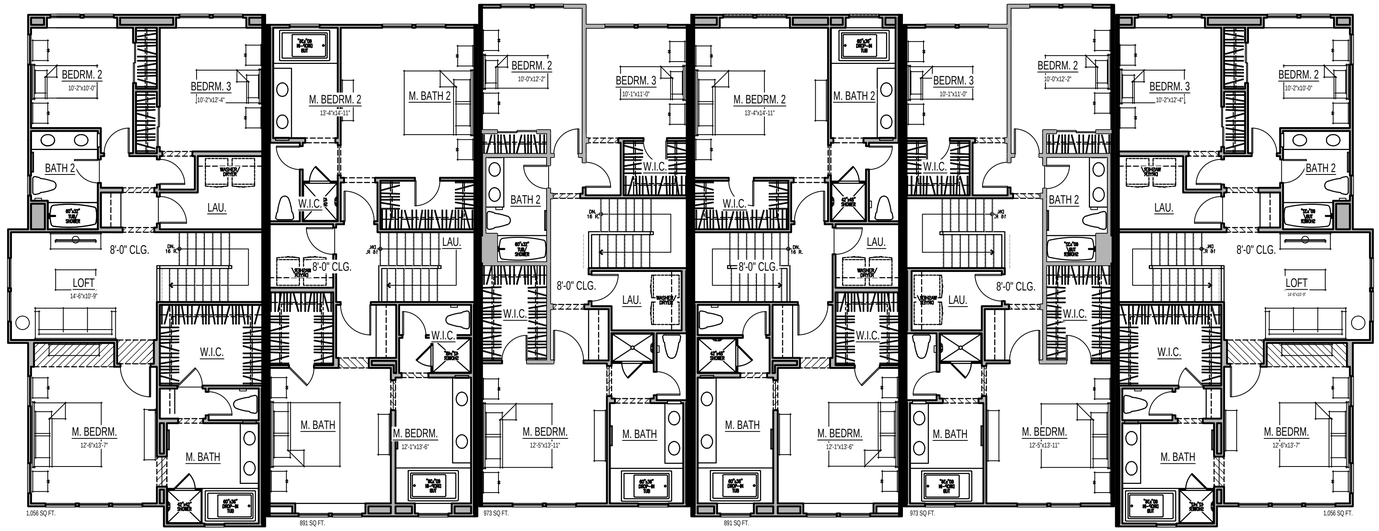
ALTERNATIVE ELEVATIONS ALONG SOUTH PROPERTY LINE

TOWNHOMES - 5 PLEX

SUNRISE CAMELIA LLC.

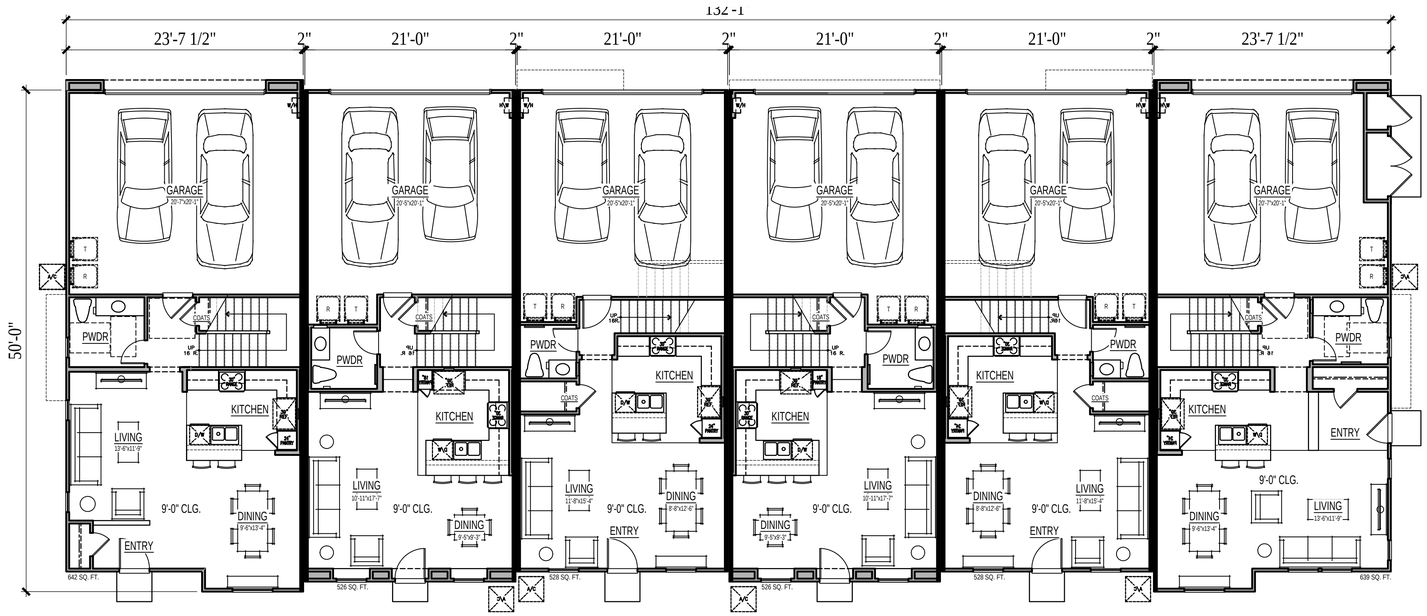
Kevin L. Crook Architect Inc

A-7



PLAN 3X | PLAN 1 | PLAN 2 | PLAN 1 | PLAN 2R | PLAN 3R

SECOND FLOOR PLAN



PLAN 3R (ADA)
1,695 SQ. FT.
3 BEDROOM/ 2.5 BATH/LOFT
2 BAY GARAGE

PLAN 1
1,417 SQ. FT.
DUAL MBR./ 2.5 BATH
2 BAY GARAGE

PLAN 2
1,501 SQ. FT.
3 BEDROOM/ 2.5 BATH
2 BAY GARAGE

PLAN 1
1,417 SQ. FT.
DUAL MBR./ 2.5 BATH
2 BAY GARAGE

PLAN 2R
1,501 SQ. FT.
3 BEDROOM/ 2.5 BATH
2 BAY GARAGE

PLAN 3X (ADA)
1,698 SQ. FT.
3 BEDROOM/ 2.5 BATH/LOFT
2 BAY GARAGE

FIRST FLOOR PLAN

#16022
05/05/17

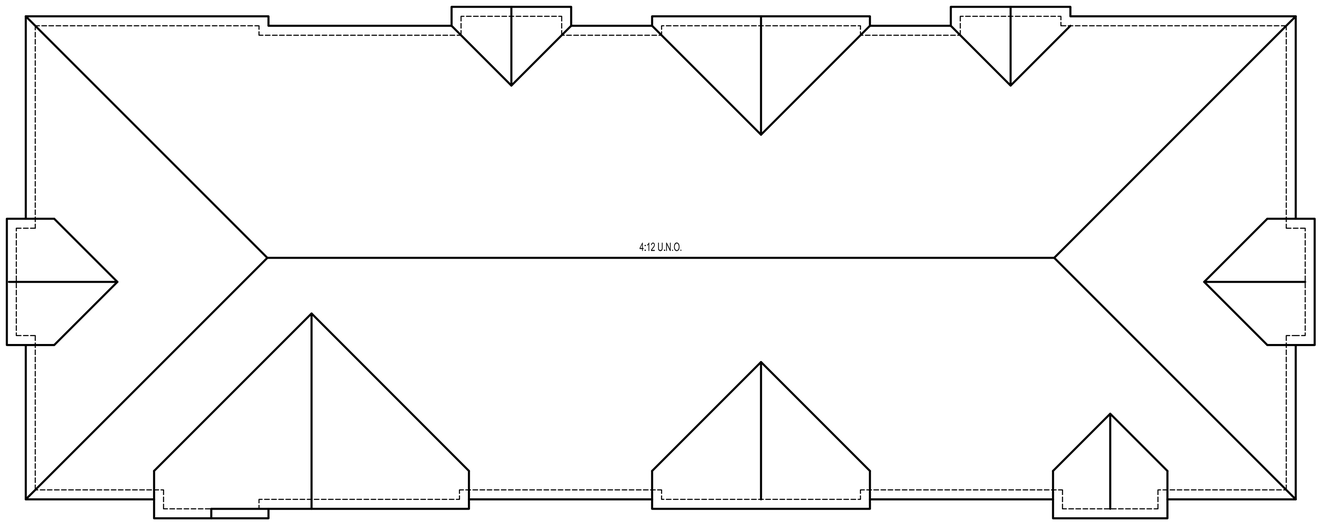
0 4 8 16 24

OCCUPANCY: R3 TOWNHOME / U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

CAMELIA
WILDOMAR, CA

CONCEPTUAL FLOOR PLANS
TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.
Kevin L. Crook
Architect Inc
A-1



#16022
05/05/17

0 2 4 8 12

CAMELIA
WILDOMAR, CA

WILDOMAR RANCH ROOF PLAN (MONTEREY SIM.)

TOWNHOMES - 6 PLEX

SUNRISE CAMELIA LLC.

Kevin L. Crook Architect Inc

A-2

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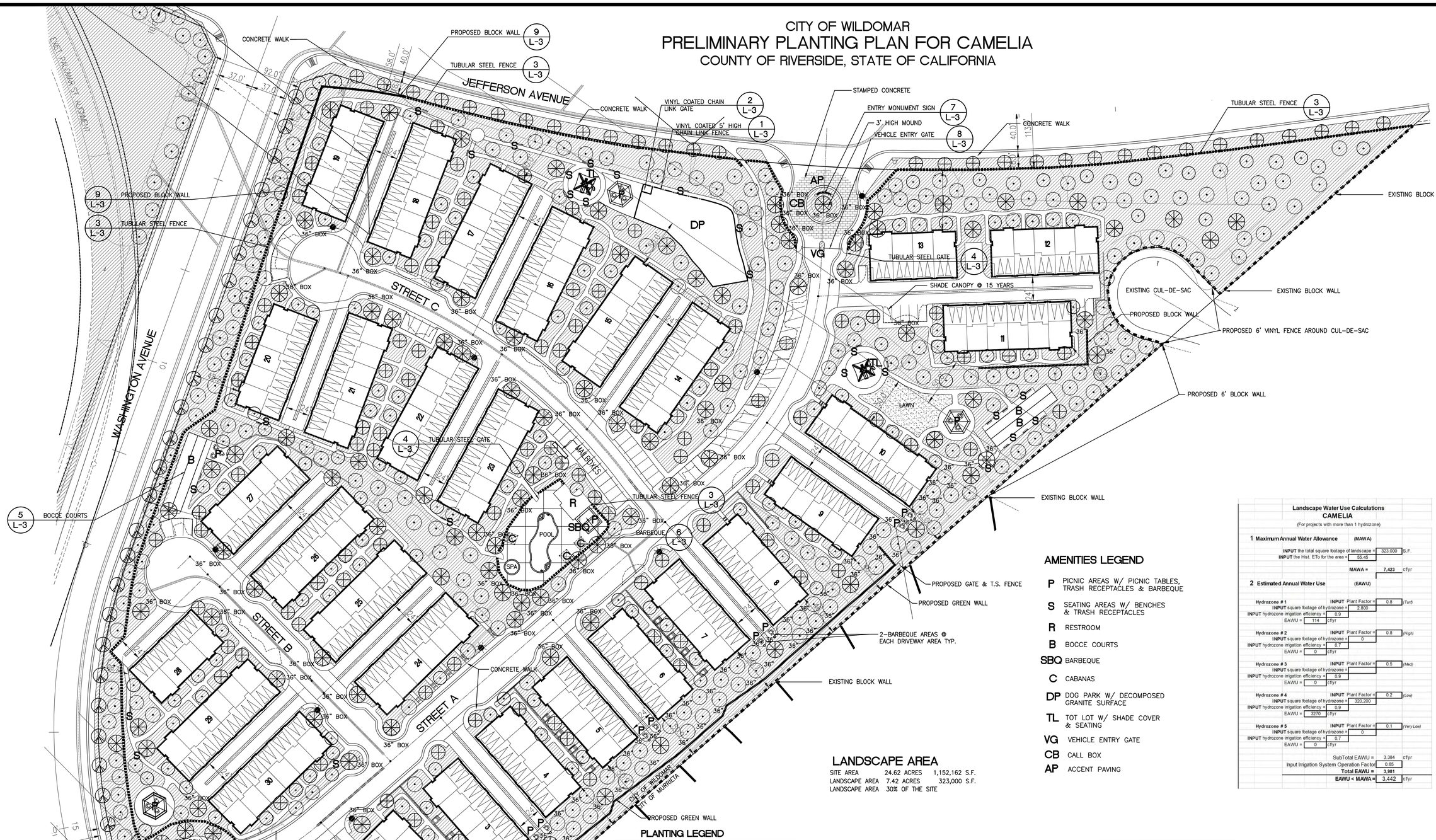
ATTACHMENT H

Camelia Landscape Plan Exhibits

CITY OF WILDOMAR

PRELIMINARY PLANTING PLAN FOR CAMELIA

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AMENITIES LEGEND

- **P** PICNIC AREAS W/ PICNIC TABLES, TRASH RECEPTACLES & BARBEQUE
- **S** SEATING AREAS W/ BENCHES & TRASH RECEPTACLES
- **R** RESTROOM
- **B** BOCCE COURTS
- **SBQ** BARBEQUE
- **C** CABANAS
- **DP** DOG PARK W/ DECOMPOSED GRANITE SURFACE
- **TL** TOT LOT W/ SHADE COVER & SEATING
- **VG** VEHICLE ENTRY GATE
- **CB** CALL BOX
- **AP** ACCENT PAVING

LANDSCAPE AREA

SITE AREA	24.62 ACRES	1,152,162 S.F.
LANDSCAPE AREA	7.42 ACRES	323,000 S.F.
LANDSCAPE AREA	30% OF THE SITE	

SHADE REQUIREMENT

PROVIDED 97 SPACES @ 162 S.F. EA.= 15,714 S.F.

15,714 S.F. @ 50% COVERAGE REQUIRED= 7,857 S.F.

ACTUAL AREA SHADED= 8,546 S.F.

INTERIOR LANDSCAPE REQUIREMENT

PROVIDED 96 SPACES @ 162 S.F. EA.= 15,552 S.F.

15,552 S.F. @ 10% COVERAGE REQUIRED= 1,555 S.F.

ACTUAL AREA = 1,650 S.F.

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACIA	24" BOX	132	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	24" BOX	104	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	139	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	36/24 BOX	64/122	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	LAU. N. 'S.'	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	31	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE	36/24 BOX	63/51	TRIPLE STAKE / HEIGHT 10–12' , SPREAD 5'–6' MIN.	L
	SHRUBS:						
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	–	TRIANGULAR SPACING @ 5' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	ANA. FLA.	ANAGOZANTHUS FLAVIDUS 'VELVET AMBER'	AMBER KANGAROO PAWS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	KNI. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	AGA. 'SHA.'	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	MUE. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LAV. STO.	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	JUN. PAT.	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	–	FULL & BUSHY @ 3' O.C. IN WATER QUALITY BASIN	M
	VINES:						
	DIS. BUC.	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	–	ATTACH TO WALLS & TRELLIS	M
	MULCH						
	WOOD MULCH	SHREDDED WOOD MULCH	MEDIUM GRIND WOOD MULCH	NA	AS REQ'D.	3" DEEP – INSTALL TO ALL PLANTING AREAS AS SHOWN	
	LAWN :						
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

Landscape Water Use Calculations
CAMELIA
(For projects with more than 1 hydrozone)

1 **Maximum Annual Water Allowance**	(MAWA)			
INPUT the total square footage of landscape =		323,000	S.F.	
INPUT the Hist. ETo for the area =		55.45		
MAWA =		7,423	cf/yr	
2 **Estimated Annual Water Use**	(EAWU)			
Hydrozone # 1	INPUT Plant Factor =	0.8	(Turf)	
INPUT square footage of hydrozone =		2,800		
INPUT hydrozone irrigation efficiency =		0.9		
EAWU =	114	cf/yr		
Hydrozone # 2	INPUT Plant Factor =	0.8	(High)	
INPUT square footage of hydrozone =		0		
INPUT hydrozone irrigation efficiency =		0.7		
EAWU =	0	cf/yr		
Hydrozone # 3	INPUT Plant Factor =	0.5	(Med)	
INPUT square footage of hydrozone =				
INPUT hydrozone irrigation efficiency =		0.9		
EAWU =	0	cf/yr		
Hydrozone # 4	INPUT Plant Factor =	0.2	(Low)	
INPUT square footage of hydrozone =		320,200		
INPUT hydrozone irrigation efficiency =		0.9		
EAWU =	3270	cf/yr		
Hydrozone # 5	INPUT Plant Factor =	0.1	(Very Low)	
INPUT square footage of hydrozone =		0		
INPUT hydrozone irrigation efficiency =		0.7		
EAWU =	0	cf/yr		
SubTotal EAWU =		3,384	cf/yr	
Input Irrigation System Operation Factor		0.85		
Total EAWU =		**3,981**		
EAWU < MAWA =		3,442	cf/yr	

NOTES:

1. *ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.*
2. *A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDOMAR'S WATER EFFICIENT LANDSCAPING ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276*
3. *ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.*
4. *ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.*

GRAPHIC SCALE

40 0 40 80 160

1 INCH = 40 FT.

REVISED
1 PER CITY REQ. 8-30-16 V.D.
2 PER CITY REQ. 11-15-16 V.D.
3 PER MEETING 3-27-17 V.D.
4 PER P.C. 6-01-17 V.D.
5 PER P.C. 7-27-17 V.D.

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite G
Temecula, CA 92590 (951) 296-9302 FAX 296-6803

REGISTERED LANDSCAPE ARCHITECT VINCENT V. DONATO 2017 STATE OF CALIFORNIA 7-27-17 RENEWAL 8-31-17

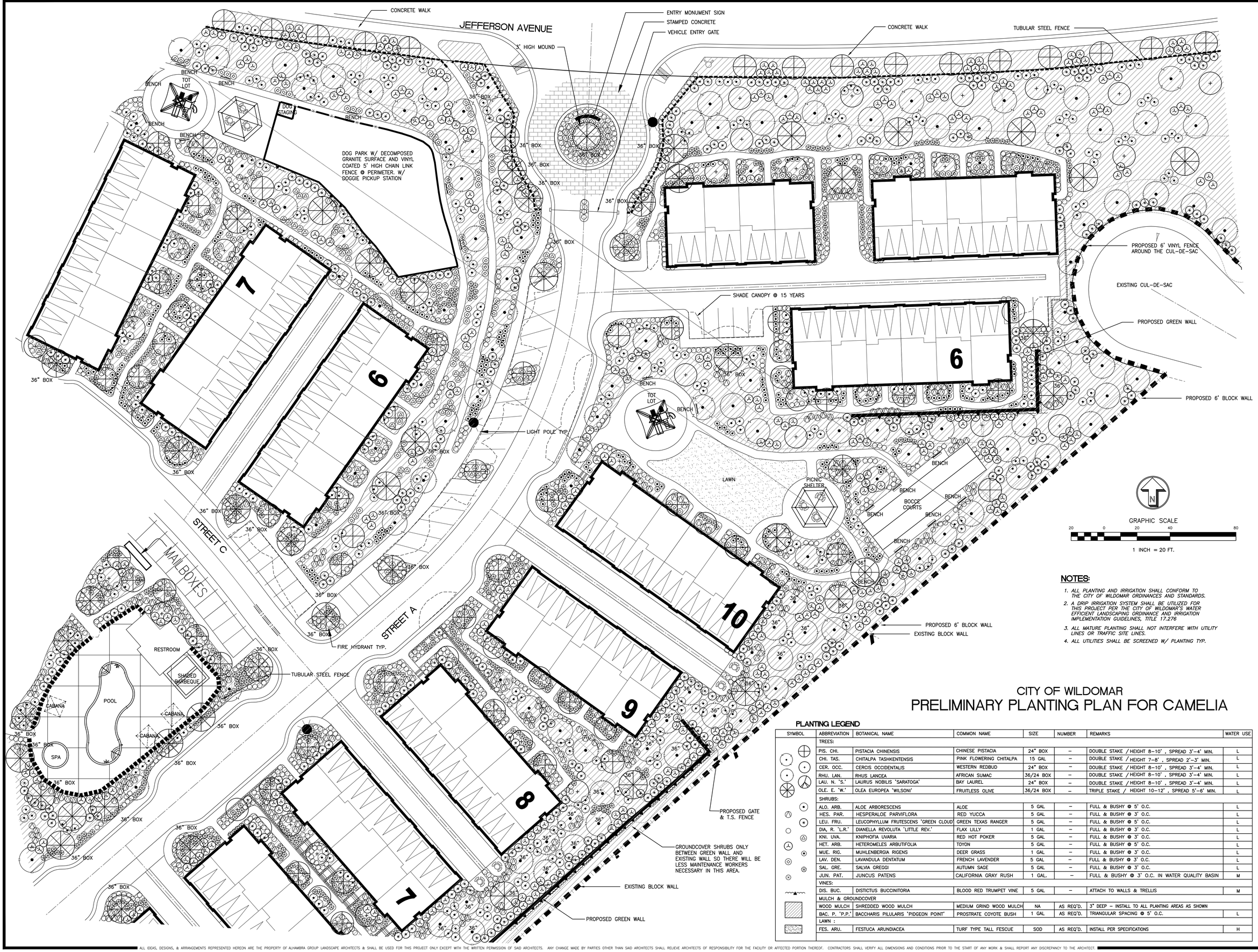
PROJECT: CAMELIA
OWNER: CAMELIA PROPERTIES, LLC
27127 CALLE ARROYO, #190
SAN JUAN CAPISTRANO, CA 92675 PH (949) 218-6023 CONTACT:BILL LO

drawn: V.D.
checked: V.D.
date: 5-27-16

SHEET L-1 of 3 sheets

JOB NO. 16-104

ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY PARTIES OTHER THAN SAID ARCHITECTS SHALL RELIEVE ARCHITECTS OF RESPONSIBILITY FOR THE FACILITY OR AFFECTED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT.



GRAPHIC SCALE

20 0 20 40 80

1 INCH = 20 FT.

NOTES:

1. *ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.*
2. *A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDOMAR'S WATER EFFICIENT LANDSCAPING ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276*
3. *ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.*
4. *ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.*

CITY OF WILDOMAR
PRELIMINARY PLANTING PLAN FOR CAMELIA

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACIA	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	15 GAL	–	DOUBLE STAKE / HEIGHT 7–8' , SPREAD 2'–3' MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	36/24 BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	LAU. N. 'S.'	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE	36/24 BOX	–	TRIPLE STAKE / HEIGHT 10–12' , SPREAD 5'–6' MIN.	L
	SHRUBS:						
	ALO. ARB.	ALOE ARBORESCENS	ALOE	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	DIA. R. 'L.R.'	DIANELLA REVOLUTA 'LITTLE REV.'	FLAX LILLY	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	KNI. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	MUE. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LAV. DEN.	LAVANDULA DENTATUM	FRENCH LAVENDER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	JUN. PAT.	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	–	FULL & BUSHY @ 3' O.C. IN WATER QUALITY BASIN	M
	VINES:						
	DIS. BUC.	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	–	ATTACH TO WALLS & TRELLIS	M
	MULCH & GROUNDCOVER						
	WOOD MULCH	SHREDDED WOOD MULCH	MEDIUM GRIND WOOD MULCH	NA	AS REQ'D.	3" DEEP – INSTALL TO ALL PLANTING AREAS AS SHOWN	
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	AS REQ'D.	TRIANGULAR SPACING @ 5' O.C.	L
	LAWN :						
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

REVISED
1 PER CITY REQ. 11-15-16 V.D.
2 PER MEETING 3-27-17 V.D.
3 PER P.C. 6-01-17 V.D.
4 PER P.C. 7-27-17 V.D.

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
4135 Enterprise Circle North, Suite C
Temecula, CA 92591 (951) 296-6803 PH 296-6803

REGISTERED LANDSCAPE ARCHITECT VINCENT DI DOMATO 2017 STATE OF CALIFORNIA 7-27-17 8-30-17

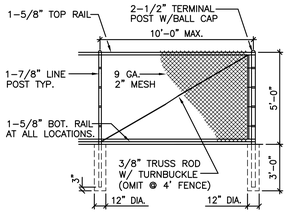
PROJECT: CAMELIA
OWNER: CAMELIA PROPERTIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675 PH (949) 218-6023 CONTACT:BILL LO

drawn: V.D.
checked: V.D.
date: 8–30–16

SHEET L-2
of 3 sheets

JOB NO. 16–104

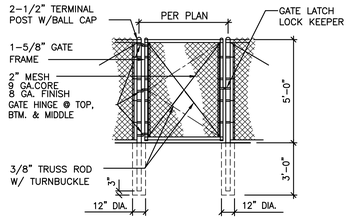
ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY PARTIES OTHER THAN SAID ARCHITECTS SHALL RELIEVE ARCHITECTS OF RESPONSIBILITY FOR THE FACILITY OR AFFECTED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT.



1. CHAIN LINK, TOP SELVAGE KNUCKLED BOTTOM SELVAGE TWISTED.
2. ALL POSTS AND RAILS SHALL BE SCHEDULE 40.
3. ALL GATE FRAMES SHALL BE 1-5/8".
4. ALL MESH SHALL BE VINYL COATED
5. TURNBUCKLE AND TRUSS ROD AT CORNER, END AND GATE POSTS.

1 / L-3 5' VINYL COATED CHAIN LINK FENCE

N.T.S.



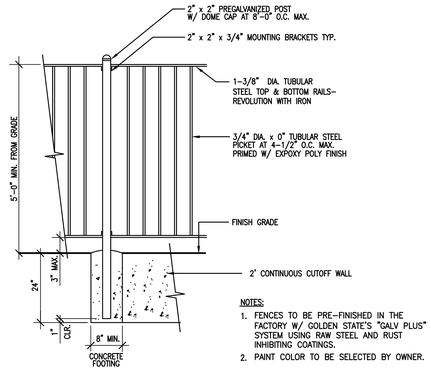
1. CHAIN LINK, TOP SELVAGE KNUCKLED BOTTOM SELVAGE TWISTED.
2. ALL POSTS AND RAILS SHALL BE SCHEDULE 40.
3. ALL GATE FRAMES SHALL BE 1-5/8".
4. USE INDUSTRIAL 180° HINGES FOR ALL GATES AND COMMERCIAL DROP ROD FOR DOUBLE GATES.
5. TURNBUCKLE AND TRUSS ROD AT CORNER, END AND GATE POSTS.
6. GATE TO HAVE SELF CLOSING MECHANISM.
7. ALL CHAIN LINK, POSTS AND CONNECTIONS SHALL BE FUSE BONDED VINYL COATED.

6' CHAIN LINK MAN GATE

N.T.S.

2 / L-3 VINYL COATED CHAIN LINK GATE

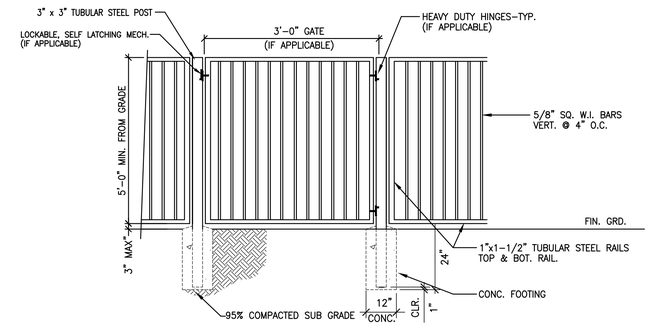
N.T.S.



NOTES:
1. FENCES TO BE PRE-FINISHED IN THE FACTORY W/ GOLDEN STATE'S "GALV PLUS" SYSTEM USING RAW STEEL AND RUST INHIBITING COATINGS.
2. PAINT COLOR TO BE SELECTED BY OWNER.

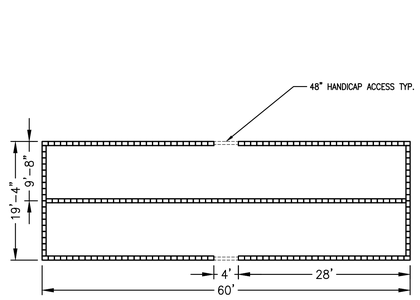
3 / L-3 TUBULAR STEEL FENCE

N.T.S.

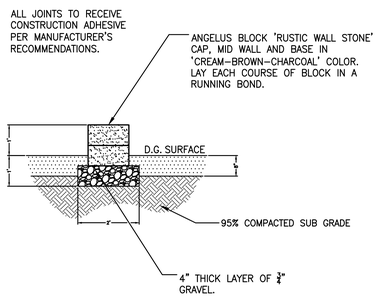


4 / L-3 TUBULAR STEEL GATE

N.T.S.



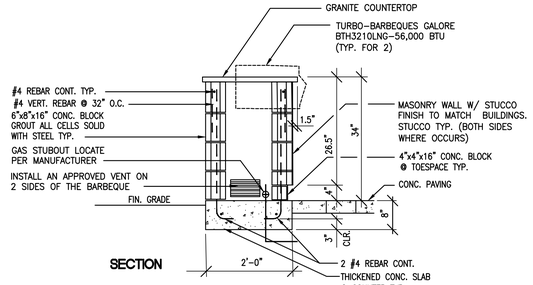
BOCCE COURT LAYOUT



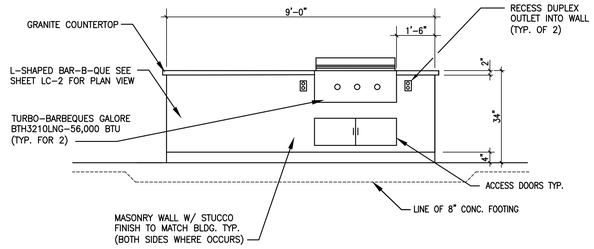
BOCCE COURT EDGE

5 / L-3 BOCCE COURT

NTS.

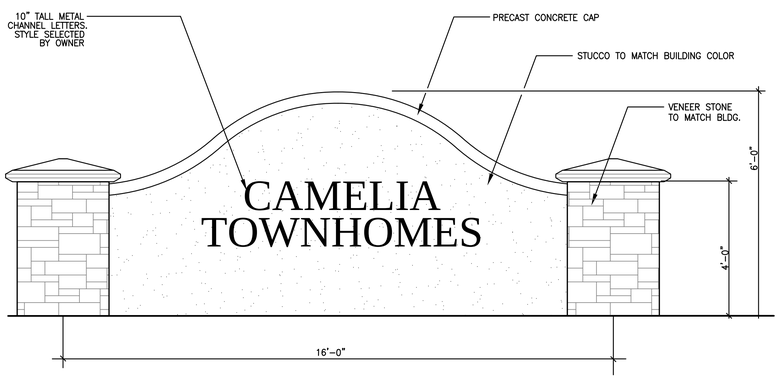


SECTION



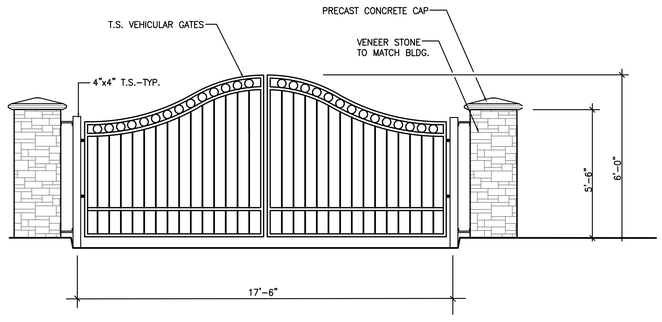
6 / L-3 BARBEQUE

N.T.S.



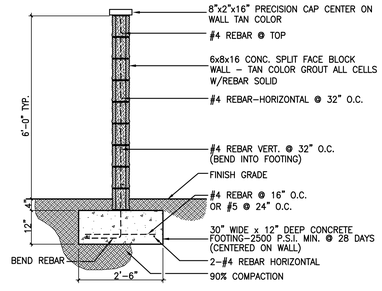
7 / L-3 ENTRY MONUMENT BOTH SIDES • CAMELIA ENTRY

N.T.S.



8 / L-3 VEHICULAR ENTRY GATE

N.T.S.



9 / L-3 BLOCK WALL

N.T.S.

CONSTRUCTION DETAILS

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REVISED
1 PER CITY REQ. 11-15-16 V.D.

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
4185 Enterprise Circle North, Suite 200
Temecula, CA 92203 (951) 296-9900 FAX 296-6803

REGISTERED LANDSCAPE ARCHITECT VINCENT DOMATO 2017 STATE OF CALIFORNIA
renewal 8-31-17
8-30-17

PROJECT: CAMELIA
OWNER: CAMELIA PROPERTIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675 PH (949) 218-6023 CONTACT:BILL LO

drawn: V.D.
checked: V.D.
date: 8-30-16
SHEET L-3 of 3 sheets
JOB NO. 16-104

CITY OF WILDOMAR
PRELIMINARY PLANTING PLAN FOR CAMELIA TOWNHOMES
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AMENITIES LEGEND

- **P** PICNIC AREAS W/ PICNIC TABLES, TRASH RECEPTACLES & BARBEQUE
- **S** SEATING AREAS W/ BENCHES & TRASH RECEPTACLES
- **R** RESTROOM
- **B** BOCCE COURTS
- **SBQ** BARBEQUE
- **C** CABANAS
- **DP** DOG PARK W/ DECOMPOSED GRANITE SURFACE
- **TL** TOT LOT W/ SHADE COVER & SEATING
- **VG** VEHICLE ENTRY GATE
- **CB** CALL BOX
- **AP** ACCENT PAVING

LANDSCAPE AREA

SITE AREA	24.62 ACRES	1,152,162 S.F.
LANDSCAPE AREA	7.42 ACRES	323,000 S.F.
LANDSCAPE AREA	30% OF THE SITE	

NOTES:

1. *ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.*
2. *A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDOMAR'S WATER EFFICIENT LANDSCAPING ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276*
3. *ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.*
4. *ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.*

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACIA	24" BOX	129	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	24" BOX	109	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	143	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	36/24 BOX	39/122	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	LAU. N. 'S.'	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	31	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE	36/24 BOX	60/51	TRIPLE STAKE / HEIGHT 10–12' , SPREAD 5'–6' MIN.	L
	SHRUBS:						
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	–	TRIANGULAR SPACING @ 5' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTESCENS GR. CLOUD	GR. CLOUD TEXAS RANGER	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	ANA. FLA.	ANAGOZANTHUS FLAVIDUS 'VELVET AMBER'	AMBER KANGAROO PAWS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	KNI. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	AGA. 'SHA.'	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	MUE. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LAV. STO.	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	JUN. PAT.	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	–	FULL & BUSHY @ 3' O.C. IN WATER QUALITY BASIN	M
	VINES:						
	DIS. BUC.	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	–	ATTACH TO WALLS & TRELLIS	M
	MULCH						
	WOOD MULCH	SHREDDED WOOD MULCH	MEDIUM GRIND WOOD MULCH	NA	AS REQ'D.	3" DEEP – INSTALL TO ALL PLANTING AREAS AS SHOWN	
	LAWN :						
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802 FAX 296-6803
JOB # 15-136 7-28-17

SHADE REQUIREMENT

PROVIDED 96 SPACES @ 162 S.F. EA.= 15,552 S.F.

15,552 S.F. @ 50% COVERAGE REQUIRED= 7,776 S.F.

ACTUAL AREA SHADED= 8,546 S.F.

INTERIOR LANDSCAPE REQUIREMENT

PROVIDED 96 SPACES @ 162 S.F. EA.= 15,552 S.F.

15,552 S.F. @ 10% COVERAGE REQUIRED= 1,555 S.F.

ACTUAL AREA = 1,650 S.F.

CAMELIA TOWNHOMES

GRAPHIC SCALE

40 0 40 80 160

1 INCH = 40 FT.

COLOR CONCEPT PLAN L-1



OLIVE TREE 36" BOX



OLIVE TREE 7-10 YEARS

RHUS LANCEA 36" BOX

RHUS LANCEA 7-10 YEARS

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACIA	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	15 GAL	–	DOUBLE STAKE / HEIGHT 7–8' , SPREAD 2'–3' MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	36/24 BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	LAU. N. 'S.'	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	–	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE	36/24 BOX	–	TRIPLE STAKE / HEIGHT 10–12' , SPREAD 5'–6' MIN.	L
	SHRUBS:						
	ALO. ARB.	ALOE ARBORESCENS	ALOE	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	DIA. R. 'L.R.'	DIANELLA REVOLUTA 'LITTLE REV.'	FLAX LILLY	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	KNI. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	–	FULL & BUSHY @ 5' O.C.	L
	MUE. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	–	FULL & BUSHY @ 3' O.C.	L
	LAV. DEN.	LAVANDULA DENTATUM	FRENCH LAVENDER	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	–	FULL & BUSHY @ 3' O.C.	L
	JUN. PAT.	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	–	FULL & BUSHY @ 3' O.C. IN WATER QUALITY BASIN	M
	VINES:						
	DIS. BUC.	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	–	ATTACH TO WALLS & TRELLIS	M
	MULCH & GROUNDCOVER						
	WOOD MULCH	SHREDDED WOOD MULCH	MEDIUM GRIND WOOD MULCH	NA	AS REQ'D.	3" DEEP – INSTALL TO ALL PLANTING AREAS AS SHOWN	
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	AS REQ'D.	TRIANGULAR SPACING @ 5' O.C.	L
	LAWN :						
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

CAMELIA TOWNHOMES

GRAPHIC SCALE

40 0 40 80 160

1 INCH = 40 FT.

COLOR CONCEPT PLAN L-2

CAMELIA TOWNHOMES

42001 KODIAK COURT	906-441-006	DONALD AND CATHERINE KEE
41997 KODIAK COURT	906-441-007	ROBERT KINSEY
41993 KODIAK COURT	906-441-008	TIM AND EVELYN HUIZENGA
23516 MOUNTAIN BREEZE DR	906-441-010	RYAN AND ERIKA VAUGHAN
23512 MOUNTAIN BREEZE DR	906-441-011	KENNETH COKASH AND KAREN TROUT
23508 MOUNTAIN BREEZE DR	906-441-012	SALVADOR AND MICHAELA ORONA
23504 MOUNTAIN BREEZE DR	906-441-013	SCOTT AND BARBARA WALKER
23500 MOUNTAIN BREEZE DR	906-441-014	JON AND SHARON CARTWRIGHT
23496 MOUNTAIN BREEZE DR	906-441-015	LONNIE AND CYNTHIA LOUTHERBACK
23492 MOUNTAIN VREEZE DR	906-441-016	GLENDON AND GLORIA HUMPHREY
23488 MOUNTAIN BREEZE DR	906-441-017	KEVIN AND GUIA BLASKE

JULY 14, 2017

CAMELIA
WILDOMAR, CA

VIEW COMPARISON
STUDY



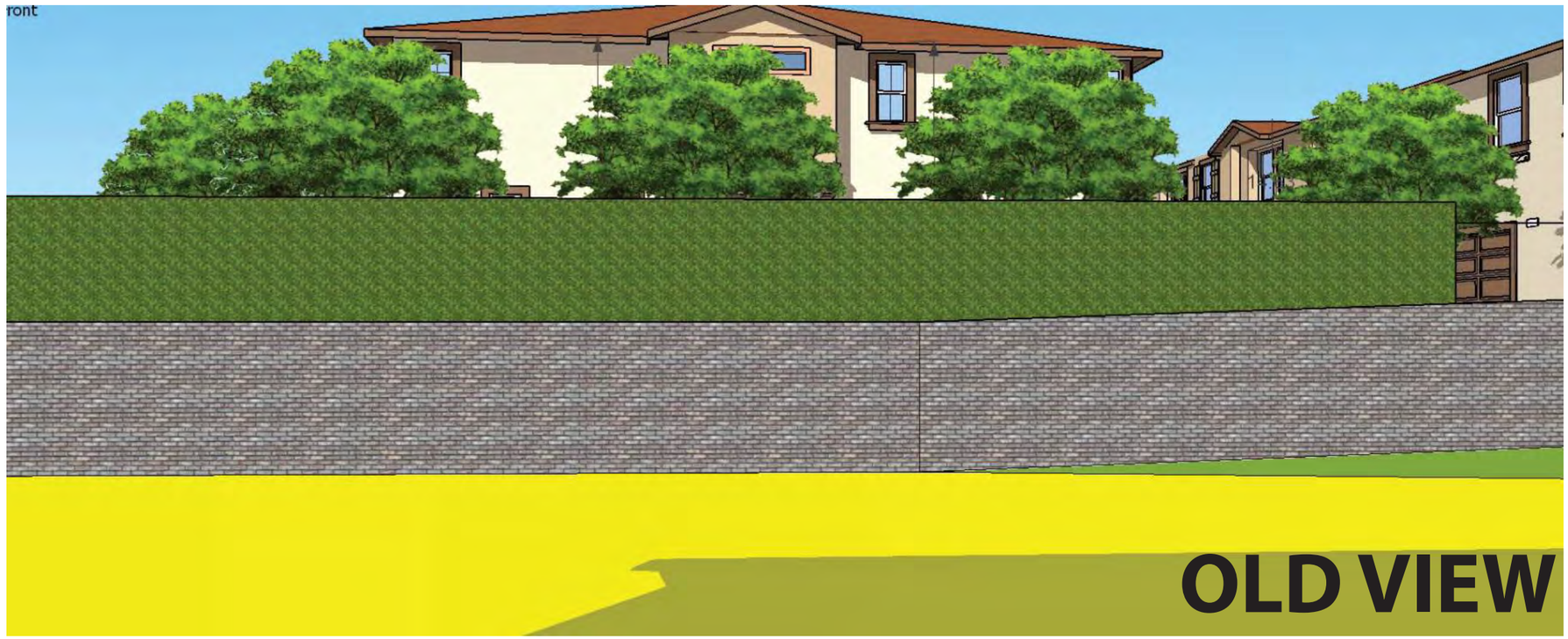
OLD VIEW



NEW VIEW

42001 KODIAK COURT

DONALD AND CATHERINE KEE
906-441-006





41997 KODIAK COURT

ROBERT KINSEY
906-441-007



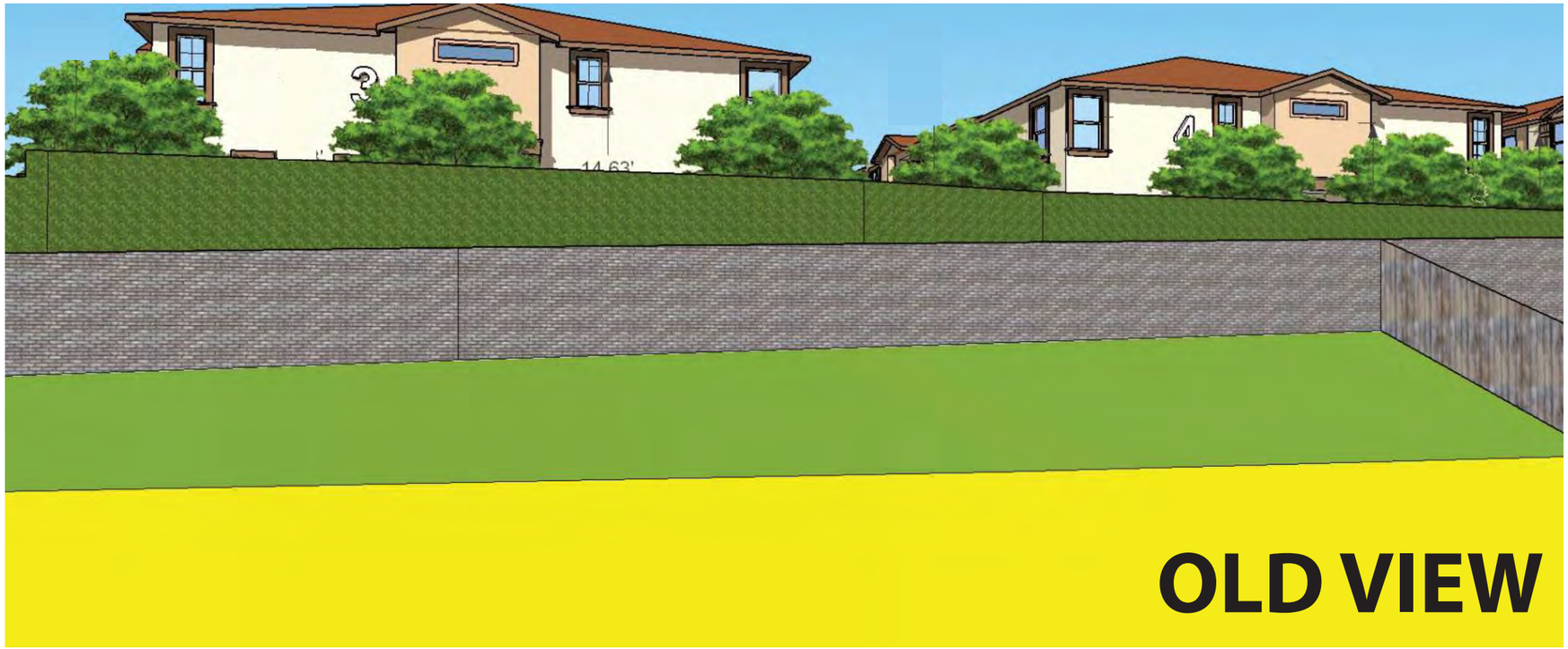
OLD VIEW



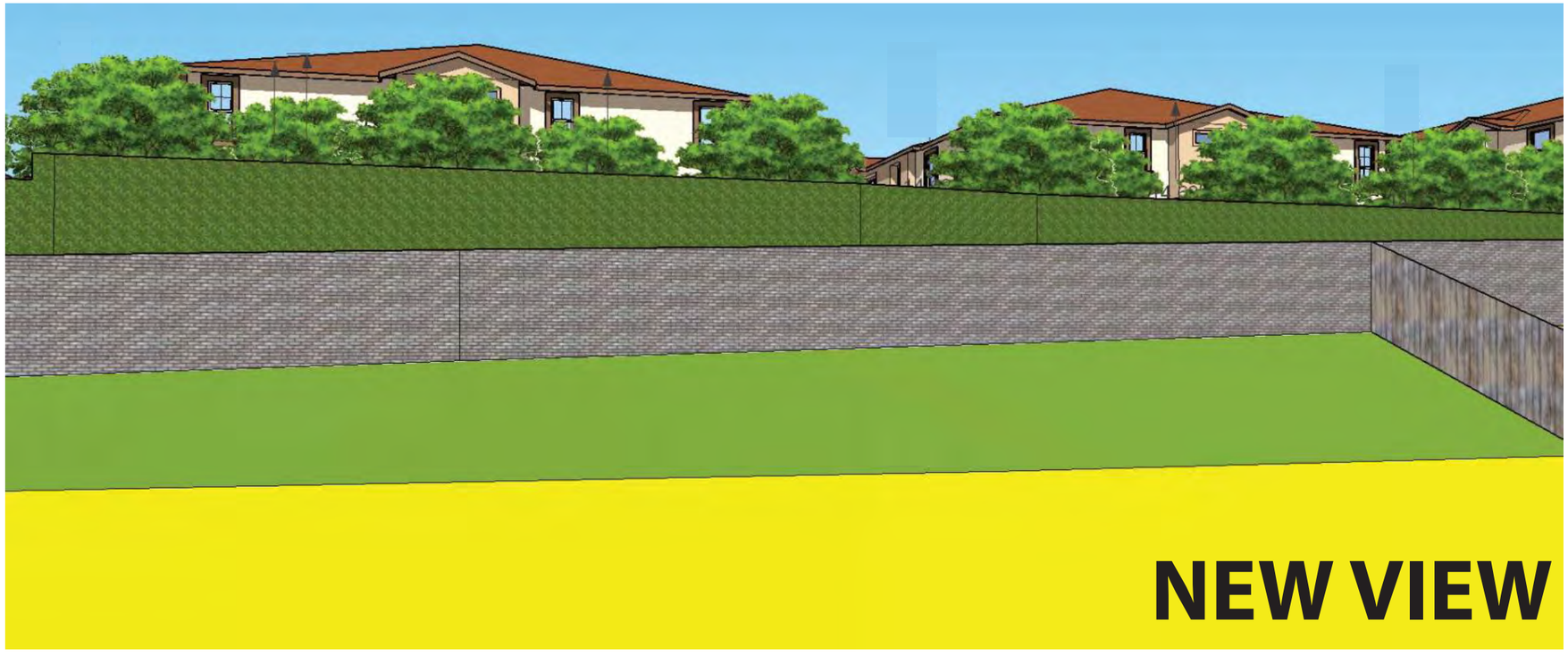
NEW VIEW

41993 KODIAK COURT

TIM HUIZENGA AND MILDRED
906-441-008



OLD VIEW

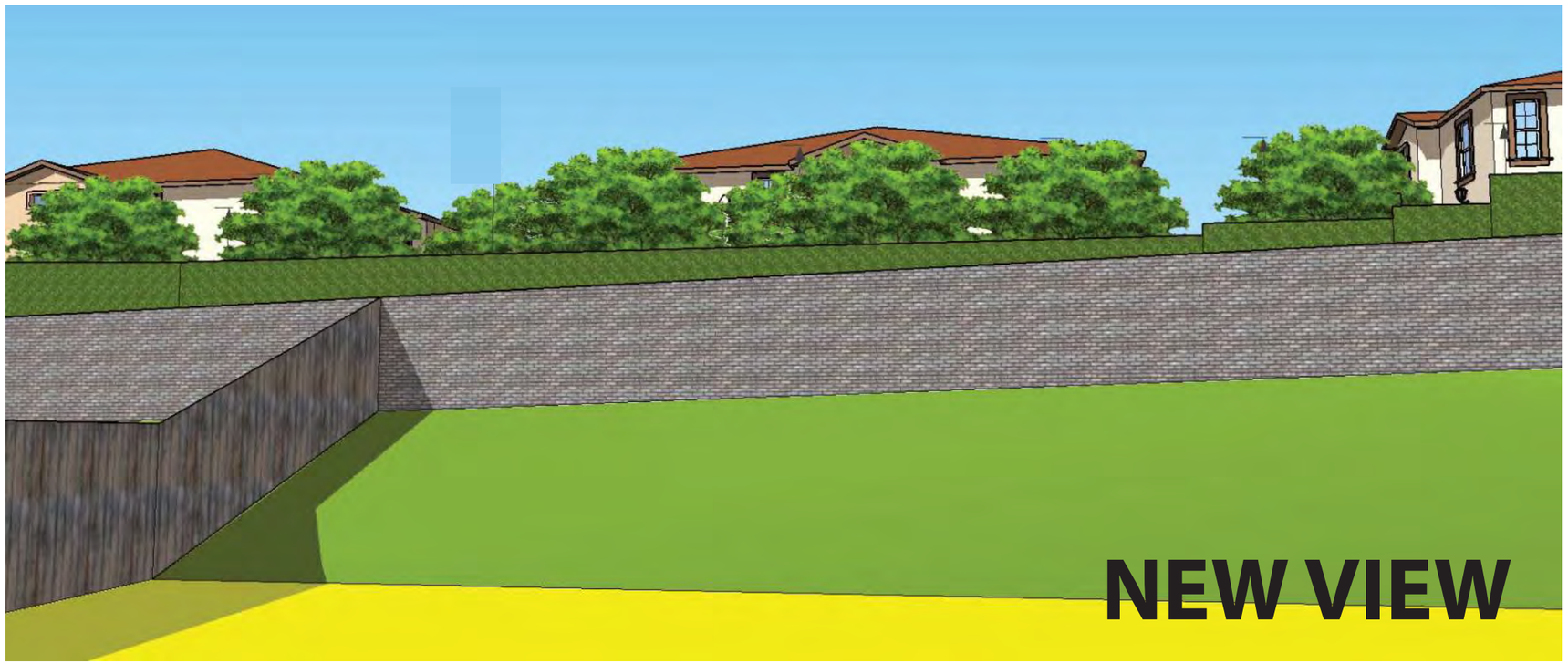


NEW VIEW

23516 MOUNTAIN BREEZDE

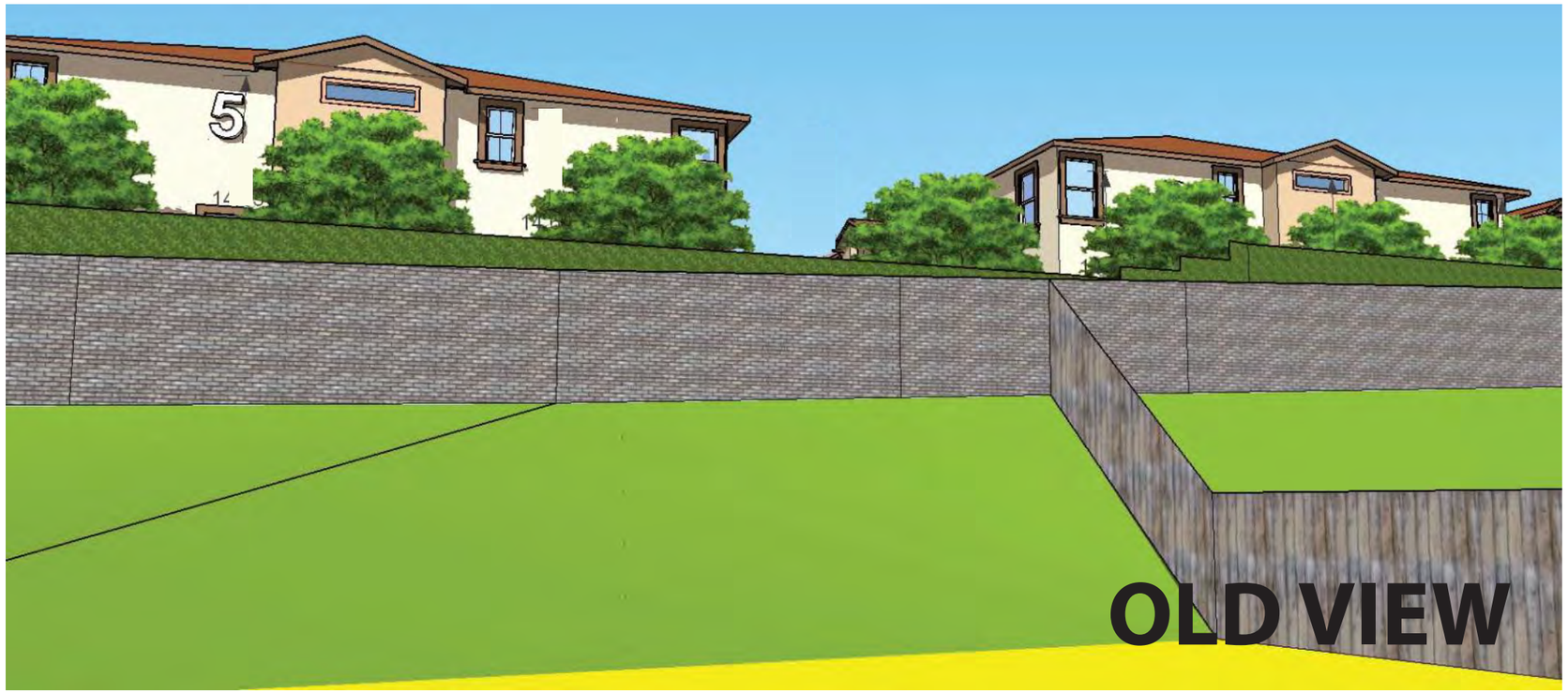
RYAN AND ERIKA VAUGHAN
906-441-010





23512 MOUNTAIN BREEZE

KENNETH COKASH AND KAREN TROUT
906-441-011

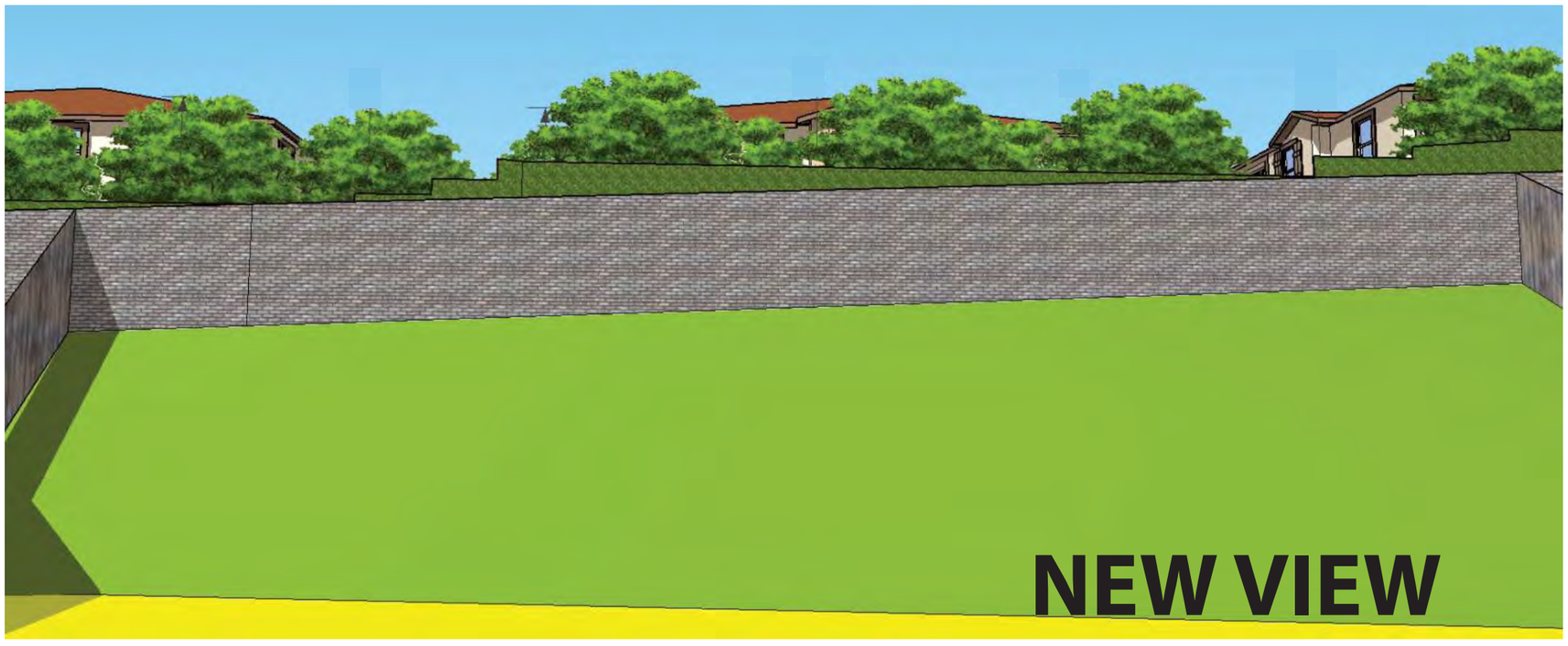




23508 MOUNTAIN BREEZE

SALVADOR AND MICHAELA ORONA
906-441-012

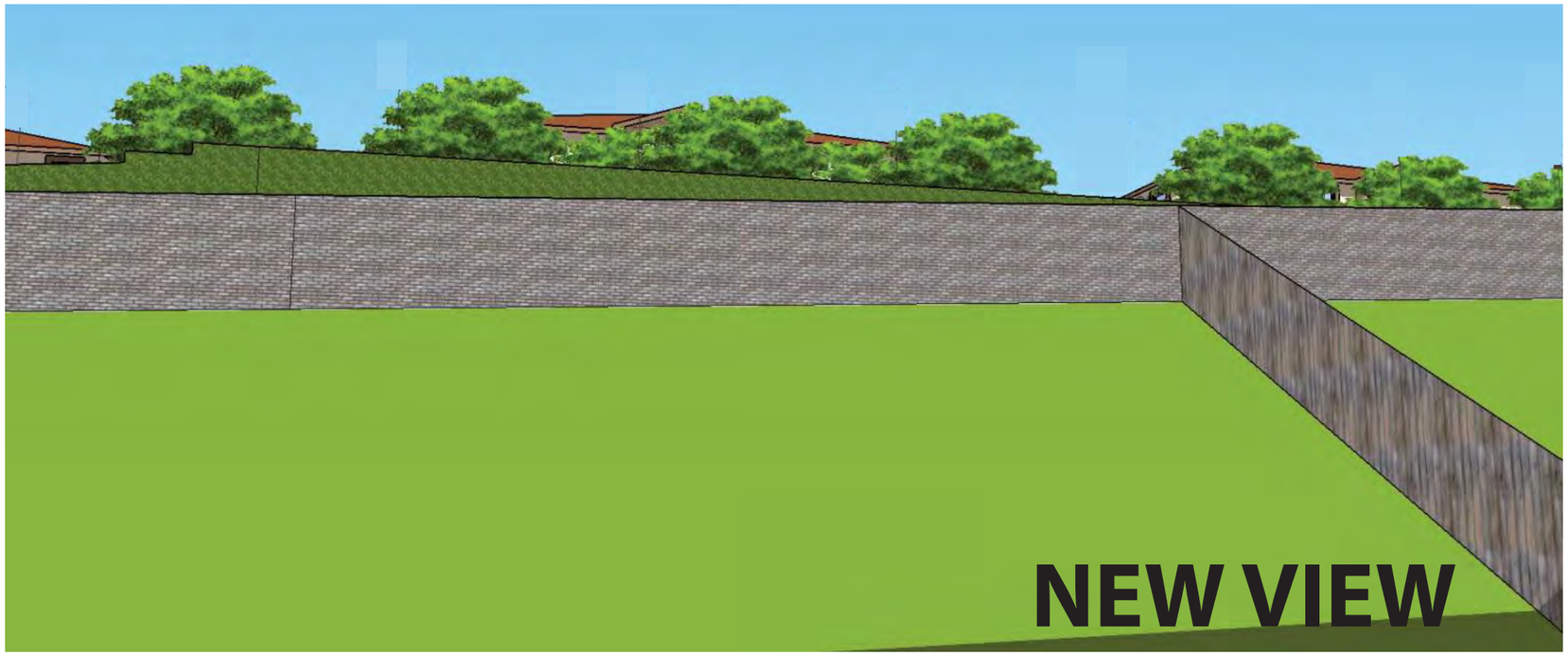




23504 MOUNTAIN BREEZE

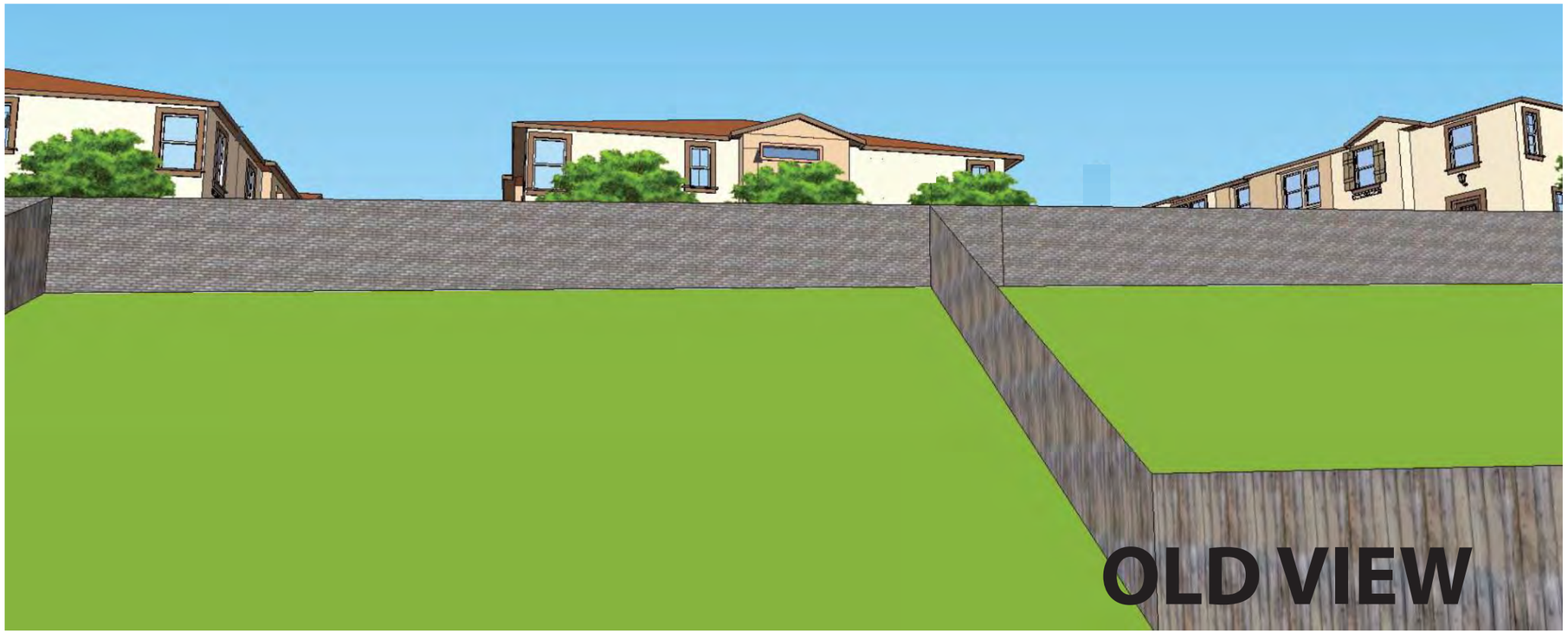
SCOTT AND BARBARA WALKER
906-441-013

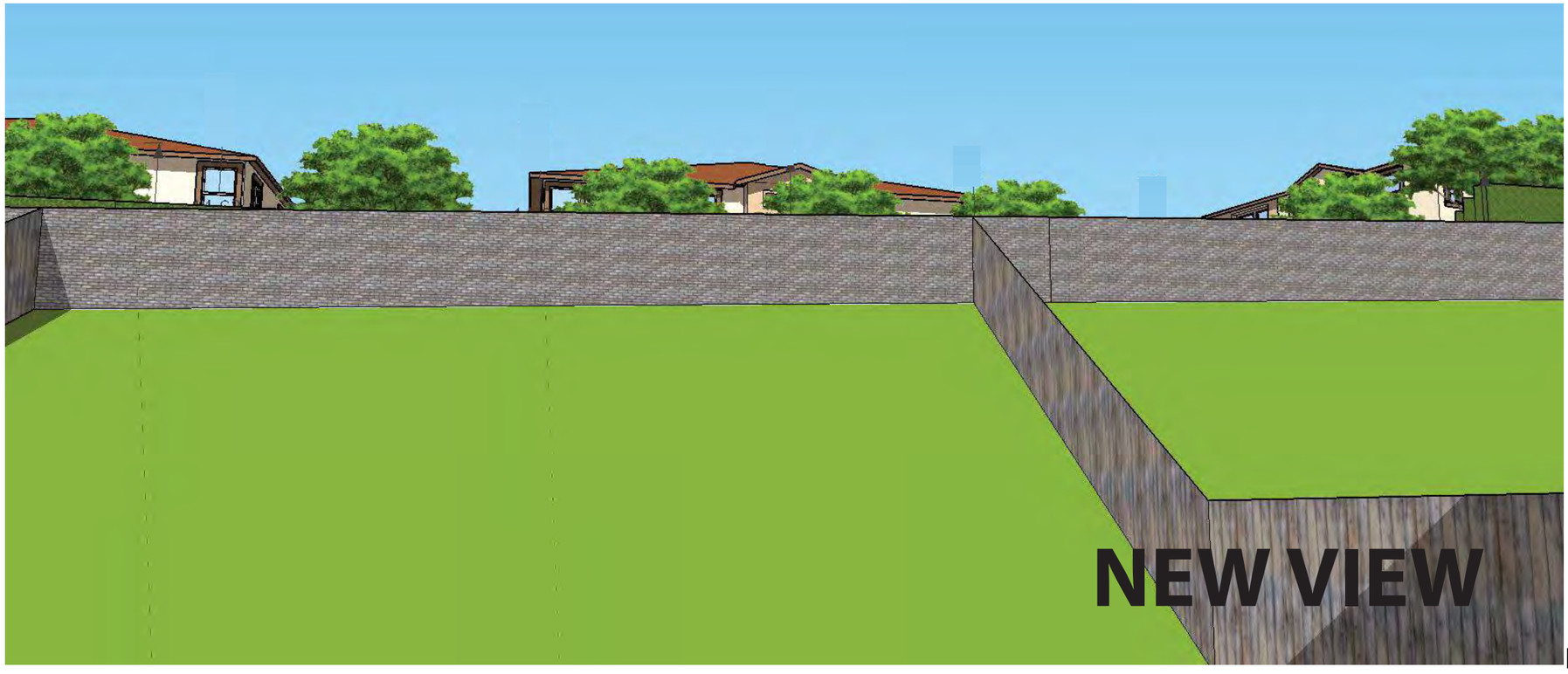




23500 MOUNTAIN BREEZE

JON AND SHARON CARTWRIGHT
906-441-014

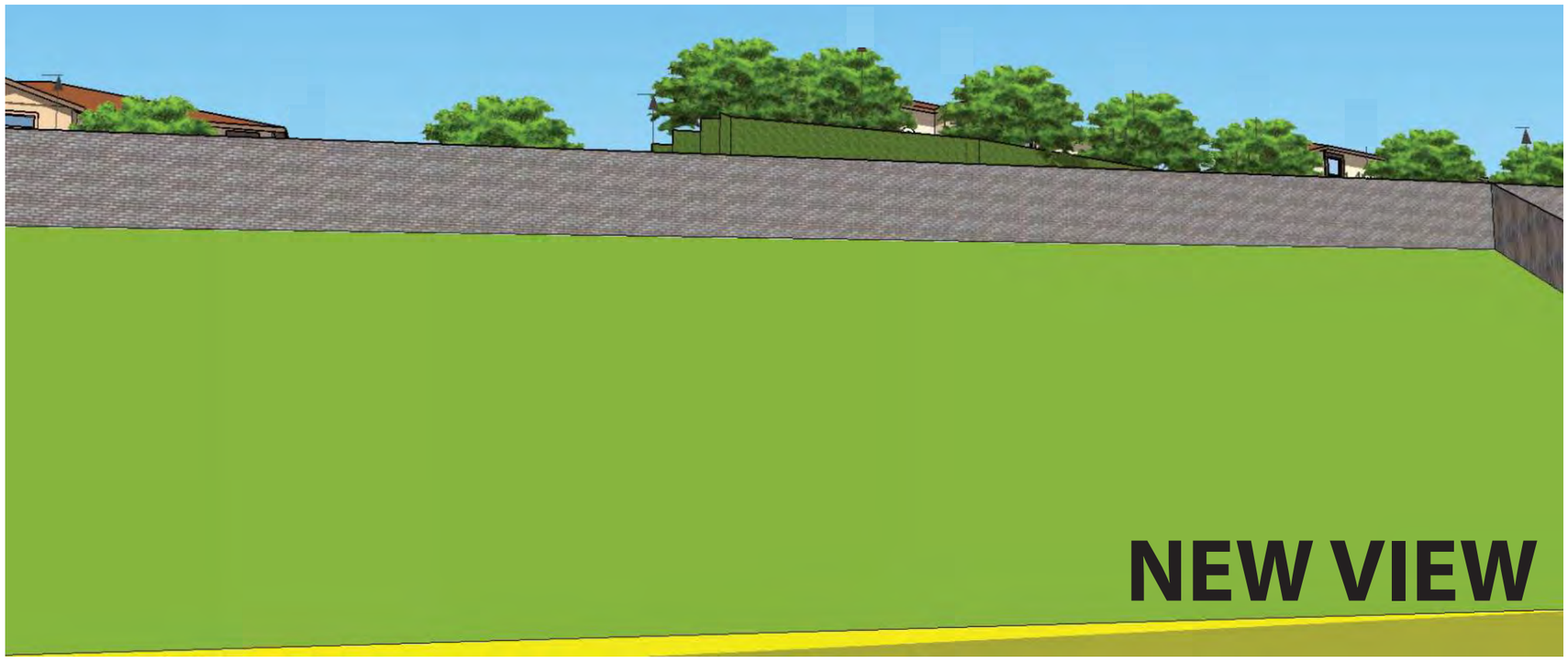




23496 MOUNTAIN BREEZE

LONNIE AND CYNTHIA LOUTHERBACK
906-441-015



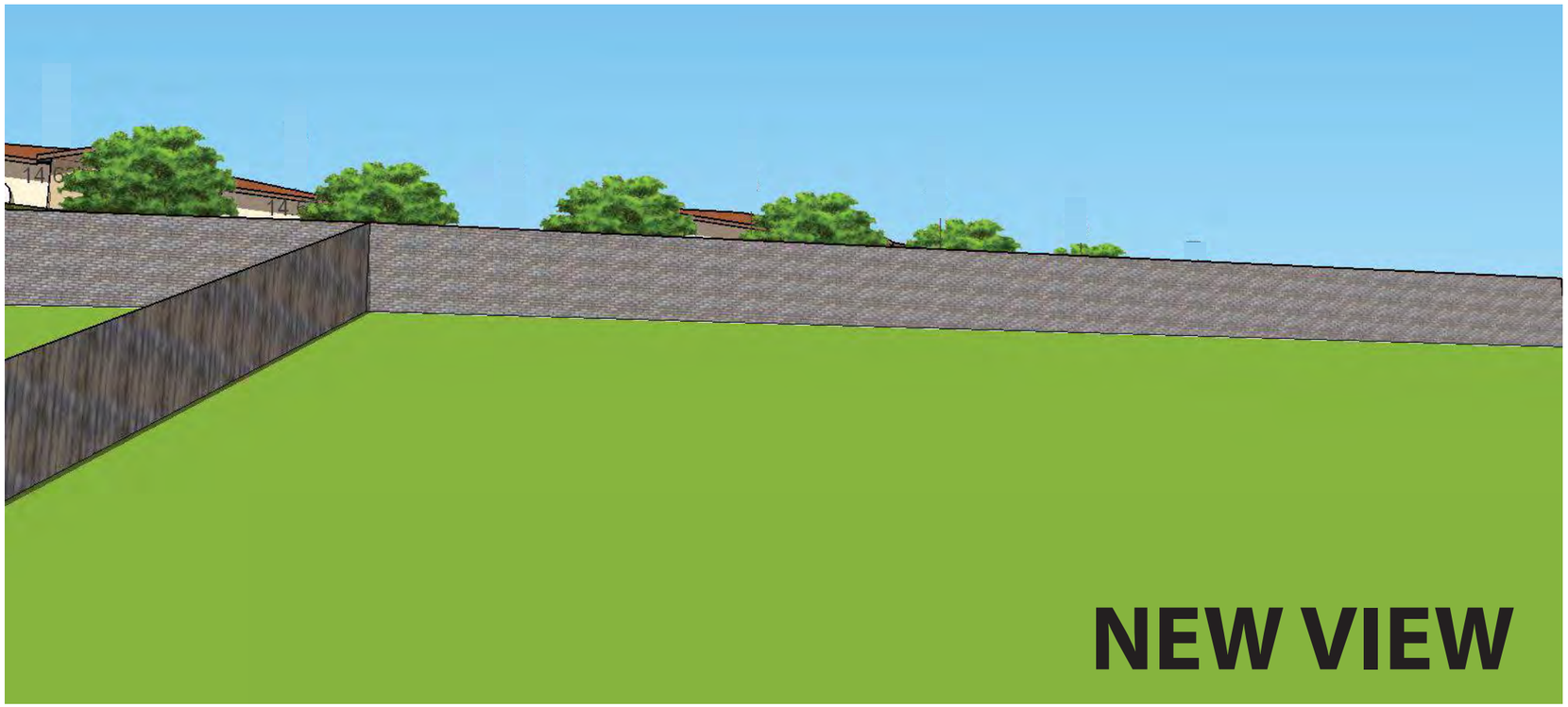


23492 MOUNTAIN BREEZE

GLENDON AND GLORIA HUMPHREY
906-441-016



OLD VIEW



NEW VIEW

23488 MOUNTAIN BREEZE

KEVIN AND GUIA BLASKE
906-441-017

ITEM 2.2

RECEIVED
MAR 30 2017
CITY OF WILDOMAR

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: **Camelia Communities Project #37156**

To Whom It May Concern:

The proposed construction of Project #37156 consists of 163 single family attached dwelling units with related recreational and landscape amenities and on-site/off-site improvements.

Pursuant to the City of Wildomar Planning Commission public hearing scheduled for April 5, 2017, the following is a breakdown of the issues, fears and concerns of both the residents of Wildomar and the residents of Murrieta, both adversely affected by this project and the residents of Murrieta in general.

1. Changing the zoning from R-R to R3 adjacent to existing single family residential property.

2. Invasion of privacy.

3. Increased traffic.

4. Increased pollution.

5. Increased noise.

6. Dangerous ingress and egress off Palomar Road.

7. Potential of increased level of crime, i.e., burglary.

8. Lack of adequate police coverage, especially in the evenings.

9. Uncontrolled lighting impact on existing homes, i.e., street lighting, vehicle headlights, flood lights, etc.

10. Blocking of longstanding landscape views.

11. Set back and elevation concerns.

12. Devaluation of property values, especially on the homes on Murrieta side of the project.

13. Construction noise, dirt and debris impact on our homes, quality of life and health.

14. Introduction of new trees, plants and shrubbery may bring in insects and disease that impacts our existing landscaping.

15. Insect and mosquito habitat increase brought on by the creation of a new water run off containment area.

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19. Unadvertised local school impact, to both the Wildomar and Murrieta school systems.

20. Due to proposed elevations, runoff will impact the Wildomar side of our block wall.

We also challenge the validity of the developers' impact studies on traffic, noise, water, environmental and any and all other studies obtained to support the construction of this project.

In addition, we request a postponement of the decision to change the zoning from R-R, rural residential to R-3, general residential, or delay approval of the project until the opponents have adequate time to evaluate our options. We were not notified of the project until we received an "invitation" to attend a workshop on March 6, 2017.

We, the residents of Murrieta and Wildomar request that the Planning Commission

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3.27.17

Name:

Jeff + Lisa Park

Address:

41959 Camryn Ct.
Murrieta, Ca 92562

ITEM 2.2

RECEIVED
APR 03 2017
CITY OF WILDOMAR

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: Camelia Communities Project #37156

To Whom It May Concern:

The proposed construction of Project #37156 consists of 163 single family attached dwelling units with related recreational and landscape amenities and on-site/off-site improvements.

Pursuant to the City of Wildomar Planning Commission public hearing scheduled for April 5, 2017, the following is a breakdown of the issues, fears and concerns of both the residents of Wildomar and the residents of Murrieta, both adversely affected by this project and the residents of Murrieta in general.

1. Changing the zoning from R-R to R3 adjacent to existing single family residential property.

2. Invasion of privacy.

3. Increased traffic.

4. Increased pollution.

5. Increased noise.

6. Dangerous ingress and egress off Palomar Road.

7. Potential of increased level of crime, i.e., burglary.

8. Lack of adequate police coverage, especially in the evenings.

9. Uncontrolled lighting impact on existing homes, i.e., street lighting, vehicle headlights, flood lights, etc.

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We, the residents of Murrieta and Wildomar request that the Planning Commission

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/30/17

Name: Jordan and Michelle Tetzlaff

Address: 41960 Camargn Ct
Murrieta, CA
92562
"Grizzly Ridge Track"

ITEM: 2.2

RECEIVED

APR 03 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

March 31, 2017

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: **Camelia Communities Project #37156**

To Whom It May Concern:

Please be advised that I am requesting that the current property owner of the above-captioned project perform immediate weed abatement on said property. Considering the overgrowth and the upcoming fire season, this seems to be a reasonable and safe request, not to mention a requirement by Cal Fire.

Very truly yours,

Donald Kee

DK:ck

ITEM: 2.2

RECEIVED
APR 03 2017
CITY OF WILDOMAR
CITY CLERK'S OFFICE

March 31, 2017

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: **Camelia Communities Project #37156**

To Whom It May Concern:

Please be advised that I spoke with Matt Bassi on March 29, 2017, requesting a workshop between the City of Wildomar and Wildomar and Murrieta residents prior to the planning board meeting on April 5, 2017, so that we might discuss and be brought up to date on the above-captioned proposed project that impacts the residents of both cities.

Mr. Bassi stated that the workshop was unnecessary and all information relevant to the project would be provided at the meeting on April 5, 2017.

This letter is official notice that a request was made for a workshop on this project and the request was denied.

I live at 42001 Kodiak Court in Murrieta, which home borders the wall that will separate the resident in my neighbor with the proposed project.

Very truly yours,

Donald Kee

Donald Kee

DK:ck

ITEM: 2.2

RECEIVED

APR 03 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: **Camelia Communities Project #37156**

To Whom It May Concern:

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We, the residents of Murrieta and Wildomar request that the Planning Commission

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3.29.17

Name: Helen Balsamo

Address: 42001 Kodiak Ct
Murrieta, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-29-17

Name:

Donald Kee

Address:

42001 KODIAK CT

MURRIETA, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-29-17

Name: Catherine Lee

Address:

42001 KODIAK CT

MURRIETA, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-28-2017

Name:
Michele Rocha

Address:
23525 Mountain Breeze
Murrieta, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/2017

Name:

Joseph Rocha

Address:

23525 Mountain Breeze Dr.
Murrieta Ca. 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/28/17

Name:

JOHN HOWARD

Address:

41960 TRINITY RIVER WAY
MURRIETA CA 92562



and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:

Elise M Howard

Address:

41960 Trinity River Way
Murrieta CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-28-17

Name:

Address:
23552 Mountain Brook
Murrieta, Ca 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/29/2017

Name: CHRISTOPHER A. RAMOS

Address: 23551 Mountain Breeze Dr.
Murrieta CA 92673

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name: E. J. Stitt

Address: 23533 MTN. BREEZE DR
MURRIETA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name:

Gloria Humphrey

Address:

23492 Mountain Breeze DR

Murrieta, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name: Phyllis Zabala

Address: 23505 Mountain Breeze Dr.
Murrieta CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name:

Trula Nicholls

Address:

23505 Mountain Breeze Dr.
Murrieta CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:

JON CARTWRIGHT

Address:

23500 MOUNTAIN BREEZE DR.

MURRIETA, CA. 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:
Crystal & German Robles

Address:
32086 White Spruce Ct.
Wildomar CA 92595

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name:

Sharon Cartwright

Address:

23500 Mountain Breeze
Murrieta, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:

C. KEEN

Address:

41990 KODIAK CT.

MURRIETA.

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name: Richard L. Perea

Address:
41994 Kodiak Court
Murrieta, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/27/17

Name:

Kenneth Mayer

Address:

32655 MAYES LN

WILDOMAR CA 92595

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3/29/2017

Name: DAWN MORRISON

Address:

23528 Mountain Breeze Dr.
Murrieta CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:
Ken & Lisa Ramos

Address:
23573 Mountain Breeze Dr
Murrieta 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-27-17

Name:
Amber Treat

Address:
23517 Mountain Breeze Dr
Murrieta CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-28-17

Name: Mark La Kas

Address: 23552 Mountain Breeze
Murr Ca 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-24-2017

Name: Mark Hull

Address: 41952 Trinity RiverWay
Murrieta Ca 92562.

RECEIVED

APR 05 2017

CITY OF WILDOMAR

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

Re: **Camelia Communities Project #37156**

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We, the residents of Murrieta and Wildomar request that the Planning Commission

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 3-31-17

Name: Susan Vanson

Susan VanSon

Address:

23701 Angel Place

Murrieta, Ca. 92562

RECEIVED

APR 05 2017

CITY OF WILDOMAR

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

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Dated: 3-31-17

Name: Cheryl Farmer
CHERYL Farmer

Address:
23676 Angel PL
Murrieta, CA. 92562

RECEIVED

APR 05 2017

CITY OF WILDOMAR

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention: City Clerk

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SPOT ZONING

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4. Increased pollution.

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7. Potential of increased level of crime, i.e., burglary.

8. Lack of adequate police coverage, especially in the evenings.

9. UNCONTROLLED LIGHTING, IMPACT ON EXISTING HOMES, IE.. STREET LIGHTING, VEHICLE HEADLIGHTS, FLOOD LIGHTS, ETC...

10. Blocking of longstanding landscape views.

11. Set back and elevation concerns.

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21. DUE PROCESS FOR NOTIFICATIONS

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Dated: 4/4/17

Name:

ROBERT KINSEY

Address:

41997 KODIAK CT.

MURRIETA, CA 92562

and/or any other Wildomar departments involved in this Project review the aforesaid and address our concerns at the Planning Commission public hearing scheduled for April 5, 2017.

Dated: 4/4/17

Name: DINA KINSEY

Address: 41997 KODIAK CT
MURRIETA, CA 92562

Matthew Bassi

From: Debbie Lee
Sent: Thursday, April 06, 2017 9:00 AM
To: Matthew Bassi
Subject: FW: Wildomar Planning Commission Agenda Item 2.2 Camelia Townhouse Project (PA No. 16-0070)

[redacted]

Thank you,

Debbie A. Lee

City Clerk
Human Resources Manager

City of Wildomar
23873 Clinton Keith Road
Suite 201
Wildomar CA 92595

951.677.7751 x215
951.698.1463 (Fax)

City Hall Hours:
Monday - Thursday
8:00 a.m. - 5:00 p.m.
Closed Fridays

www.cityofwildomar.org

All e-mail and attachments to and from the City of Wildomar may be considered public information and may be disclosed upon request.

From: Anthony Valenzuela [mailto:pitsteel99@gmail.com]
Sent: Wednesday, April 05, 2017 10:34 AM
To: Debbie Lee
Subject: Wildomar Planning Commission Agenda Item 2.2 Camelia Townhouse Project (PA No. 16-0070)

Members of the Planning Commission,

I am very concerned about the potential approval of the Camelia Townhouse Project. As a member of the Wildomar community I have seen crime increase substantially within the Andalusia development and surrounding neighborhoods. It is completely understandable why this is occurring due to the limited law enforcement resources we currently have. Approval of the proposed project would introduce lower income residents into our already jeopardized community. A stronger police presence needs to be established to curb the rising crime problem. If this is not made a top priority then the Planning Commission's approval of this project will only worsen an existing problem.

Thank you,
Anthony Valenzuela

32515 Falling Leaf Ct.
Wildomar, CA 92595

CC: Council PC
Matt Bassi
Dan York
Gary
Alfredo

RECEIVED

MAY 03 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

April 26, 2017

City of Wildomar Planning Commission
23873 Clinton Keith Road, Ste. 106
Wildomar, CA 92595

Attention : City Clerk

Re: **Camelia Communities Project #37156**

Ben Bonoit, Dustin Nigg, Timothy Walker, Bridgette Moore, Marsha Swanson,

I am opposed to the re-zoning of property currently zoned as R-R to R3 for the purpose of building a project known as the Camelia Communities Project #37156 which borders the communities of Wildomar and Murrieta our southern neighbors.

There have been a number of housing tracks built in Wildomar in the last few years which are single family residences that have added a great deal of a community atmosphere to our little city of Wildomar and were well thought out and planned builds.

The proposal of Camelia Communities Project does not have the same community feel.

Why would our City Council consider changing from the original zone designation to one which would allow a higher density build, with the feel and visual of apartment living. Changing the zoning designation would take a proposed R-R plan of 104 individual homes maximum to 163 attached housing units. This would not be a positive addition to our community.

The extension of Jefferson, a highly traveled 4 lane thoroughfare from downtown Temecula to extend and connect it to the 2 lane Palomar/Washington residential road would be highly problematic due to the congestion it would cause. Currently Palomar/Mission Trail which runs the entire north/south corridor between Wildomar on the south and Lake Elsinore on the north is mostly a 2 lanes road of run down and un-repaired pavement. I think that our city, Wildomar should start making repairs on our existing roads as they are in horrible disrepair. Also, there are several schools along this route, through the city of Wildomar which would create additional congestive traffic without proper safety measures being added to protect our children. All of this would cost the Wildomar taxpayers a great deal of money that I am sure we do not have an abundance of. Wildomar would have to increase our police presence, traffic signals, road lighting, upgrade drainage, utilities and fire response with these changes.

The whole of California continues to suffer from water shortage, draught and higher and higher utility use costs. I understand the need to build and enlarge our communities but do not understand why our city council would want to stress our resources further than need be. There would be a huge increase in resource usage with a high density build than to use this particular acreage as it was intended to be used.

I moved to the Wildomar Community in 2005 because I did not want to live in a city where homes were bumped up against each other with no privacy but instead offered a rural atmosphere.

I would hope that our city council would take all of these issues into consideration.

Respectfully,

Trudy A. Curry

Trudy A. Curry
20619 Union Street,
Wildomar, CA 92595
(951) 678-1530

Matthew Bassi

RECEIVED
MAY 04 2017
CITY OF WILDOMAR

From: Trudy <tcurry2@verizon.net>
Sent: Friday, May 05, 2017 4:19 PM
To: Trudy
Subject: Camelia Communities Project #37156

I am opposed to the request for variance of zoning on the property on the south border of Wildomar at Palomar Street. Wildomar is growing rapidly and our City Council has done a great job of approving all of the different builds both commercial and residential around our city. The property in question is a prime piece of property for rural residential homes on RR zoned acreage. If traveling north on Washington/Palomar roads the first thing we see when entering Wildomar are the rolling hills on the left side. I would much rather have our city approve rural residential home sites there than high density multi two story apartment like buildings.

I think that the extension of Jefferson Avenue, a 4 lane thoroughfare through this rural property and connecting it to Palomar Street, a 2 lane unrepaired roadway would impact many resources within our city. I am not sure my figures are right but on that same amount of property I computed that if used as rural property there would be a maximum build of 104 rural homes built. With the Camelia Communities Project there would be a minimum of 163 townhouses, or 27 buildings with 6 units to each. This would be a huge impact to water, utilities, road repair, police and fire response, schools, city services, infrastructure and safety. There are currently 3 schools and at least 2 day care facilities throughout this route through Wildomar. During the week and school hours there are hundreds of cars dropping off and picking up children. For many of these miles Palomar is a 2 lane road with little if any upkeep. With the extension Jefferson/Palomar would become an alternative rush hour commute from Old Town Temecula to the City of Lake Elsinore to avoid the overcrowded 15 Freeway.

Wildomar is growing fast and city leaders are doing a great job of heading up all the projects presented to them. Within the last two years there were 2 or 3 residential tracks built on the west side of Wildomar with two more in the planning stages and a large condominium project on the east on Clinton Keith, all well planned and executed. There are also commercial builds on Clinton Keith and Bundy Canyon Roads. These are all positive additions to our community.

The Camelia Communities Project would have a negative impact on our growing city.

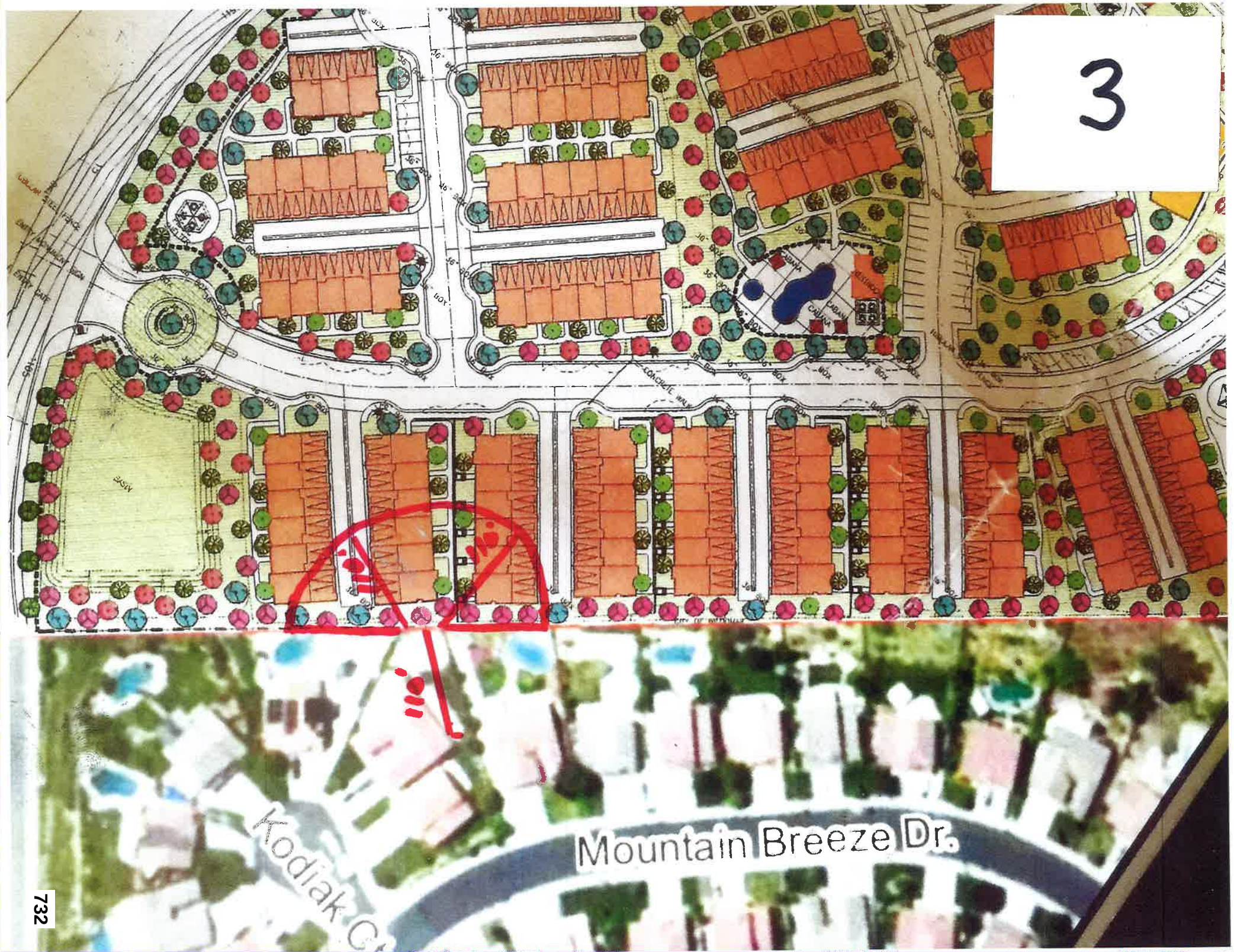
Please consider denying this variance.

Respectfully,

Trudy Curry
20619 Union Street,
Wildomar, CA 92595
(951) 678-1530
tcurry2@verizon.net


1
Camelia Project Pics
Mountain Breeze Dr.
730


2
CONCEPTUAL VIEW FROM THE FAMILY ROOM DOOR
SINGLE STORY HOME AT 41993 KODIAK CT. MURRIETA
AND THEIR NEXT DOOR NEIGHBORS BACK YARD
LOOKING AT THE PROPOSED CAMELIA TOWNHOMES
731

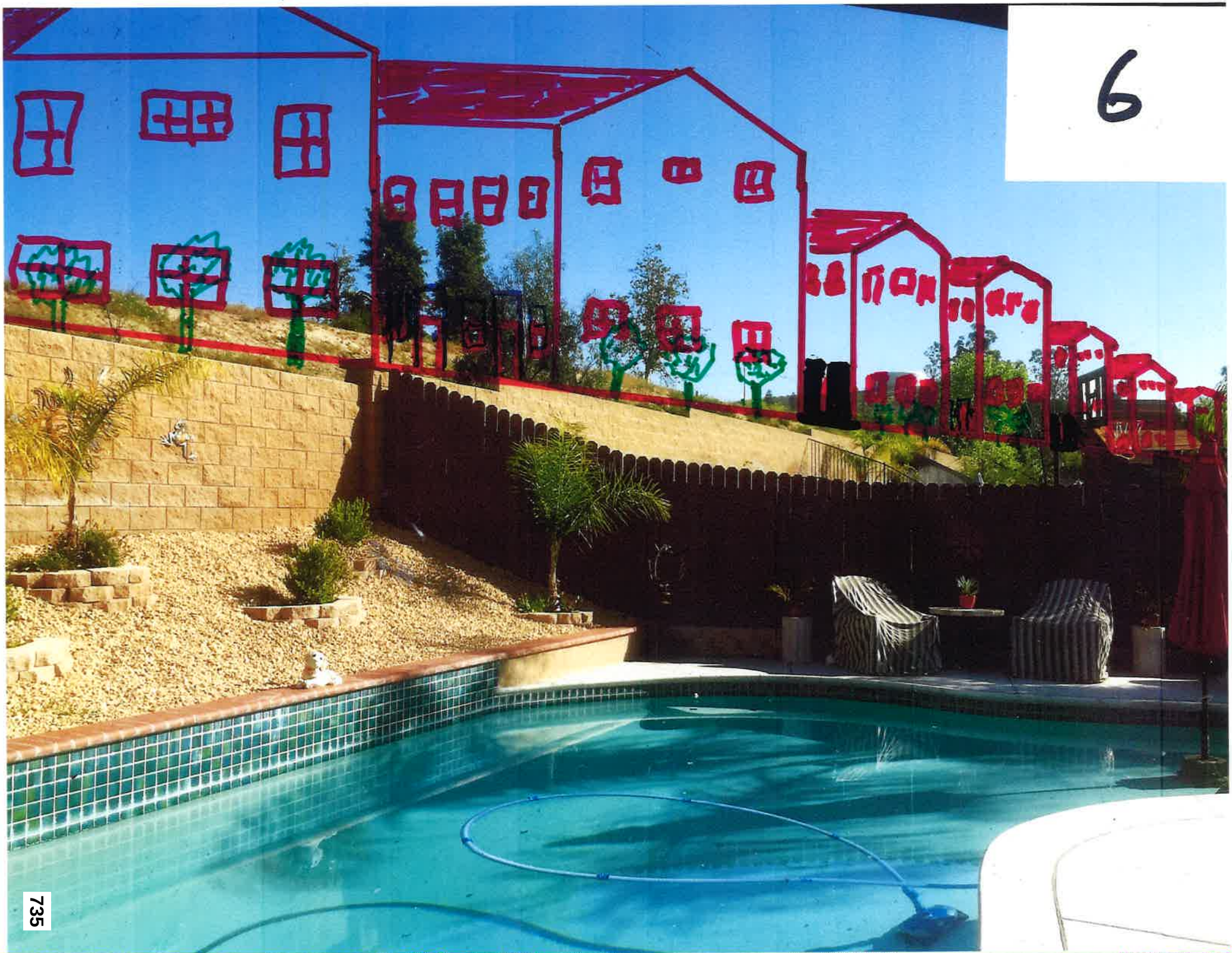

3
Mountain Breeze Dr.
732



4

733


5
734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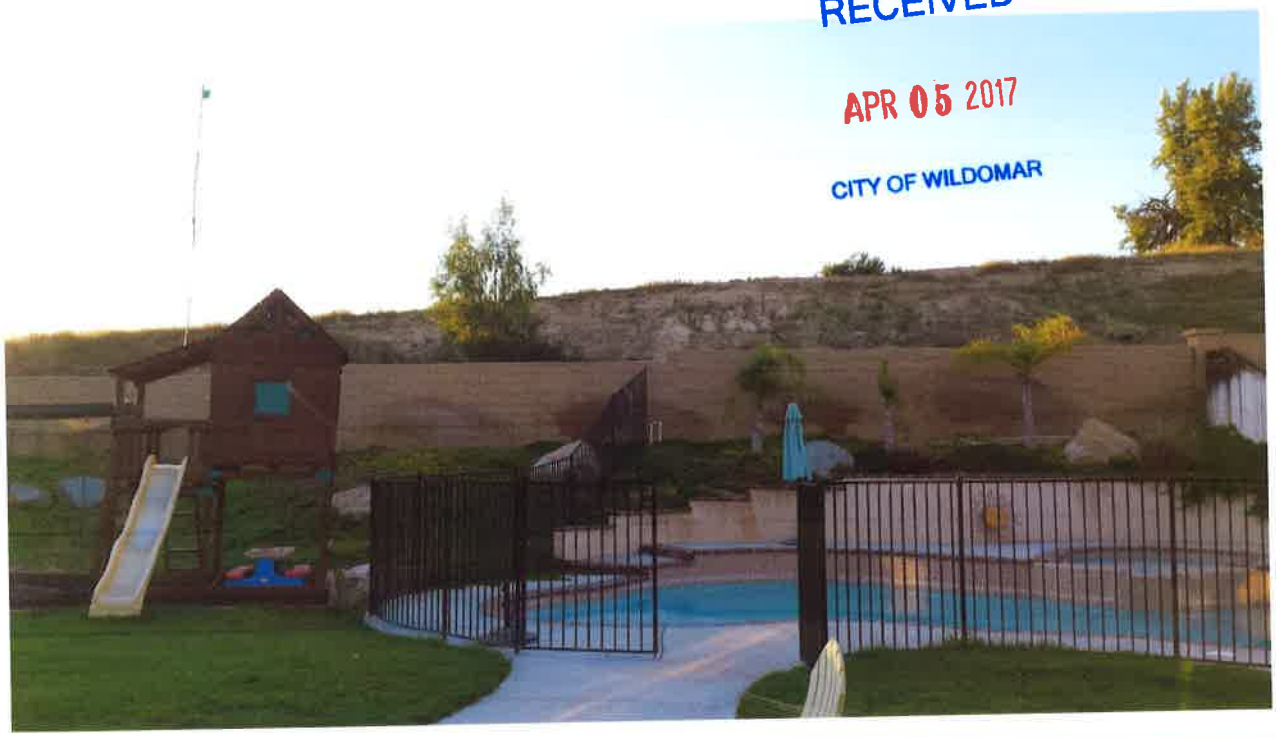

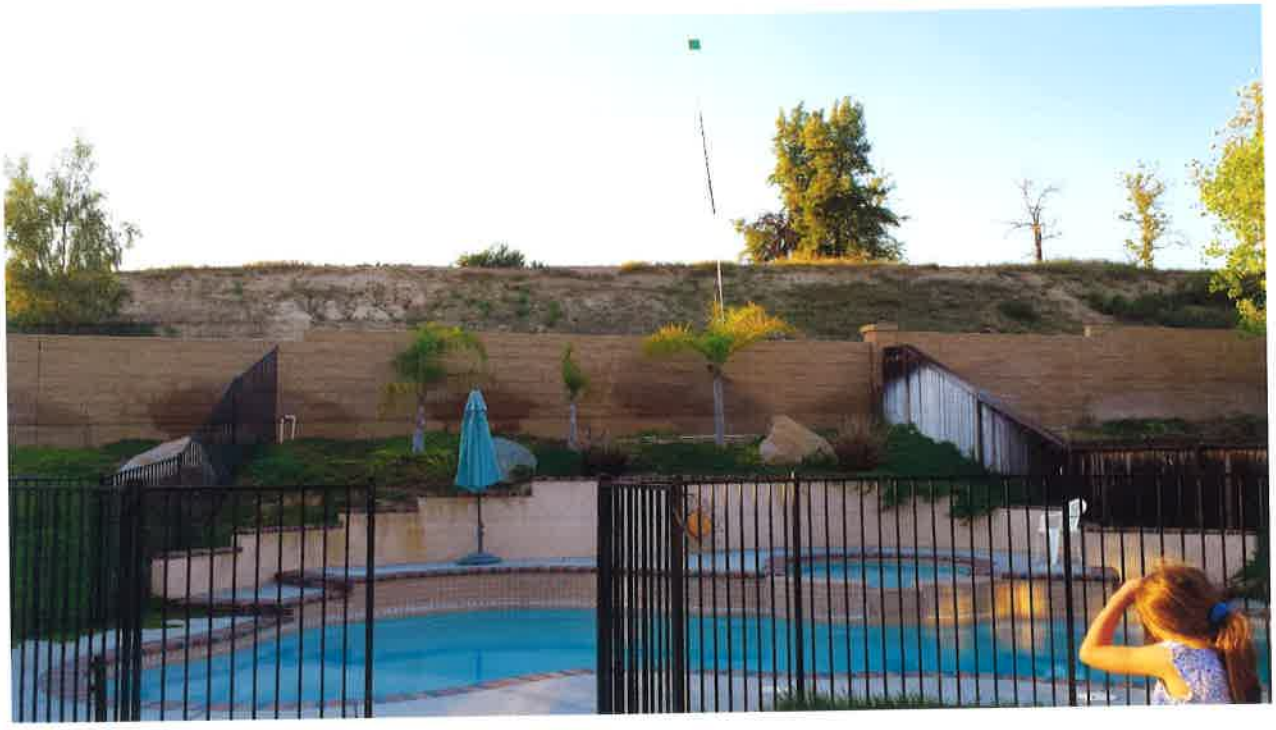

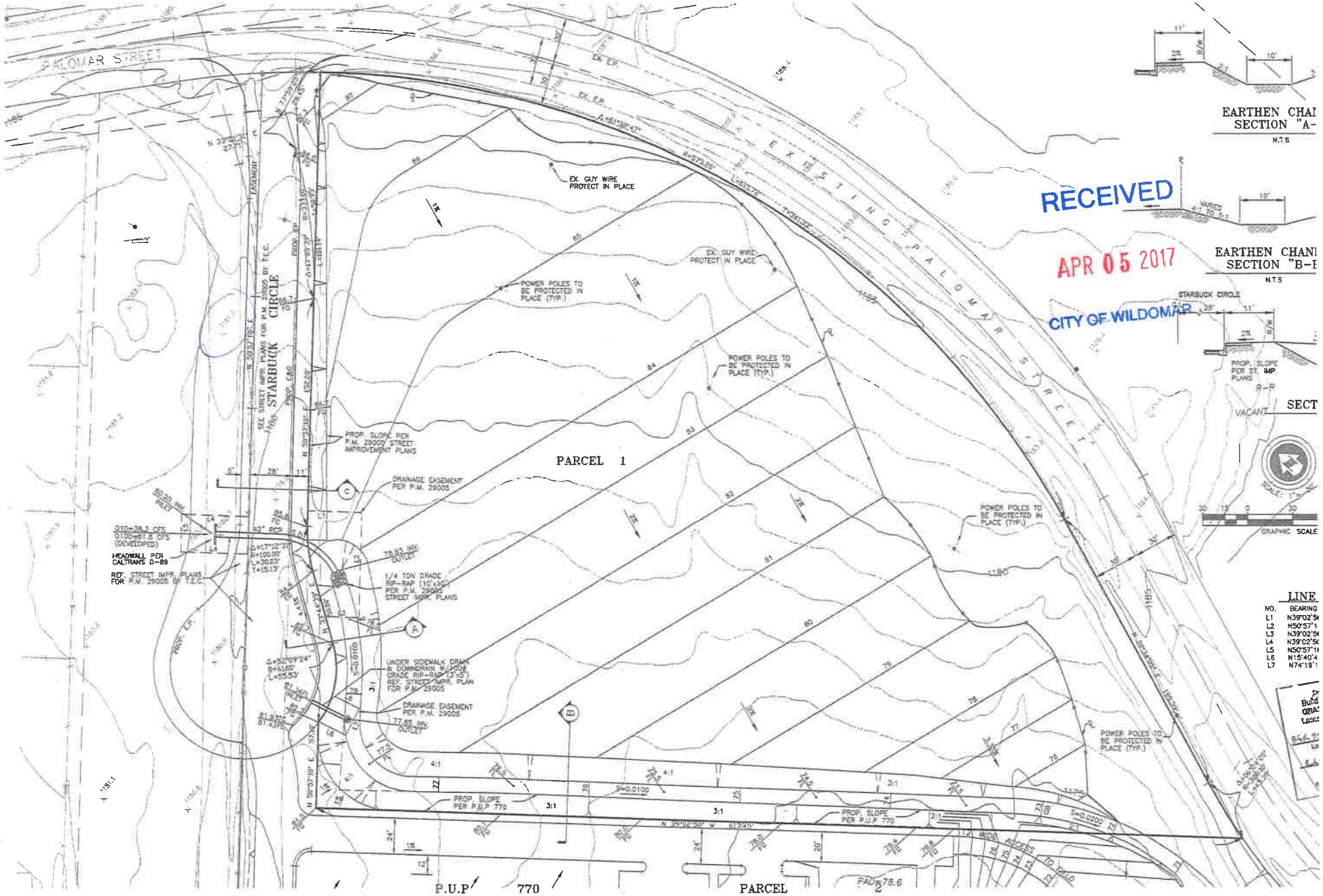

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CITY OF WILDOMAR

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

DESIGNED BY DLJ | DRAWN BY ASC | CHECKED BY SDH

REGISTERED CIVIL ENGINEER STANLEY D. HEATON No. 43982 Exp. 6/30/01 CIVIL STATE OF CALIFORNIA

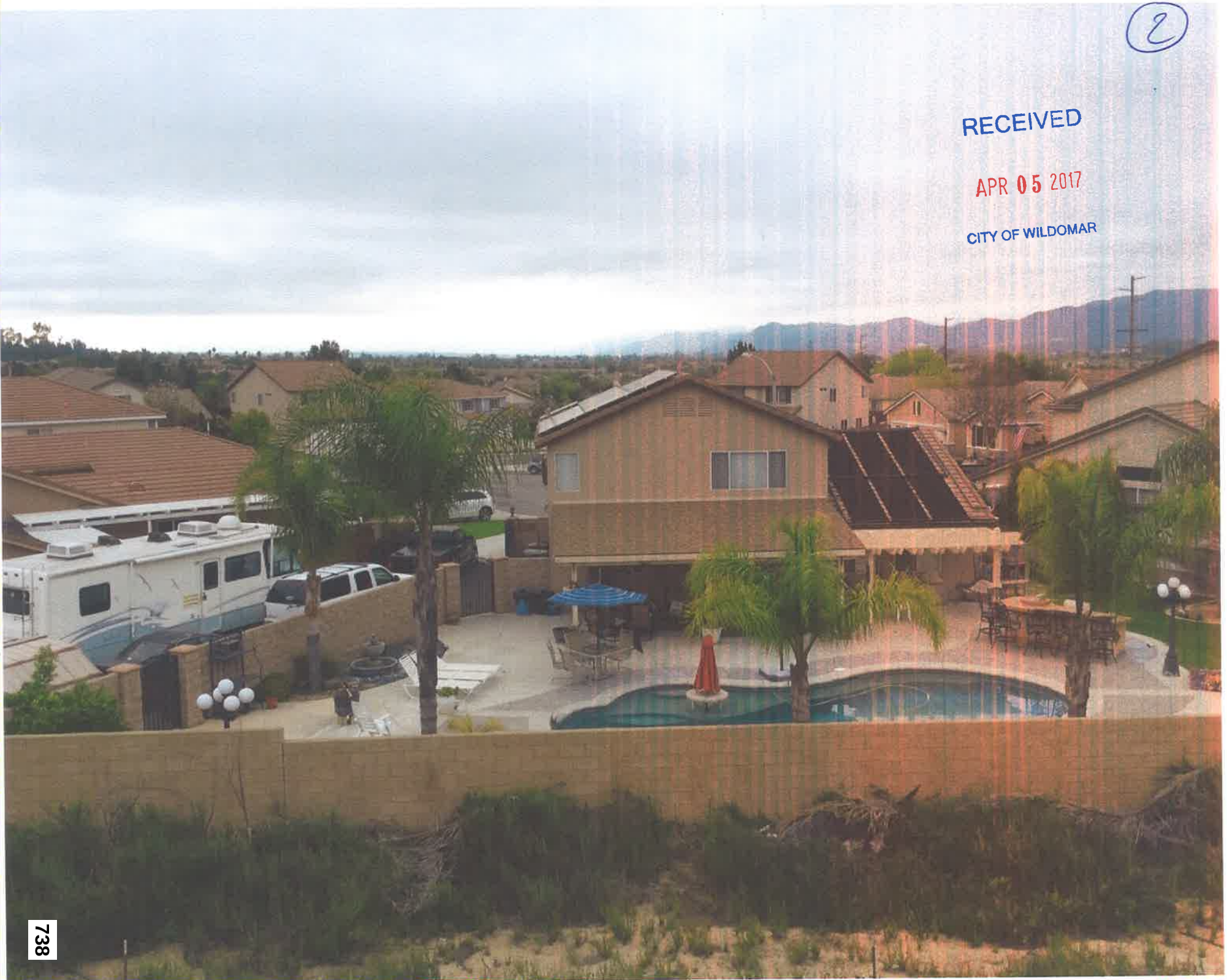
ACCEPTED BY: DATE
FOR BUILDING AND SAFETY DEPARTMENT RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY: DATE 3/27/00
STANLEY D. HEATON, P.E. R.C.E. NO. 43982 EXP. DATE 6/30/01

TEC TEMECULA ENGINEERING CONSULTANTS
LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
43180 BUSINESS PARK DRIVE, SUITE 103, TEMECULA, CA 92590
TELEPHONE 909-676-1016 * FACSIMILE 909-676-2294

SCALE: AS SHOWN | BENCHMARK
DATE: AUG. 1999 | SEE SHEET NO. 1

COUNTY OF RIV
ROUGH GRADING
PARCEL 1, PARCEL
MURRIETA SPRINGS S.D.A. CHURCH



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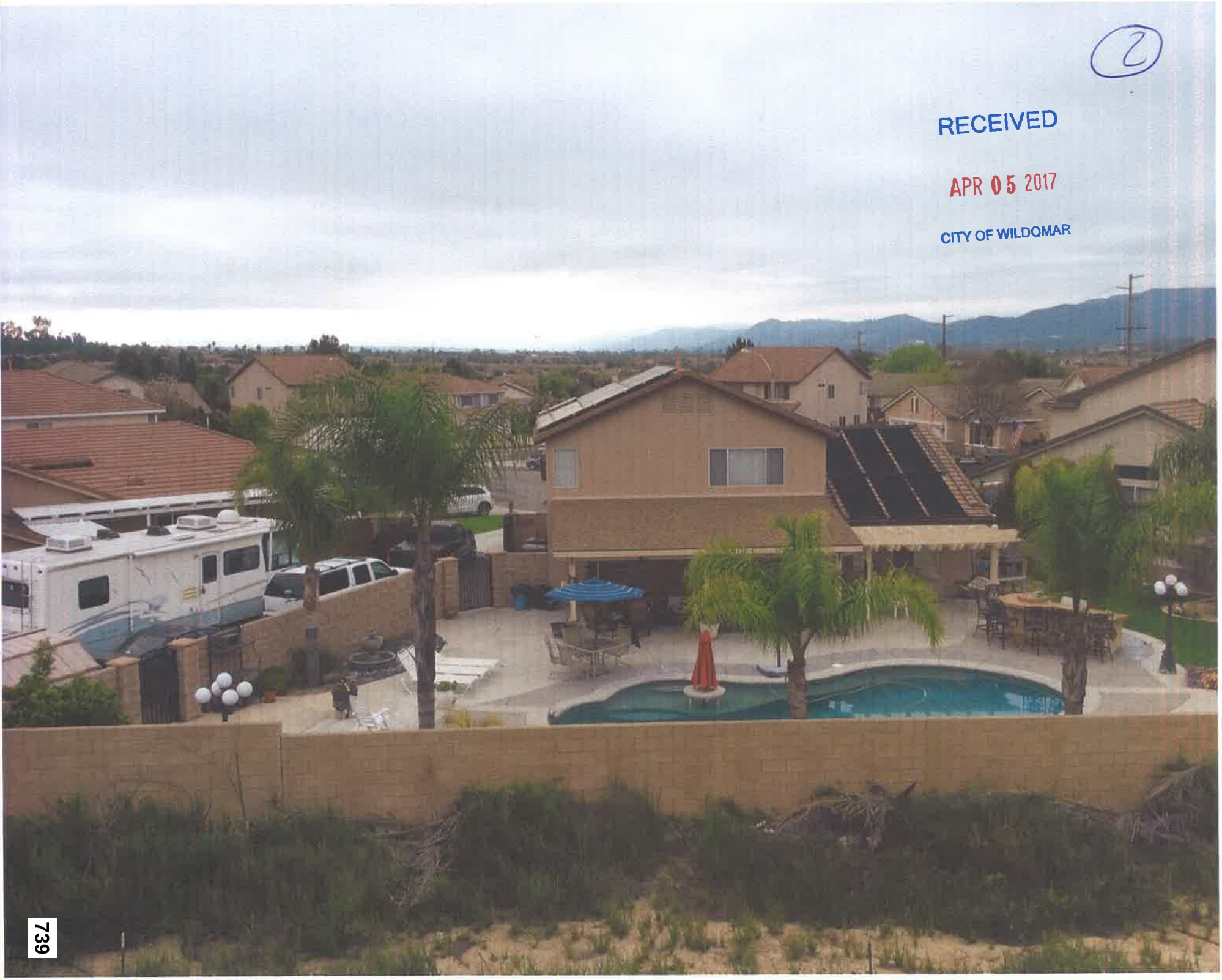

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CITY OF WILDOMAR
740


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CITY OF WILDOMAR

Matthew Bassi

From: Debbie Lee
Sent: Thursday, April 06, 2017 9:00 AM
To: Matthew Bassi
Subject: FW: Wildomar Planning Commission Agenda Item 2.2 Camelia Townhouse Project (PA No. 16-0070)

Oops, missed this one.

Thank you,

Debbie A. Lee

City Clerk
Human Resources Manager

City of Wildomar
23873 Clinton Keith Road
Suite 201
Wildomar CA 92595

951.677.7751 x215
951.698.1463 (Fax)

City Hall Hours:
Monday - Thursday
8:00 a.m. - 5:00 p.m.
Closed Fridays

www.cityofwildomar.org

All e-mail and attachments to and from the City of Wildomar may be considered public information and may be disclosed upon request.

From: Anthony Valenzuela [mailto:pitsteel99@gmail.com]
Sent: Wednesday, April 05, 2017 10:34 AM
To: Debbie Lee
Subject: Wildomar Planning Commission Agenda Item 2.2 Camelia Townhouse Project (PA No. 16-0070)

Members of the Planning Commission,

I am very concerned about the potential approval of the Camelia Townhouse Project. As a member of the Wildomar community I have seen crime increase substantially within the Andalusia development and surrounding neighborhoods. It is completely understandable why this is occurring due to the limited law enforcement resources we currently have. Approval of the proposed project would introduce lower income residents into our already jeopardized community. A stronger police presence needs to be established to curb the rising crime problem. If this is not made a top priority then the Planning Commission's approval of this project will only worsen an existing problem.

Thank you,
Anthony Valenzuela

32515 Falling Leaf Ct.
Wildomar, CA 92595

(2)

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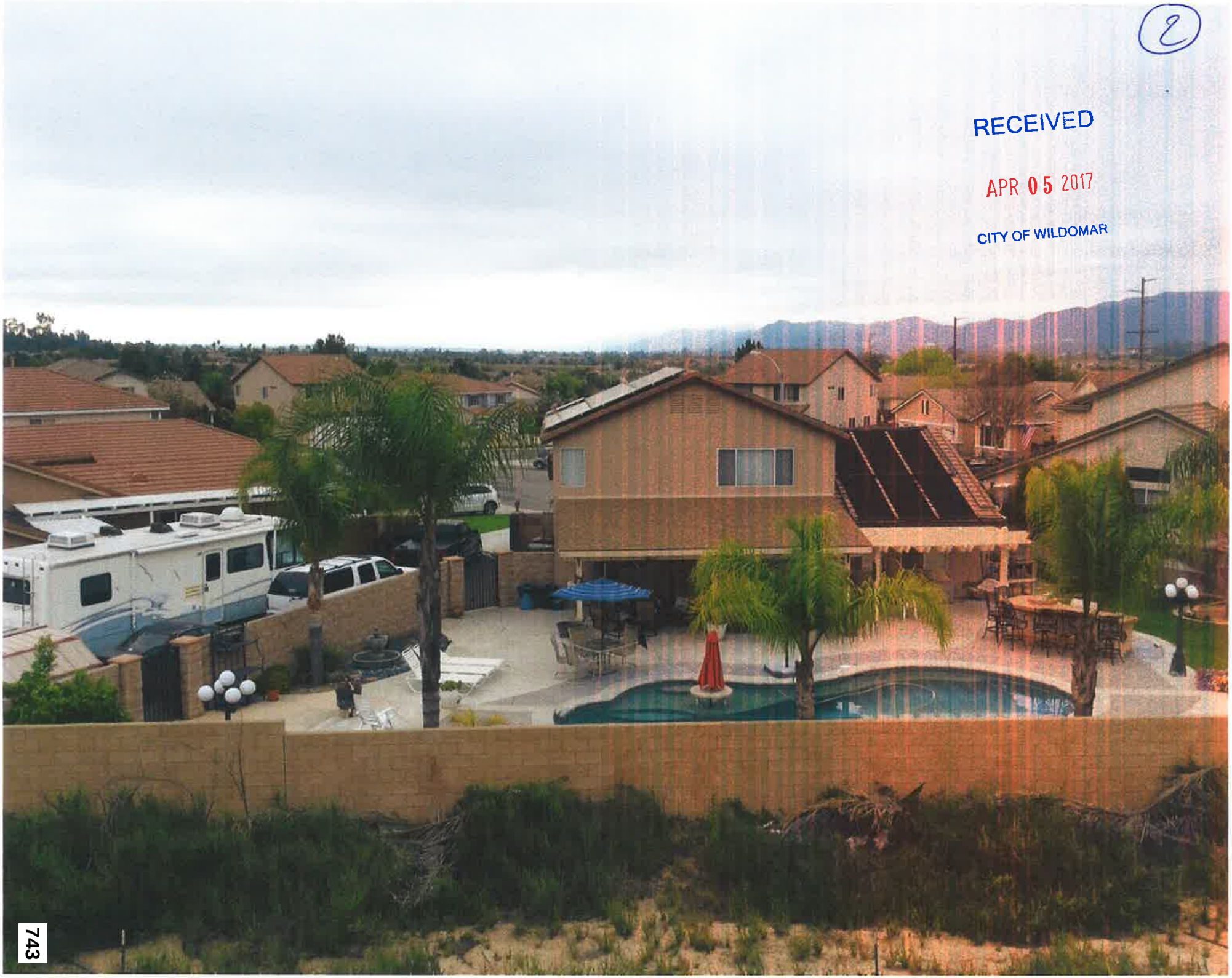

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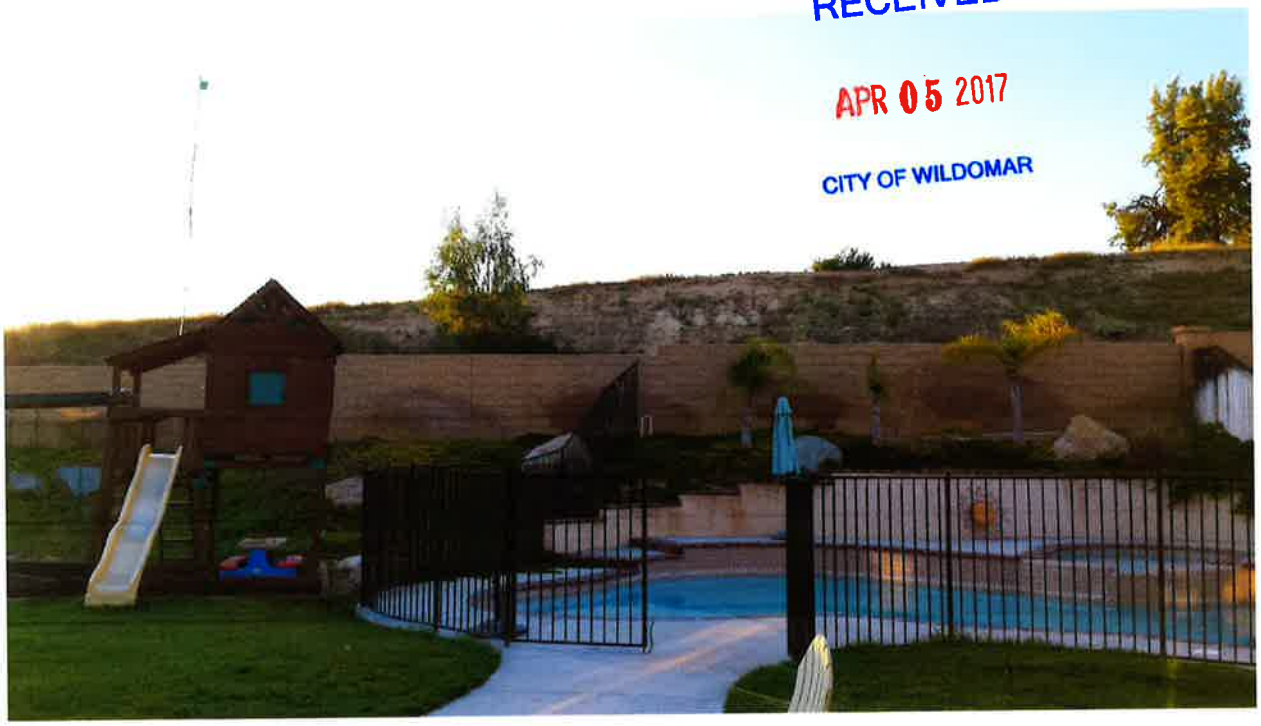

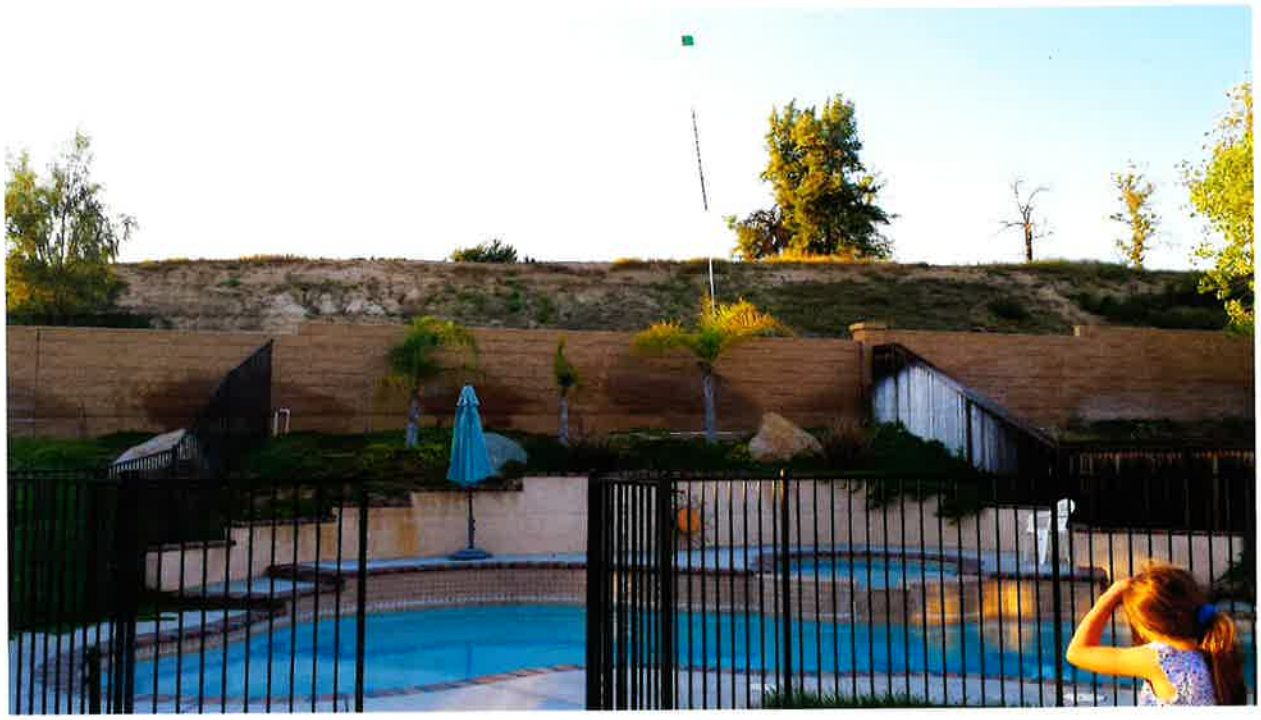

From:	Bridgette Moore
To:	Matthew Bassi
Subject:	FW: Townhouse development on Palomar
Date:	Monday, June 12, 2017 7:53:22 AM

Please see email below:

From: Mary Morris [madrienne@sbcglobal.net]
Sent: Sunday, June 11, 2017 5:54 PM
To: Bridgette Moore
Subject: Fw: Townhouse development on Palomar

On Sunday, June 11, 2017 5:50 PM, Mary Morris <madrienne@sbcglobal.net> wrote:

Dear Councilwoman Moore

I am writing to you today to express my extreme opposition to the townhouse/condo project on Palomar at the Murrieta border. It seems to me there will be a number of problems.
First, I understand the price point is to be $350K. I don't know who would pay that much money for a condo or a townhouse when you can buy a freestanding house for that. If the developer can't sell them I understand they would be turned into rentals. I believe that unless they are going to rent for a substantial amount it would a attract an undesirable tennant . My partner and I live in Stonehurst which is only a block away, and we have enjoyed a quiet crime free and I believe, drug free neighborhood.

Second, the traffic on Palomar, in the 4 1/2 years we've lived here has already increased dramatically. It's almost like a highway now. I believe a development like this would make it dramatically worse. I also understand the extension of Jefferson into Palomar with a stop sign would back up the traffic, I believe, intolerably.

Lastly, the effect it would have on the neighboring Grizzly Ridge would be terrible. I have been told by some residents in Wildomar that have gotten involved in this say that that the council and planning commision have said "we don't care, they're in Murrieta!". We should absolutely not be such bad neighbors! Not to mention I have heard that Grizzly Ridge and our property values would decrease more than a little if these turn out to be rentals.

Please, I implore you not to let this developer cram so many units into such a small space and negatively impact our nice neighborhoods!

Sincerely,
Mary Morris
Wildomar resident

From: Veronica Langworthy
To: Mary Morris
Cc: Matthew Bassi
Subject: Re: Townhouse development on Palomar
Date: Tuesday, June 13, 2017 9:25:15 AM

Dear Ms. Morris,

It is important to be good neighbors and maintain the positive relationship our two cities have established. I hear your concerns.

Are you new to the area or just to your neighborhood in Murrieta? There has been a regional recognition of highway 395 which connects our cities and beyond as an alternate to freeway travel. Here are two news articles telling the history of the
highway: http://www.loc.gov/pictures/resource/cph.3g06262/ http://www.loc.gov/pictures/resource/cph.3g06262/

This may account for some of the perceived increase in traffic.

Veronica Langworthy
Planning Commissioner, City of Wildomar
vlangworthy@cityofwildomar.org

Sent from my iPad

On Jun 11, 2017, at 6:01 PM, Mary Morris <madrienne@sbcglobal.net> wrote:

> On Sunday, June 11, 2017 5:50 PM, Mary Morris <madrienne@sbcglobal.net> wrote:
>
> Dear Ms. Langworthy
>
> I am writing to you today to express my extreme opposition to the townhouse/condo project on Palomar at the Murrieta border. It seems to me there will be a number of problems.
> First, I understand the price point is to be $350K. I don't know who would pay that much money for a condo or a townhouse when you can buy a freestanding house for that. If the developer can't sell them I understand they would be turned into rentals. I believe that unless they are going to rent for a substantial amount it would a attract an undesirable tennant . My partner and I live in Stonehurst which is only a block away, and we have enjoyed a quiet crime free and I believe, drug free neighborhood.
>
> Second, the traffic on Palomar, in the 4 1/2 years we've lived here has already increased dramatically. It's almost like a highway now. I believe a development like this would make it dramatically worse. I also understand the extension of Jefferson into Palomar with a stop sign would back up the traffic, I believe, intolerably.
>
> Lastly, the effect it would have on the neighboring Grizzly Ridge would be terrible. I have been told by some residents in Wildomar that have gotten involved in this say that that the council and planning commision have said "we don't care, they're in Murrieta!". We should absolutely not be such bad neighbors! Not to mention I have heard that Grizzly Ridge and our property values would decrease more than a little if these turn out to be rentals.
>
> Please, I implore you not to let this developer cram so many units into such a small space and negatively impact our nice neighborhoods!
>
> Sincerely,
> Mary Morris
> Wildomar resident

Matthew Bassi

From: Daniel Stevenson <daniel@praxis-church.com>
Sent: Wednesday, June 21, 2017 8:53 AM
To: Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson; Gary Nordquist; Matthew Bassi
Subject: Support for Camelia Townhouse Project

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Greetings everyone,

I wanted to voice my support for the Camelia Community Townhouse Project.

My name is Daniel Stevenson. I have been a resident of Wildomar for the better part of 14 years. I am an alumni of EHS, a homeowner, and have worked in the city of Wildomar for many years. Currently, I am ordained clergy in the Anglican Church of North America and looking to start a new church in Wildomar within the next couple of years.

I know that much literature has been produced in opposition to this project, citing reasons that can easily be fixed by the appropriation of additional tax revenue that would come from such a project. I believe that the voice of the opposition has been louder than the voice of those who support.

Here are my three reasons to support such a project.

1. Creating additional housing opportunities for EHS, MSJC, and Palomar Community College graduates. As of right now, there are very limited opportunities for young adults who are graduating into this community to viably stay and work in this community as fully functioning members of society. Shouldn't we encourage our families to stick together in our little town?

2. The potential tax revenue that can come from additional companies and from those in the workforce can have a positive effect on Wildomar's ability to improve its infrastructure and community programs. Imagine the attendance of EHS sporting events as they rise, perhaps a Wildomar Theater and Arts program, or the expansion and completion of the Old Town Wildomar Project.

3. Population growth would positively impact local, family owned and operated businesses, generating more income for the families of Wildomar and increasing the quality of life for those families.

Thank you for taking time to read my message and why I support this project

Peace,
Daniel

Daniel Stevenson
Deacon|Holy Trinity Church
2900 Bristol Street
Building E - Suite 201
Costa Mesa, 92626
951.285.6966

Alfredo Garcia

From: Matthew Bassi
Sent: Monday, June 19, 2017 4:54 PM
To: Alfredo Garcia
Subject: FW: Camelia Townhouse Project

Print out for the dais

Matthew C. Bassi
Planning Director

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
Work: 951-677-7751 x213
Fax: 951-698-1463

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City Hall Hours:
Monday - Thursday
8:00 a.m. - 5:00 p.m.

Reminder: City Hall is Closed Friday's

Please note that email correspondence with the City of Wildomar, along with attachments, may be subject to the California Public Records Act, and therefore, may be subject to disclosure unless otherwise exempt.

From: Les Henson [mailto:lesconnie@msn.com]
Sent: Monday, June 19, 2017 4:48 PM
To: Matthew Bassi
Subject: Camelia Townhouse Project

Mr. Bassi,

A recent flyer in the mail is asking for a NO vote on this project.

I wish to inform you that I APPROVE this project to go forward. I think that opening up Jefferson Ave to join Washing Ave is welcome news. I like another alternative route to Murrieta/Temecula. Wildomar needs to grow and those who oppose this project need to grow up. These people are just a few homeowners who live on the border of the project in Murrieta and don't want to see housing development on our side of the border. I have read accounts of everything that the developers will do to address the homeowners' concern and they are still not satisfied.

Please approve this project and recommend approval to the City Council. It will not change Wildomar's rural appeal.

Les Henson
Wildomar, CA

(1)

Petition toward Wildomar Camelia Communities Project

Petition summary and Background	By signing this petition your name represents a stance against the proposed 163 Unit Townhouse Complex being proposed on the border of Wildomar and Murrieta. The city is considering rezoning this property from RR (Rural Residential, Single Family Residences per acre) to R-3 (Medium to High Occupancy of 6 to 8 residences per acre) to facilitate the building of this project.
Action Petition for	Looking to prevent the City of Wildomar from rezoning he proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1 to 2 Single Family Residences per acre)

Printed Name	Signature	Address	Date	Comments
Rob Neibacher		33980 Petunia ct.	6-4-2017	
Cecile Neibaecher		33980 Petunia St.	6-4-2017	
[illegible]		35630 Bryan	6-4-2017	
[illegible]		25604 VIA SALAIT	6-4-2017	
[illegible]		21470 DARBY ST.	6-4-2017	
PAUL HILZER		23987 VIA FAMILIA	6-4-17	
Amanda Gillan		24442 Whistling Swan	6/4/17	
Robert Neufman			6-4-17	
STEVEN BANDTLOW		22212 BAXTER RD	6/5/17	
Maureen Church	Maureen Church	33316 Sheila Ln.	6/5/17	
Jayne Bandtlow	Jayne Bandtlow	22212 Baxter Rd	6/5/2017	
KIMBERLY RUSSELL	SHAWN K MILLER	32717 BLUE MIST WAY	6/5/17	
Sharon Russell-Sho		32717 Blue Mist Way	6/5/2017	
LISA A. WINSLOW		32669 BLUE MIST WAY	6-5-17	
Dan Oberg		32741 Starlight st	6-14-17	
Ronald Barry		25446 Chesterfield LN	6-14-17	
Delma Barry		Same As Above	6/14-17	
Heather Henry		33850 Canyon Ranch	6/15/17	
Austin Henry		33850 Canyon Ranch Rd.	6/15/17	
Johnna Corr		23960 Silverleaf Way	6/15/17	
Chris Corr		23960 Silverleaf Way	6/15/17	
Monica Brown		20619 Union St Wildomar	6/19/17	

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JUN 19 2017

CITY OF WILDOMAR
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(2)

Petition toward Wildomar Camelia Communities Project

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Action Petition for	Looking to prevent the City of Wildomar from rezoning he proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1 to 2 Single Family Residences per acre)

Printed Name	Signature	Address	Date	Comments
DAWN DeVolder	Dawn DeVolder	20506 Fox Den Rd	6/05/17	
RANDY DEVOLDER		20506 FOX DEN RD	6-5-17	
Jessica Kreger	Jessica Kreger	22212 Baxter Rd	6-8-17	
MARY Richardson	Mary Richardson	34960 CAMERON Ln	6-9-17	
Stacey Loughman		20626 Fox Den Rd	6-8-17	Mr Benoit - PLEASE don't let this happen
Matt Dieckmann		20621 Fox Den Rd	6-8-17	
Kathleen Loan	Kathleen Loan	20439 Fox Den Road	6-15-17	I don't want to live in a Murrieta
BRIAN GNECH		33316 SHEILA LN	6-16-17	
Frank Fitch		34995 Cameron Lane	6-18-17	

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Petition toward Wildomar Camelia Townhouse Project

Petition summary and Background	By signing this petition, your name represents a stance against the proposed 163 Unit townhouse complex being proposed on the border of Wildomar and Murrieta. The city is planning to rezone the area from RR (Rural Residencial - Single Family residence per acre) to R3 (Medium - High Occupency - 6-8 residences per acre).
Action Petitioned for	Looking to prevent the city of Wildomar from rezoning the proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1-2 Single family residences per acre).

Printed Name	Signature	Address	Date	Comments
LisaHamm	Lisa Hamm	32775 Wesley St	5/2/17	
Michael Hamm	Michael Hamm	32775 Wesley St.	5/2/17	
Danielle Gallegos	Danielle Gallegos	20751 Danielle ct	5/5/17	
William Saberon	William Saberon	32290 WESLEY	5/7/17	
CAROLSABEDRA	Carol Ann Saberon	32790 Wesley St	5/7/17	
Mike Jones	Mike Jones	20850 Union ST	5/16/17	
Diane Jones	Diane Jones	34098 Harrow Hill	5/16/17	
PamGearhart	Pam Gearhart	20834 Union ST	5/16/17	
Wally Gearhart	Wally Gearhart	20834 Union ST	5/16/17	
June Hamm	June Hamm	21720 Como ST	5/18/17	
William Hamm	William Hamm	21720 Como St	5/18/17	

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JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

Call 951-757-6862

(11)

Petition toward Wildomar Camelia Townhouse Project

Petition summary and Background	By signing this petition, your name represents a stance against the proposed 163 Unit townhouse complex being proposed on the border of Wildomar and Murrieta. The city is planning to rezone the area from RR (Rural Residencial - Single Family residence per acre) to R3 (Medium - High Occupency - 6-8 residences per acre).
Action Petitioned for	Looking to prevent the city of Wildomar from rezoning the proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1-2 Single family residences per acre).

Printed Name	Signature	Address	Date	Comments
Benjamin Morrison		23528 Mountain Breeze Dr,	05/02/2017	
Steven R Golda		2185 Athea Way	5-29-17	
Shari Golda		2185 Athea Way	5/29/17	
Mary Morris		23055 Wing Elm	5/25/17	
Richard L Paquette		23055 Wing Elm	5/25/17	
Kara White		20655 Union	5/25/17	
Bob White		20655 Union	5/25/17	
Jonathan White		20655 Union	5/25/17	
Joseph Riley		32748 Durango Ct	5/27/17	
Chris Riley		32748 Durango Ct	5-25-17	
CHAD HILZER		32570 JENSEN	5-26-17	
NESTOR A SANTOS		30905 Cashew St	5/27/17	
Gold Sato		20905 Cashew St	5/27/17	
Barbara Morton		34595 Hickory Ln	5-30-17	
WILLIAM MORTON		34595 HICKORY LN	5-30-17	
Janyse Merrick		20070 Union St	5-30-17	
Larry Merrick		20070 Union St	5-30-17	

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CITY CLERK'S OFFICE

(4)

Petition toward Wildomar Camelia Townhouse Project

Petition summary and Background	By signing this petition, your name represents a stance against the proposed 163 Unit townhouse complex being proposed on the boarder of Wildomar and Murrieta. The city is planning to rezone the area from RR (Rural Residencial - Single Family residence per acre) to R3 (Medium - High Occupency - 6-8 residences per acre).
Action Petitioned for	Looking to prevent the city of Wildomar from rezoning the proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1-2 Single family residences per acre).

Printed Name	Signature	Address	Date	Comments
KATHLEEN TAYLOR	Kathleen S Taylor	20618 Union St Wildomar	4/26/17	
Trudy Curry	Trudy Curry	20619 Union St, Wildomar	4/26/17	
KERRY TAYLOR	[illegible]	20618 Union st Wildomar	4/26	
[illegible]	[illegible]	[illegible]	4/26	
[illegible]	[illegible]	[illegible]	4/26	
[illegible]	[illegible]	[illegible]	4/26	
[illegible]	[illegible]	[illegible]	4/26	
[illegible]	[illegible]	32565 Arrowleaf St	4/29/17	
Elizabeth Kinard	[illegible]	32853 Starlight St	5/4/17	
JOE BUSTOS	[illegible]	32853 Starlight St	5/4/17	
[illegible]	[illegible]	21250 Cielo Vista Way	5/4/17	
Melissa M Sims	[illegible]	20620 Union St	5/9/17	
Debbi Renfrow	[illegible]	32660 Mayes Ln	5/10/17	
[illegible]	J Bennett	34575 Hidden	5/10/17	
[illegible]	Maxine Garcia	36520 Calle Del Sol	5/8/2017	
Victoria Rada	[illegible]	32825 Celestine	5/8/17	
Gina Lopez	[illegible]	24000 Wheatfield Dr	5/8/17	
[illegible]	[illegible]	33780 Bonnie	5/8/17	
VINCENT FERRINI	[illegible]	20620 Casabact	5-9-2017	
Jolene Fuentes	[illegible]	20820 Silktassel Ct Wildomar, Ca. 92595	5/10/17	
Eduardo Martinez	E Martinez	20820 Silktassel Ct Wildomar CA 92595	5/10/17	
Melinda Richards	[illegible]	21065 Ciclo Vista Way Wildomar CA 92595	5/12/17	
Cindy Morel	[illegible]	32970 Chadlyn ct	5/22	
E & Morel	[illegible]	32970 Chadlyn Court	5/22	
Ed HUIZENGA	[illegible]	41993 Kodiak Ct	5/22	
JM HUIZENGA	[illegible]	41993 Kodiak Ct.	5/22	

RECEIVED

JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

(6)

Petition toward Wildomar Camelia Communities Project

Petition summary and Background	By signing this petition your name represents a stance against the proposed 163 Unit Townhouse Complex being proposed on the border of Wildomar and Murrieta. The city is considering rezoning this property from RR (Rural Residential, Single Family Residences per acre) to R-3 (Medium to High Occupancy of 6 to 8 residences per acre) to facilitate the building of this project.
Action Petition for	Looking to prevent the City of Wildomar from rezoning he proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1 to 2 Single Family Residences per acre)

Printed Name	Signature	Address	Date	Comments
CHRIS WITT	Chris Witt	23488 Mt. Breeze Dr Murrieta CA 92562		
(L				
Rebecca Witt	"	23428 Mt Breeze Dr		
[illegible]	"	714-352-5451		
Linda Stednitz	Linda Stednitz	23461 Albany Ave		
Pier Salas	[illegible]	23470 Albany Ave		
Augusto Salas	[illegible]	23470 Albany Ave.		
[illegible]	[illegible]	41907 prouk Ln.		
Pat Ruge	Patricia Ruge	41925 Dahlia Way		
JOHN P HOWARD	[illegible]	41960 TENIM RIVER WAY		

RECEIVED

JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

(A)

Contact Trudy Curry (951) 678-1530

Petition toward Wildomar Camelia Townhouse Project

Petition summary and Background	By signing this petition, your name represents a stance against the proposed 163 Unit townhouse complex being proposed on the boarder of Wildomar and Murrieta. The city is planning to rezone the area from RR (Rural Residencial - Single Family residence per acre) to R3 (Medium - High Occupency - 6-8 residences per acre).
Action Petitioned for	Looking to prevent the city of Wildomar from rezoning the proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1-2 Single family residences per acre).

Printed Name	Signature	Address	Date	Comments
Rica Seaver		32059 White Spruce Ct.	5/8/17	
Crystal Robles		32086 White Spruce Ct.	5/10/17	
German Robles		32086 White Spruce Ct	5/10/17	
Jim Lockyer		23045 Sweetbay Cir	5/22/17	
Judith Lockyer		23045 Sweetbay Cir	5/22/17	
Maria Espinosa		22878 Timber Ln	5/23/17	
[illegible]		32009 Rock Elm Dr	5/23/17	
JORGE CONEJO		22878 Timber Ln.	5/23/17	
ELVERT LUIS HOOVER		32093 Rock Elm Dr	5/23/17	
Betty Dutra		30148 Hillacre Dr.	5/23/17	
Michele Kelling		23079 Wing Elm Cir	5/24/17	
Tom Kelling		23079 Wing Elm Cir	5/24/17	
Ho Lo		23088 Wing Elm Cir	5/29/17	
Deborah Lo		23088 Wing Elm Cir.	5/29/17	
Kym Sall		22985 Sweetbay Cir.	5/29/17	

RECEIVED

JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

(B)

Petition toward Wildomar Camelia Townhouse Project

Petition summary and Background	By signing this petition, your name represents a stance against the proposed 163 Unit townhouse complex being proposed on the boarder of Wildomar and Murrieta. The city is planning to rezone the area from RR (Rural Residencial - Single Family residence per acre) to R3 (Medium - High Occupency - 6-8 residences per acre).
Action Petitioned for	Looking to prevent the city of Wildomar from rezoning the proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1-2 Single family residences per acre).

Printed Name	Signature	Address	Date	Comments
Laura Ibarra	Laura Ibarra		4-24-17	Against change
Margaret Hanson	Margaret Hanson	32365 Pasadena	4/24	
Lorena Cruz	Lorena Cruz	28887 Peppermint	4/24/17	
Rosaria D'Agnenica	Rosaria D'Agnenica	38701 Monfield	4-24-17	against
Lois R. Drew	~~32365 S. Pasadena~~ Lois R. Drew	32365 S. Pasadena	4-24-17	Stop zone change
Camille Rogers	Camille Rogers	24347 Silver Bullet way	4/26/17	NO Change
[illegible] Rogers	[illegible]	24347 Silver Bullet way	4/26/17	NO Change
Chloe Rogers	Chloe Rogers	35829 Country Park Drive way	4/26/17	stop change against 2
Cathy Rogers	Cathy Rogers	35829 Country Park Drive way	4/26/17	
Nick Rogers	Nick Rogers	35829 Country Park Drive way	4/26/17	
Jennifer Engelman	[illegible]	35952 Camelot CIR. Wildomar	4/26/17	
Linda Geiken	[illegible]	25690 Avenida Madera	4-26-17	
IRENE MENDOZA	[illegible]	35673 Bream Dr.	4/26/17	
Diane Reed	Diane Reed	23458 Mt Lassen Way	5/1/17	Stop zone Change
Chris Montano	Chris Montano	23458 Mt. Lassen Way	5/1/17	Stop zone Change
Carlie Freeman	Carlie Freeman	23458 Mt. Lassen Way	5/1/17	Stop Zone Change
Irina Montano	Irina Montano	23458 Mt. Lassen Way	5/1/17	Stop zone change
ROSARIO WECKMAN	Rweckman	23466 MT. LASSEN WAY	5/2/17	STOP ZONE CHANGE
CAMERON THOMPSON	Thompson Cam.	↓ ↓ ↓	5/2/17	↓ ↓ ↓
Karen Williams	[illegible]	41963 Cameryn Ct	5/2/17	Stop Zone Change
Gregg Williams	[illegible]	41963 Cameryn Ct	5/2/17	Stop Zone Change
KEN RAINES	[illegible]	23513 Mountain Breeze	5/02/17	STOP ZONE CHANGE
Michaela Orona	Michaela Orona	23508 Mountain Breeze	5/02/17	Stop Zone Change
ART ORONA	[illegible]	23508 Mountain Breeze	5/2/17	Stop Zone Change
Jim [illegible]	[illegible]	42215 Sagewood St	5/2/17	Stop zone change
JON CARTWRIGHT	[illegible]	23500 MTN. BREEZE DR.	5-2-17	STOP ZONE CHANGE
Elizabeth Dame	Elizabeth Dame	23464 MTN. Breeze Dr.	5-2-17	Stop zone change!
EMILY STITT	E. J. Stitt	23533 MTN BREEZE DR.	5/2/17	STOP ZONE CHANGE
Ryan Vaughan	[illegible]	23516 MTN Breeze Dr.	5/2/17	

RECEIVED

JUN 19 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

Matthew Bassi

From: Kim Strong
Sent: Tuesday, June 20, 2017 4:03 PM
To: Matthew Bassi
Subject: Fwd: Opposition to Camelia Communities Townhouses
Attachments: Wildomar City Council Meeting June 14 (Trudy Opposition Statement).doc; ATT00001.htm

RECEIVED
JUN 20 2017
CITY OF WILDOMAR

FYI

Sent from my iPad

Begin forwarded message:

From: Trudy <tcurry2@verizon.net>
Date: June 15, 2017 at 9:51:59 PM PDT
To: <ssmith@cityofwildomar.org>, <jlloyd@cityofwildomar.org>, <vlangworthy@cityofwildomar.org>, <kstrong@cityofwildomar.org>, <mthomas@cityofwildomar.org>
Subject: Opposition to Camelia Communities Townhouses

Planning Commission Members,

I have attached a copy of the comments I made at the June 14, 2017 Wildomar City Council Meeting in opposition of the Camelia Communities Townhouse zoning change.

I feel very strongly that the Camelia project is not a good fit for the south Wildomar/Murrieta border. Reasons:

Traffic
Palomar road conditions and congestion
School Safety
Tax Payers of Wildomar will be the ones picking up the cost of road repairs on Palomar Street with all the extra traffic
This will financially impact taxpayers for city services, police, fire and schools
Complete lack of good neighbor policy with Murrieta Grizzly Ridge residents privacy and safety
Loss of acreage for rural residential development
Lacking access to shopping and entertainment and easy access to freeways
What happened to conserving water?
Loss of property values for nearby Wildomar Residents, such as Stonehurst Development when our city allows development of all property east of Palomar into high density developments.
Not following the Strategic Plan for Wildomar developed in 2008 when we became a city, with the promise of maintaining a rural atmosphere

My comments for the Wildomar City Council presented on June 14, 2017 are in the attachment.

Trudy Curry
tcurry2@verizon.net

Matthew Bassi

From: Jill Randall <jillrandall79@aol.com>
Sent: Tuesday, June 20, 2017 2:56 PM
To: Gary Nordquist; Matthew Bassi
Subject: Camelia Townhouse Project

RECEIVED
JUN 20 2017
CITY OF WILDOMAR

To whom it may concern,
I am unable to attend the meeting on June 21st, but would like to express my opinion on the Cameilia Communities Townhouse Project #37156. I am AGAINST this proposal & as a resident of Wildomar, I would appreciate if you'd take my opinion into consideration.

Respectfully,
Jill Randall
23322 Trillium Dr
Wildomar, CA 92595
(714) 475-9917

Matthew Bassi

From: Margery McEligot <margerymceligot@hotmail.com>
Sent: Tuesday, June 20, 2017 4:40 PM
To: Matthew Bassi
Subject: No on Camelia Townhouse Project #37156 Zone Change

RECEIVED
JUN 20 2017
CITY OF WILDOMAR

Wildomar Representative,

As long time residents of Wildomar (back in the "old" days when it WAS rural - before others who wanted to move to the country, came out here but brought the city with them and set about making it more like Orange County) we oppose the project and zone changes and URGE you to preserve what we have left of our history and rural atmosphere.

Thank you.

Margery

Matthew Bassi

From: Kim Strong
Sent: Tuesday, June 20, 2017 4:02 PM
To: Matthew Bassi
Subject: Fwd: Townhouse development on Palomar

RECEIVED
JUN 20 2017
CITY OF WILDOMAR

FYI

Sent from my iPad

Begin forwarded message:

From: Mary Morris <madrienne@sbcglobal.net>
Date: June 11, 2017 at 6:01:55 PM PDT
To: "kstrong@cityofwildomar.org" <kstrong@cityofwildomar.org>
Subject: Fw: Townhouse development on Palomar
Reply-To: Mary Morris <madrienne@sbcglobal.net>

On Sunday, June 11, 2017 5:50 PM, Mary Morris <madrienne@sbcglobal.net> wrote:

Dear Ms. Strong,

I am writing to you today to express my extreme opposition to the townhouse/condo project on Palomar at the Murrieta border. It seems to me there will be a number of problems.
First, I understand the price point is to be $350K. I don't know who would pay that much money for a condo or a townhouse when you can buy a freestanding house for that. If the developer can't sell them I understand they would be turned into rentals. I believe that unless they are going to rent for a substantial amount it would a attract an undesirable tennant . My partner and I live in Stonehurst which is only a block away, and we have enjoyed a quiet crime free and I believe, drug free neighborhood.

Second, the traffic on Palomar, in the 4 1/2 years we've lived here has already increased dramatically. It's almost like a highway now. I believe a development like this would make it dramatically worse. I also understand the extension of Jefferson into Palomar with a stop sign would back up the traffic, I believe, intolerably.

Lastly, the effect it would have on the neighboring Grizzly Ridge would be terrible. I have been told by some residents in Wildomar that have gotten involved in this say that that the council and planning commision have said "we don't care, they're in Murrieta!". We should absolutely not be such bad neighbors! Not to mention I have heard that Grizzly Ridge and our property values would decrease more than a little if these turn out to be rentals.

Please, I implore you not to let this developer cram so many units into such a small space and negatively impact our nice neighborhoods!

Sincerely,
Mary Morris
Wildomar resident

RECEIVED
JUN 20 2017
CITY OF WILDOMAR

Matthew Bassi

From: Pete <vrnpj@verizon.net>
Sent: Tuesday, June 20, 2017 7:03 PM
To: Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson; Gary Nordquist; Matthew Bassi
Subject: Objection to Camelia Townhouse Project #37156 zoning change

Hello to all,
We are voicing our opinion of the zoning change you are considering for this project. We moved here in 1998 because of the rural setting
we were searching for. Since we moved here there has been vast increases in population and traffic. They built World Harvest Church
across the street from Stonehurst and that increased the traffic on Palomar. They have since built a school on their property and
now sometimes we have had to wait up to 5 minutes to exit this project because of all the traffic from people picking up
their children. If you allow a zoning change for 163 more families to occupy these proposed dwellings, especially with the four lanes from Washington and Jefferson merging onto Palomar, which is a two lane road, just imagine the traffic jams that will occur on Palomar
and surrounding streets. I believe this to be unacceptable and we want to voice our opposition to the zoning change.
Not only will it increase the traffic problems, we also believe it will decrease the value of our beautiful homes here in the Stonehurst
Housing along with other communities in the area. PLEASE VOTE NO ON THE ZONING CHANGE.

Thank you for listening,

Peter and Velma Hansen
32030 White Spruce Ct, Wildomar CA. 92595
Cell: 951-385-8121

CITY OF WILDOMAR
JUN 20 2017
RECEIVED

Matthew Bassi

From: Bridgette Moore
Sent: Wednesday, June 21, 2017 9:06 AM
To: Matthew Bassi; Debbie Lee
Subject: FW: Don't Destroy our Community

RECEIVED
JUN 21 2017
CITY OF WILDOMAR

From: John-Kathy Ebbert [ebbert1@msn.com]
Sent: Wednesday, June 21, 2017 9:05 AM
To: Bridgette Moore
Subject: Don't Destroy our Community

VOTE NO on the Camelia Townhouse Zone Change. Let our community continue to remain beautifully rural. If you vote Yes it will be a disaster for our community.

When you pass through the waters, I will be with you; and when you pass through the rivers, they will not sweep over you. When you walk through the fire, you will not be burned; the flames will not set you ablaze. Isaiah 43:2

Matthew Bassi

From: Bridgette Moore
Sent: Wednesday, June 21, 2017 9:36 AM
To: Matthew Bassi
Subject: FW: Don't Destroy our Community...Don;t destroy the Jewel of the Valley

RECEIVED
JUN 21 2017
CITY OF WILDOMAR

From: John-Kathy Ebbert [ebbert1@msn.com]
Sent: Wednesday, June 21, 2017 9:14 AM
To: Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson
Subject: Don't Destroy our Community...Don;t destroy the Jewel of the Valley

Don't Destroy the Jewel of the Valley

The last thing our community needs is high density housing. Our roads and schools are already impacted by the new tracts. There can only be one reason for changing the zoning...MONEY!!!! Someone stands to profit and its not the citizens of our community.

VOTE NO on the Camelia Townhouse Zone Change. Let our community continue to remain beautifully rural. If you vote Yes it will be a disaster for our community

You have a fiduciary responsibility to the citizens of this community...exercise it. You are our representatives and even if many who are unaware of this measure...and unaware of the impact it presents...they will be retaliate at the polls if this measure passes.

PLEASE.. be empathetic to the reasons we moved here and allow us to continue to enjoy our rural haven.

When you pass through the waters, I will be with you; and when you pass through the rivers, they will not sweep over you. When you walk through the fire, you will not be burned; the flames will not set you ablaze. Isaiah 43:2

Matthew Bassi

From: Mary Schneider <marybob1@outlook.com>
Sent: Wednesday, June 21, 2017 10:08 AM
To: Matthew Bassi
Subject: FW: Project #37156 - NO

Sent from Mail for Windows 10

From: Ben Benoit
Sent: Wednesday, June 21, 2017 9:52 AM
To: Mary Schneider
Subject: Re: Project #37156 - NO

RECEIVED
JUN 21 2017
CITY OF WILDOMAR

Mary,

I will not be there tonight as this is going to our planning commission tonight and I'm on the city council. Thank you for your letter make sure it is also sent to our City Cleark but you will want to address it to the planing commission.

Have a great day.

Ben Benoit

Mayor Pro-Tem for the City of Wildomar
951-226-5030

On Jun 21, 2017, at 9:39 AM, Mary Schneider <marybob1@outlook.com> wrote:

> Hello Mr. Benoit,
>
> I am a 21 year homeowner in Wildomar and 20 year homeowner in Lake Elsinore. I moved here to be in a rural environment. I very much dislike going to Temecula and avoid it as much as possible.
>
> I am a retiree from Riverside County Human Resources. I love my small city atmosphere. I am unable to attend the meeting tonight. Please consider my input.
>
> Thank you,
>
> Mary Schneider
>
> Sent from Mail for Windows 10

Matthew Bassi

From: Maurice DeFino <maurice.defino@gmail.com>
Sent: Wednesday, June 21, 2017 11:13 AM
To: bbenoit@cityofwidomar.org; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson; Matthew Bassi
Cc: Gary Nordquist
Subject: Fwd: Camelia Townhouse Project

RECEIVED
JUN 21 2017
CITY OF WILDOMAR

Ladies and Gentlemen,

I am writing you today with respects to the Camelia Townhouse Project Zone change being presented.
I moved to Wildomar in 2012 mostly because I felt that the new community would grow as a quiet rural area free from the congestive city life.
I agree our city must grow in order to meet the needs of its residents but we must also consider the preservation of the tranquility of our community.
Bringing high density rental housing to the area will require immediate increases in public safety and other infrastructure improvements such as schools, road, water and sewage handling. High density rental housing will not be a sufficient source of revenue directly to the community to offset the needed long term infrastructure to insure the safety and well-being of the direct tax paying residents as well as those that rent in the proposed project.

The thought of extending Jefferson direct to Palomar is a traffic disaster waiting to happen. This is easily apparent looking at the Jefferson ave stretch between Winchester and Temecula Parkway. Extending Jefferson like that will promote a sharp increase of traffic through the adjacent communities posing a safety risk for residents. We do not want to become an impromptu bypass for I-15. If your so called traffic experts say otherwise I challenge them to make the commute every day for two weeks. I personally travel from Clinton Keith down beyond Fallbrook each day.

Actual housing will bring actual tax paying home owners to the community and provide better long term revenue for the city.

I ask that you consider the following when a decision has to be made.

How will this project benefit our community? (Not just the political pockets)
Do we have the infrastructure to support the influx of non-property tax paying families?
(Yes I understand that the property owner will still pay taxes on the property but those taxes will be inadequately disproportionate to the individual family homes)
Is it really worth the negative impacts to the community?

I ask that you keep Wildomar the rural community that it was intended to be.

Maurice DeFino
Wildomar resident
Ketchum Rd

Sent from my iPhone

Matthew Bassi

From: cindy goodrich <cynthiacg73@gmail.com>
Sent: Wednesday, June 21, 2017 7:18 PM
To: Ben Benoit; Gary Nordquist; Matthew Bassi; Dustin Nigg; Timothy Walker; Bridgette Moore
Subject: Fwd: Camelia Townhouse Project#37156

Follow Up Flag: Flag for follow up
Flag Status: Flagged



---------- Forwarded message ----------
From: **cindy goodrich** <cynthiacg73@gmail.com>
Date: Wednesday, June 21, 2017
Subject: Camelia Townhouse Project#37156
To: mswanson@cityofwildomar.org

I oppose this project. We have lived in Wildomar for 15 years now and do not want this change. We want the city zoning to remain rural residential. Rural is what makes Wildomar so charming! To mention a couple reasons; Changing the zoning will cause great traffic congestion and overcrowded schools by more of these projects being built! Thank you, Cindy Goodrich and Sam Goodrich

Matthew Bassi

From: George Rodriguez <george@jrcconsulting.net>
Sent: Thursday, June 22, 2017 8:18 AM
To: Matthew Bassi; Ben Benoit; Dustin Nigg; Bridgette Moore; Marsha Swanson; Timothy Walker; Gary Nordquist
Subject: "NO ON CAMELIA TOWNHOUSE PROJECT # 37156

My with and I VOTE NO ON THE CAMELIA TOWNHOUSE PROJECT 37156 ZONE CHANGES!!!!

George & Elena Rodriguez
31729 Wilson Street
Wildomar, CA 92595

CITY OF WILDOMAR
JUN 22 2017
RECEIVED

NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly prohibited. Please reply to the sender that you have received the message in error, and then please delete it. Thank you in advance for your cooperation.

RECEIVED
JUN 22 2017
CITY OF WILDOMAR

Matthew Bassi

From: Debbi <debbi34@gmail.com>
Sent: Thursday, June 22, 2017 9:16 AM
To: Matthew Bassi
Cc: Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson; Gary Nordquist; district1@rcbos.org; Stan Smith; John Lloyd; Veronica Langworthy; Kim Strong; Michele Thomas
Subject: Camelia Project

Dr. Mr. Bassi,

I'm writing to you in regards to the Camelia project, which was discussed at the Planning Commission meeting last night, Wednesday, June 21st. My apologies that I was not able to stay for the entirety of the meeting as I had to get my twin baby boys to bed. I realize this may be out of protocol, but since I'm not able to attend the meetings long enough to make a public comment, I wished to make my voice heard via email.

As a resident of Wildomar for 37 years, I can't imagine living anywhere else or raising my boys somewhere else. Each day on my commute to work in Moreno Valley (an easy commute compared to some), I literally have to wait for chickens to cross the road, which I love and gives me a chuckle each time! Each day when I drive home from the city of Moreno Valley, I truly feel like I'm driving home to a retreat, my oasis of peace. It's because I'm rural residential that I'm able to breath clear, blue air, have less stress due to less traffic, make fresh baby food from my fruit trees, have fresh lemonade every summer thanks to my citrus trees, and my dog is able to stretch his legs and run a yard. I can assure you and the commission that 'rural Wildomar' is not dead.

In this day and age of increased mass/school shootings and subsequent focus on the mental health needs of so many, I can honestly say that I am mentally and physically healthier because I live in a rural community. I've carved out my rural corner of the world in hopes that my boys can have the same lifestyle that I've enjoyed for 37 years.

I realize there is much money to be made with this project and I have no doubt that 'back door' deals are being made between some parties involved. However, I urge you, the commission and the city of Wildomar to reconsider this project and maintain the rural Wildomar that the residents desire.

Thank you for your time and consideration of my request.

Respectfully,

Debbi Renfrow

Matthew Bassi

From: Gerry Jeri Kinzel <gkinzel@socal.rr.com>
Sent: Monday, June 26, 2017 10:16 AM
To: Gerry Jeri Kinzel
Subject: No on Camelia Townhouse Project #37156 Zone Change

RECEIVED
JUN 26 2017
CITY OF WILDOMAR

City Of Wildomar Government:

Please vote "No" on Camelia Townhouse Project #37156 Zone Change. We really need to limit development until the infrastructure is in place to support further development.

You ask me to limit water, electricity, and gas use then you build more ... that does not make sense.

Roadways and sidewalks/trails need major work and I know Wildomar is trying! Good job.

Crime and law breakers is on the increase.. We must have enough Police resources to enforce the laws.

Etc.....

Further, maintaining a rural environment is very important.

Thanks,

Gerald "Gerry" **T. & Jeri D. Kinzel**
23053 Empire Penguin Road
Wildomar, CA 92595
Tele. 951-226-7018
Cell: 310-634-4505
Cell: (951) 219-7754

Email: gkinzel@socal.rr.com

RECEIVED
JUN 27 2017
CITY OF WILDOMAR

Matthew Bassi

From: OZENDOKA@aol.com
Sent: Tuesday, June 27, 2017 10:13 AM
To: Gary Nordquist
Cc: Matthew Bassi; Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson
Subject: Zone change proposal

Dear sirs and madams,

We, as concerned residents of Wildomar, Ca., wish to express our objections to the proposed zone change from Rural Residential to Medium/High Density for our city. We live on Union Street and the Palomar/ Washington corrridor is an essential route for many of our necessary errands. There is already more traffic along this route at certain times of the day than is comfortable. More homes are already being built along this route which is increasing the traffic density. The addition of high density housing along this same route would make things unbearable. Palomar/Washington is a two lane road which transitions into four lane roads at each end and the speeds along this route-especially on the Lake Elsinore end are too high.

We don't want to become a bedroom community or a pass through area of no concern to the people using this as an alternative to I-15.

Sincerely, Otis H. Smith
Mary Jo Smith
Rebecca A. McGovern
Ceallach Q. McGovern

Matthew Bassi

From: Sharon Petersen <spetersen06@yahoo.com>
Sent: Tuesday, June 27, 2017 1:39 PM
To: Ben Benoit; Dustin Nigg; Timothy Walker; Bridgette Moore; Marsha Swanson; Gary Nordquist; Matthew Bassi
Subject: Zoning Change: Vote No

I am writing to the leaders we have chosen to represent the residents of Wildomar. I have owned a home in this city since 1989 and do not want the zoning changed from Rural Residential. Please do not let greed and ego get in the way of what is good for this city.

Thank you,

Regards,

Sharon E Petersen

RECEIVED
JUN 27 2017
CITY OF WILDOMAR



Virus-free. www.avg.com

Matthew Bassi

From: Bridgette Moore
Sent: Friday, June 30, 2017 11:27 AM
To: Matthew Bassi
Subject: FW: Camelia Townhomes Project

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RECEIVED
JUN 30 2017
CITY OF WILDOMAR

From: Ronald Barry [ronpenbar@verizon.net]
Sent: Friday, June 30, 2017 10:50 AM
To: Ben Benoit; Dustin Nigg; walker@cityofwildomar.org; Bridgette Moore; Marsha Swanson
Subject: Camelia Townhomes Project

Dear City Council members,

As a member of this community, Wildomar, since December 17, 2004 I request that you do NOT change the zoning to accommodate the

builder of Camilia Townhomes. My family and I moved here because it is a rural community. I know the fees and taxes look good to a

growing city but there are other projects in the planning stages that will supply you with added monies to fund our city. Camelia Townhomes

will start a growing trend that changes the rural life we've found in this city. You were all elected do to your stand that Wildomar will stay rural.

Please vote NO on zoning Change.

Sincerely,

Ronald B Barry

Delma L. Barry

RECEIVED

JUL 12 2017

CITY OF WILDOMAR

CITY CLERK'S OFFICE

Petition toward Wildomar Camelia Communities Project

Petition summary and Background	By signing this petition your name represents a stance against the proposed 163 Unit Townhouse Complex being proposed on the border of Wildomar and Murrieta. The city is considering rezoning this property from RR (Rural Residential, Single Family Residences per acre) to R-3 (Medium to High Occupancy of 6 to 8 residences per acre) to facilitate the building of this project.
Action Petition for	Looking to prevent the City of Wildomar from rezoning he proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1 to 2 Single Family Residences per acre)

Printed Name	Signature	Address	Date	Comments
Herbelin Deborah		32247 ARNOLD LANE WILDOMAR	06-21-17	
Rachel LAREZ	Rachel Larez	35612 Kolo Ct	6-21-17	
Valerie Adam	Valerie C. Adam	35598 Kolo Ct	6-21-17	
Sharon Cartwright	SCartwright	23500 Mtn. Breeze	6/21/17	
Stephanie Hartley	Stephanie Hartley	23269 Highland Oaks Court	6-21-17	
JM LaPorta	JMLaPorta	23447 MountainBreeze	6-21-17	
Lisa Ramos		23513 Mtn. Breeze Dr	6-21-17	
Ken Ramos		"	6-21-17	
Maria Weiner	Maria Weiner	32417 Shadow Cove	6-21-17	
Kathy Bundy	Kathy Bundy	32792 Penrose	6-21-17	
Carmen Wolf		23091 Wing Elm	6-21-17	
Erika Wetzel		23091 Wing Elm	6-21-17	
Deborah Lo	Deborah Lo	23088 Wing Elm Cir	6-21-17	Against!!
Kathryn McCall		41989 Kodiak Ct Murrieta	6-21-17	
Joline Hayes		21384 DUNN ST WILDOMAR	6/21/17	
James Peck		32418 Virgowing	6/21/17	
Romulo Meniz		36069 Meadow Dr W	6/21/17	
William Lynch		32058 White Spruce Ct W.Wildomar	6-21-17	
Peter T. Unruh		32030 White Spruce Ct Wildomar	6-21-17	NO Zoning Change
Michael Rabatin		32031 White Spruce Ct Wildomar	6-21-17	
[illegible]		22922 Pauni Wildomar	6-21-17	
CLARK WOLFE		22922 Pauni Wildomar	6-21-17	
Benjamin Morrison		23528 Mountain Breeze Dr.	6-21-17	Against zoning change
[illegible]		[illegible]	[illegible]	[illegible]
BRETT MARKS		32651 DeBrett Ct	6-21-17	AGAINST TOWN HOUSE PROJECT
[illegible]		[illegible]	6/21/17	

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JUL 12 2017

CITY OF WILDOMAR
CITY CLERK'S OFFICE

Petition toward Wildomar Camelia Communities Project

Petition summary and Background	By signing this petition your name represents a stance against the proposed 163 Unit Townhouse Complex being proposed on the border of Wildomar and Murrieta. The city is considering rezoning this property from RR (Rural Residential, Single Family Residences per acre) to R-3 (Medium to High Occupancy of 6 to 8 residences per acre) to facilitate the building of this project.
Action Petition for	Looking to prevent the City of Wildomar from rezoning he proposed parcel from RR to R3 and negotiating to either remain an RR zone or move to rezone to an R1 zone (1 to 2 Single Family Residences per acre)

Printed Name	Signature	Address	Date	Comments
Rachelle Woods		41815 Lauren St	6-21-17	
Joe Leone		[illegible]	[illegible]	
Louisa Leone		35484 Lexi Ln. Wild	6.21.17	
John Johnson			6-21-17	
Dave Sickles	Dave Sickles	21535 Wild Stallion Ln	6/21/17	
Barbara Sliff	Barbara Sliff	Same	6/21/17	
Germin Robles		32086 White Spruce ct Wildomar CA	6/21/17	
BRIAN TRINAY		23517 MOUNTAIN BREEZE DR	6-21-17	
Paige Virgil	Paige Virgil	41997 Kodiak Ct. Murrieta CA	6-21-17	
Tim Hinrichsen		41993 Kodiak ct	6-21-17	
James D Card		41226 Harvard Pl	6-21-17	
Nick Raines		23513 Mount Breeze Dr	6/21/17	
DAWN MORRISON		23538 Mtn. Breeze	6/21/17	NO TO THE ZONING change
ALBERT COYLE		38370 Shoal Creek	6/21/17	
MARLENE MESSARA		35254 GATU CT	6/21/17	
MERVIN MESSARA		35254 GATU CT	6/21/17	No change
Laurie Yunnally		23455 Brandt Dr	6.21.17	You can't support
Ann Kiggins		33145 Jane Ct Wildom	6.21.17	No change
JEAN CLARK	EREMO Grant Park	Deromo		
		32645 Central	92595	No! Camelia
Linda Wills		22977 Delano Lane	92595	No! No - No
Amy Disston		32815 Ridge Oak Rd	92595	NO!
Bob & Amy Disston		32815 RIDGEOAK RD	92595	NO
Edward Sandoval		32796 Ridge Oak	92595	
Anna Sandoval		32796 Ridge Oak	92595	NO
Randall Brown		32791 Ridge Oak Rd	6-23-17	
Marilyn Francis		32791 Ridge Oak Rd	6-23-17	NO

Petition toward Wildomar Camelia Townhouse Project

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Printed Name	Signature	Address	Date	Comments
Karen Trout	Karen Trout	23512 Mtn. Breeze	5-2-17	
Wendy Lizardi	Wendy Lizardi	40392 Crystal Mine Ct.	5-3-17	
Monica Ruiz	Monica Ruiz	23690 Ballestros rd	5-3-17	
Jose Jimenez	Jose Jimenez	23690 Ballestros rd	5-3-17	
Misty Rivera	Misty Rivera	PO Box 1383 Wildomar	5/3/17	
Nichole Amies	Nichole Amies	31524 Blossom Hill ct	5/3/17	
Casi Lewis	Casi Lewis	28080 Mary Place	5-11-17	
Lupe Gonzalez	Lupe Gonzalez	32791 Willow Bay	5-11-17	
Jane Boermans	Jane Boermans	29100 Big Range Rd	5-11-17	
Sara Cokash	Sara Cokash	Murrieta	6.5.17	—

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CITY OF WILDOMAR
CITY CLERK'S OFFICE

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JUL 12 2017

CITY OF WILDOMAR

CITY CLERK'S OFFICE

Van 7/17/201

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Printed Name	Signature	Address	Date	Comments
Herbelin, Deborah		32247 ARNOLD LANE WILDOMAR	06-21-17	
Rachel LAREZ	Rachel Larez	35612 Kolo Ct	6-21-17	
Valerie Adam	Valerie C. Adam	35598 Kolo Ct	6-21-17	
Sharon Cartwright	SCartwright	23500 Mtn. Breeze	6/21/17	
Stephanie Hartley	Stephanie Hartley	23269 Oaks Court Highland	6-21-17	
JM LaPonza	JMLaPonza	23447 MountainBreeze	6.21.17	
Lisa Ramos		23513 Mtn. Breeze Dr	6-21-17	
Ken Ramos		"	6-21-17	
Maria Weiner	Maria WEINER	32412 SHADOW CANYON	6-21-17	
Kathy Bundy	Kathy Bundy	32792 Penrose	6-21-17	
Carmen Weitzel		23091 Wing Elm	6-21-17	
Erika Wetzel		23091 Wing Elm	6-21-17	
Deborah Lo	Deborah Lo	23058 Wing Elm Cir	6-21-17	Against!!
Katharina McLain		41989 Kodiak Ct Murrieta	6-21-17	
JOLINE HAYES		21384 DUNN ST WILDOMAR	6/21/17	
James Peck		32418 Virginia	6/21/17	
Romulo Meneses		36069 Madera Dr. W	6/21/17	
William Lynch		32058 White Spruce Ct	6-21-17	
Peter J. Hunsaker		32030 White Spruce CT W.Dom	6-21-17	No Zone Change
Michael Robatin		32031 White Spruce Ct W.Wildomar	6-21-17	
Nicole Hite		22922 Pawnee Wildomar	6-21-17	
CLARK WOLFE		22922 Pawnee Wildomar	6-21-17	
Benjamin Morrison		23528 Mountain Breeze Dr.	6-21-17	Against zoning change
BRETT MYERS		32051 DESERT CT	6-21-17	AGAINST TOWN HOUSES

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JUL 12 2017

CITY OF WILDOMAR
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Petition toward Wildomar Camelia Communities Project

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Louisa Leone		35984 Lexi Ln. Wild.	6.21.17	
John Johnson			6-21-17	
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Barbara Sliff	Barbara Sliff	Same	6/21/17	
Germin Robles		32086 White Spruce ct Wildomar, CA	6/21/17	
BRIAN TRINAY		23517 MOUNTAIN BREEZE DR	6-21-17	
Paige Virgil	Paige Virgil	41997 Kodiak Ct. Murrieta CA	6-21-17	
Tim Huizenga		41993 Kodiak ct	6-21-17	
James D Cano		42526 Wakonda Rd	6-21-17	
Nick Raines		23513 Mount Breeze Dr	6/21/17	
Dawn Monson		23528 Mtn. Breeze	6/21/17	NO TO THE ZONING change
Albert Coyle		38370 Shoal Creek	6/21/17	
MARLENE MESSMER		35254 GATU Ct	6/21/17	
MERVIN MESSMER		35254 GATU CT	6/21/17	No change
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Ann Kiggins		33145 Jane Ct Wildom	6.21.17	No rezone cha
JEAN CLARK	EREMO Jean Clark	Deromo		
		39645 Central	92595	No! Camelia
Linda Wills		22977 Delta Lane	92595	No! No-No
Amy Disston		32815 Ridge Oak Rd	92595	NO!
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Anna Sandoval		32796 Ridge Oak	92595	NO
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Monica Ruiz	Monica Ruiz	23690 Ballestros rd	5-3-17	
Jose Jimenez	Jose Jimenez	23690 Ballestros rd	5-3-17	
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Nichole Annies	Nichole Annies	31524 Blossom Hill ct	5/3/17	
Casi Lewis	Casi Lewis	28080 Mary Place	5-11-17	
Lupe Gonzalez	Lupe Gonzalez	32791 Willow Bay	5-11-17	
Jane Boermans	Jane Boermans	29100 Big Range Rd	5-11-17	
Sara Cokash	Sara Cokash	Murrieta	6.5.17	—

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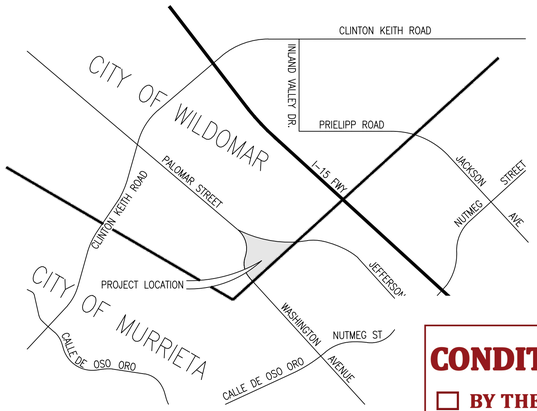
CITY OF WILDOMAR
CITY CLERK'S OFFICE

CITY OF WILDOMAR
SITE PLAN & CONCEPTUAL GRADING PLAN FOR CAMELIA
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PA 16-0070 Substantial Conformance Plans



VICINITY MAP
NOT TO SCALE

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☒ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 06/06/22
APPLICATION NOS. PA 16-0070(SC)
PLANNER *Matthew Bassi*
SIGNATURE *Matthew Bassi*

ASSESSORS PARCEL NUMBER

380-220-003

APPLICATION/DEVELOPER

CAMELIA COMMUNITIES, LLC
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675

PROJECT INFORMATION

THOMAS BROS MAP: PAGE 927 GRID: F3/G3
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R-R (RURAL RESIDENTIAL)
GENERAL PLAN DESIGNATION: MHDR – (5-8 DU/AC.)

GROSS ACREAGE: 25.9 ACRES
NET ACREAGE: 16.50 ACRES
TOTAL UNITS: 163 UNITS
TOTAL GROSS DENSITY: 6.3 DU/ACRE

AREA COMPUTATIONS

1)	GROSS PROJECT AREA:	25.9 AC
2)	AREA COVERED BY BUILDING:	4.4 AC
3)	AREAS COVERED BY PRIVATE ST., ALLEYS, AND PARKING:	3.2 AC
4)	LANDSCAPE, WALKWAYS, & AMENITIES:	9.30 AC
5)	PUBLIC RIGHT OF WAY:	5.71 AC
5)	REMAINDER PARCELS	4.25 AC

UTILITY PURVEYORS:

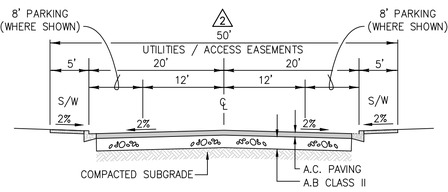
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
CABLE TV:	TIME WARNER CABLE
SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

GENERAL NOTES:

1) ALL SLOPES ARE TO BE 2:1 UNLESS INDICATED OTHERWISE.
2) THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
3) THIS PROJECT INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4) THIS PROJECT HAS POTENTIAL FOR MODERATE TO VERY LOW LIQUEFACTION.
5) THIS PROJECT IS SUSCEPTIBLE TO SUBSIDENCE.
6) THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
7) FEMA MAP NO.: 0605C2705G
   ZONE DESIGNATION: ZONE X
8) THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
9) ALL WALKS ARE A MINIMUM OF 5' WIDE.
10) EACH HOME SHALL HAVE INDIVIDUAL TRASH BINS THAT WILL BE STORED IN THE GARAGE (SEE FLOOR PLANS).
11) COMMUNITY ENTRANCES SHALL BE GATED WITH KNOX BOX RAPID ENTRY SYSTEM.

PARKING COMPUTATION

SEE PARKING & ADA EXHIBIT FOR PARKING COMPUTATION



PRIVATE STREET (STREETS A, B, & C)
N.T.S

FIRE NOTES:

1) PRIOR TO ISSUANCE OF BUILDING PERMITS, THE WATER SYSTEM FOR FIRE PROTECTION MUST BE INSTALLED AND APPROVED BY THE FIRE DEPARTMENT.
2) THE WATER SYSTEM SHALL BE INSTALLED AND ACCEPTED PRIOR TO BRINGING ANY COMBUSTIBLES ON SITE.
3) ALL HOMES SHALL HAVE FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE, 2013 EDITION.
4) STREET NUMBERS SHALL BE DISPLAYED IN A PROMINENT LOCATION ON THE ADDRESS SIDE OF BUILDINGS. NUMBERS SHALL BE LEDGIBLE OF A CONTRASTING COLOR, AND ADEQUATELY ILLUMINATED TO BE VISIBLE FROM THE STREET AT ALL HOURS.
5) BLUE RETRO-REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED TO INDICATE THE LOCATION OF FIRE HYDRANTS.
6) ALL GATES SHALL BE EQUIPPED WITH KNOX RAPID ENTRY SYSTEMS.

EASEMENT NOTES:

EXISTING EASEMENTS

[1] A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 8/17/1976, PER INSTRUMENT NO. 121838 OFFICIAL RECORDS. TO BE VACATED.

[2] A 10' WIDE EASEMENT GRANTED TO S.C.E. FOR PUBLIC UTITILITIES RECORDED 5/14/1973, PER INSTRUMENT NO. 62469 OFFICIAL RECORDS. TO BE VACATED.

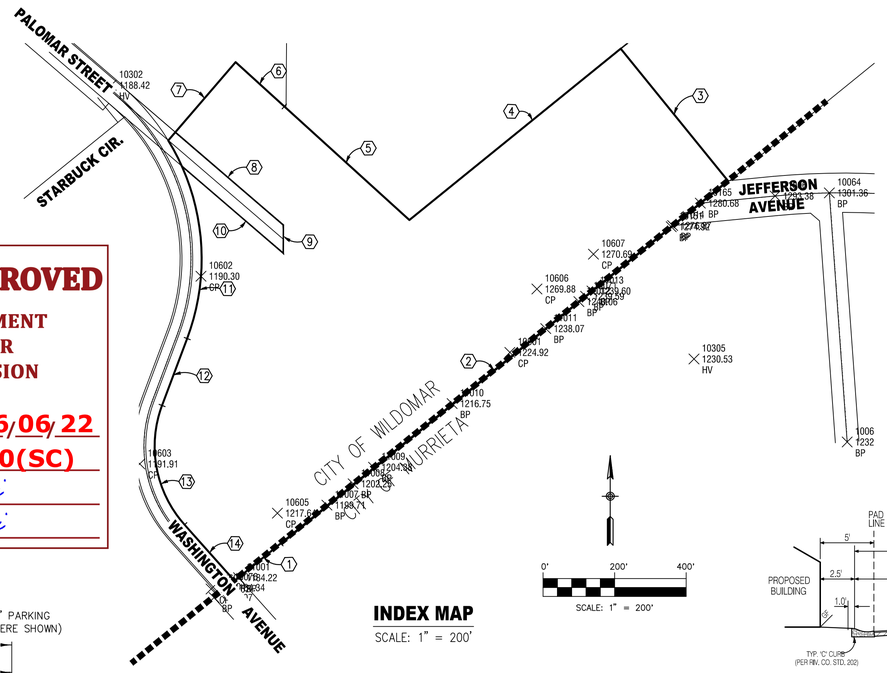
[3] AN EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES RECORDED 3/12/1992, PER INSTRUMENT NO. 86277 OFFICIAL RECORDS. TO BE MOVED TO A NEW LOCATION.

[4] A 10' WIDE EASEMENT FOR PUBLIC UTITILITIES RECORDED 12/2/1977, PER INSTRUMENT NO. 239958 OFFICIAL RECORDS. TO BE VACATED.

PROPOSED EASEMENTS

⚠1 PROPOSED EASEMENT FOR STREET PURPOSES TO BE GRANTED TO THE CITY OF MURRIETA.

⚠2 INDICATES EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN AND EMERGENCY VEHICULAR ACCESS TO BE DEDICATED TO THE CITY OF WILDOMAR ON THE FINAL MAP.



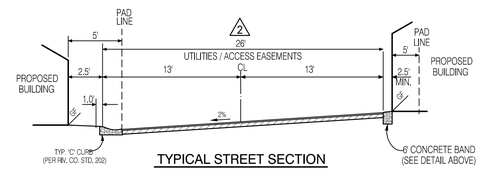
INDEX MAP
SCALE: 1" = 200'

PROPERTY BOUNDARY DATA TABLE

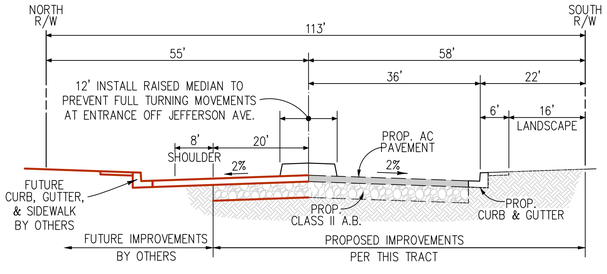
No.	DELTA/BEARING	RADIUS	LENGTH	TANGENT
⟨1⟩	N50°56'15"E	–	167.15'	–
⟨2⟩	N50°56'27"E	–	1608.15	–
⟨3⟩	N39°01'40"W	–	475.68'	–
⟨4⟩	N50°56'29"E	–	760.60'	–
⟨5⟩	N47°45'19"W	–	472.07'	–
⟨6⟩	N47°45'19"W	–	184.06'	–
⟨7⟩	N40°40'59"E	–	258.05'	–
⟨8⟩	N49°18'51"W	–	398.33'	–
⟨9⟩	N 0°25'33"E	–	78.62'	–
⟨10⟩	N49°18'51"W	–	374.07'	–
⟨11⟩	44°47'49"	633.20'	495.07'	260.97'
⟨12⟩	N20°34'12"E	–	199.61'	–
⟨13⟩	62°19'21"	328.10'	356.89'	198.40'
⟨14⟩	N41°45'09"W	–	210.39'	–

LEGEND:

- INDICATES EXISTING PROERTY BOUNDARY
- 8"S INDICATES PROPOSED SEWER (SIZE PER PLAN)
- 8"W INDICATES PROPOSED 8" WATER
- INDICATES PROPOSED STORM DRAIN
- INDICATES PROPOSED RETAINING WALL (HT. PER PLAN)
- INDICATES PROPOSED LOT LINES
- INDICATES 8' PRIVACY WALL
- INDICATES PROPOSED PRIVATE STREET LIGHT
- INDICATES OFF-SITE STREET LIGHT
- INDICATES PROPOSED FIRE HYDRANT
- INDICATES 2:1 SLOPE
- 2 INDCATES BUILDING NUMBER
- PAD=236.0 INDICATES PAD ELEVATION
- WAT INDICATES LOCATION OF WATER LINE CONNECTION
- SEW INDICATES LOCATION OF SEWER LINE CONNECTION
- A ADA ACCESSIBLE UNIT

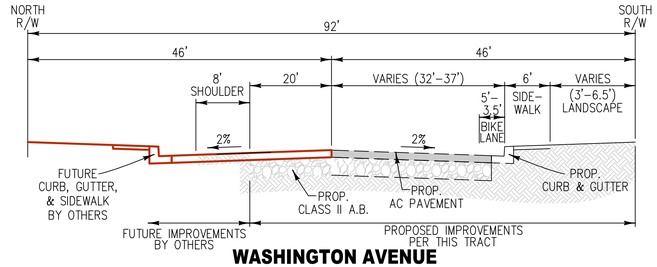


TYPICAL STREET SECTION
PRIVATE ALLEYS
NOT TO SCALE



JEFFERSON AVENUE
STD. NO. 92 (MODIFIED)
T.I.=9.5
NTS

NOTE:
GEOMETRICS SHALL BE BASED ON COORDINATION OF TRACT 31896 IMPROVEMENTS AND CITY OF MURRIETA EXISTING IMPROVEMENTS



WASHINGTON AVENUE
STD. NO. 94 (MODIFIED)
T.I.=8.5
NTS

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

PARCEL 1:

THAT PORTION OF BLOCK "M" OF GRAHAM, COLLIER AND HELD'S SUBDIVISION OF BLOCKS "K", "L", AND "M" IN ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, AT PAGE 174, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF PALOMAR STREET AS SHOWN ON SAID MAP AND TOGETHER WITH THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 0° 51' 48" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 7, A DISTANCE OF 284.78 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 0° 51' 48" WEST A DISTANCE OF 284.78 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1079.63 FEET;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 49° 39' 35" WEST A DISTANCE OF 760.60 FEET TO A POINT THAT BEARS SOUTH 49° 02' 13" EAST, A DISTANCE OF 472.07 FEET FROM SAID POINT "A";

THENCE NORTH 49° 02' 13" WEST A DISTANCE OF 472.07 FEET TO SAID POINT "A";

THENCE CONTINUING NORTH 49° 02' 13" WEST A DISTANCE OF 184.06 FEET;

THENCE SOUTH 39° 22' 59" WEST A DISTANCE OF 288.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 60 FOOT WIDE STRIP OF LAND CONVEYED TO RIVERSIDE COUNTY IN A DEED RECORDED MARCH 18, 1915 IN BOOK 406 OF DEEDS, AT PAGE 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY AND NORTHEASTERLY LINES, RESPECTIVELY, OF SAID STRIP OF LAND, THROUGH THE VARIOUS COURSES AND DISTANCE THEREIN TO THE EASTERLY BOUNDARY LINE OF SAID BLOCK "M" OF SAID SUBDIVISION, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO;

THENCE NORTH 49° 39' 21" EAST, ALONG SAID LINE, A DISTANCE OF 167.10 FEET TO AN ANGLE POINT IN SAID LINE WHICH AS SHOWN AS "STA 13" ON SAID MAP;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 1608.14 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE AT A RIGHT ANGLE TO SAID RANCHO LINE, NORTH 40° 20' 27" WEST A DISTANCE OF 475.68 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1 IN FRACTIONAL SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 89° 08' 28" EAST ALONG THE NORTHERN LINE OF SAID SECTION 7 A DISTANCE OF 1079.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49° 39' 35" WEST A DISTANCE OF 182.37 FEET;

THENCE SOUTH 40° 20' 27" EAST A DISTANCE OF 475.68 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE MURRIETA PORTION OF THE TEMECULA RANCHO, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF THAT CERTAIN 110 FOOT WIDE EASEMENT DEDICATED TO THE CITY OF MURRIETA IN A DEED RECORDED JUNE 18, 1999 AS INSTRUMENT NO. 271923, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 49° 39' 33" EAST ALONG SAID RANCHO LINE A DISTANCE OF 759.78 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 7;

THENCE SOUTH 89° 08' 28" WEST ALONG SAID NORTH LINE A DISTANCE OF 748.11 FEET TO THE TRUE POINT OF BEGINNING.

APN: 380-220-003-0

REVISED MARCH 2022

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

MDS CONSULTING — MORSE SCHULTZ
17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

CITY OF WILDOMAR
PLOT PLAN - CAMELIA
SCHEDULE "A"

SHEET NO. 1 OF 4 SHTS

MATCH LINE - SEE SHEET 2 (TOP LEFT)

MATCH LINE - SEE SHEET 3 (BOTTOM RIGHT)

EXISTING 15" SEWER

EXISTING RIGHT OF WAY TO BE VACATED.

OFF-SITE RIGHT OF WAY TO BE AQUIRED PRIOR TO FINAL MAP.

STREET GRADE NOT TO EXCEED 2% FOR 20' MIN. PAST RIGHT OF WAY

STREET GRADE NOT TO EXCEED 2% FOR 20' MIN. PAST RIGHT OF WAY

APN: 380-210-006
ZONING: M-SC
PM 197/1-3

APN: 380-210-014
ZONING: M-SC
PM 197/A-3

APN: 380-220-001
ZONING: R-R

WASHINGTON AVENUE

JEFFERSON AVENUE

STREET "A"

STREET "C"

AUBRY AVENUE

6' HIGH PRIVACY WALL

6' TUBULAR STEEL FENCE ON 8' HIGH RETAINING

4.5' MAX. HT RETAINING

50' FAULT SETBACK

WATER QUALITY BASIN BOTTOM=180.0

FIRE DEPT. TURNAROUND

CITY OF WILDOMAR

CITY OF MURRIETA

TR 28333-4
MB 275/1-5
ZONING: SF-1
(SINGLE FAMILY RESIDENTIAL)

TR 29069-1
MB 291/18-22
ZONING: SF-1
(SINGLE FAMILY RESIDENTIAL)

REVISED MARCH 2022

0' 50' 100' 150' 200'

SCALE: 1" = 50'

NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

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Irvine, CA 92614
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PLANNERS ENGINEERS SURVEYORS

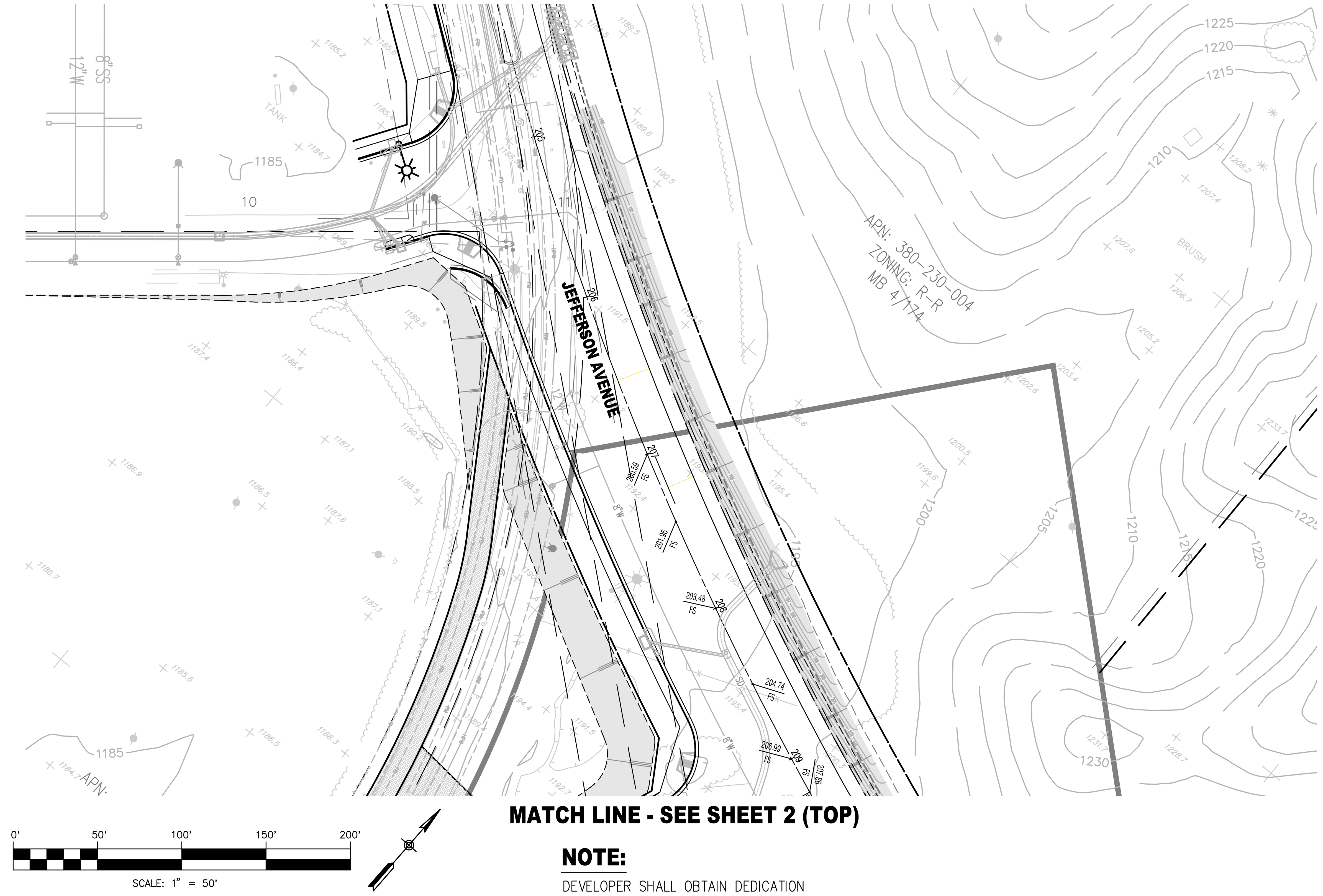
CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

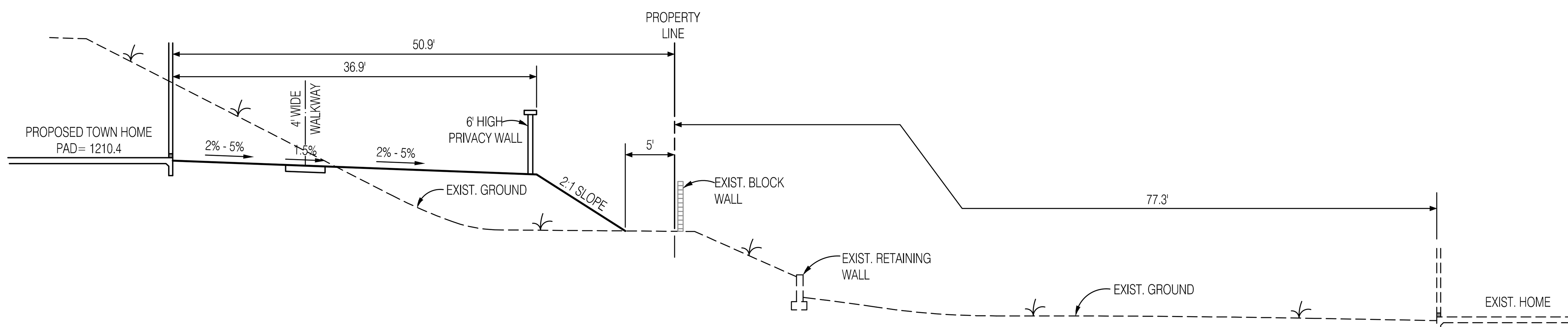
SHEET NO. 2

OF 4 SHTS



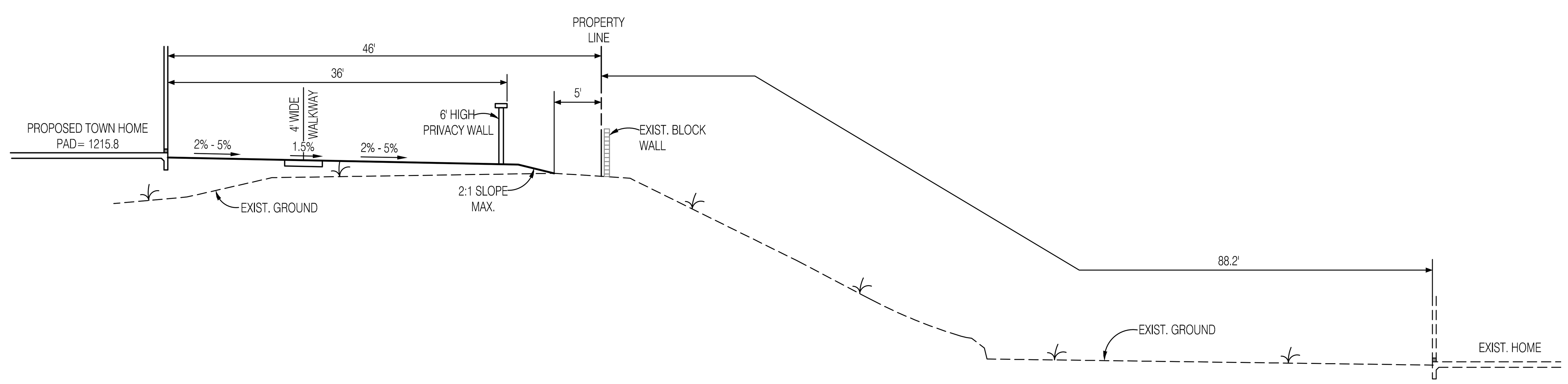
NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.



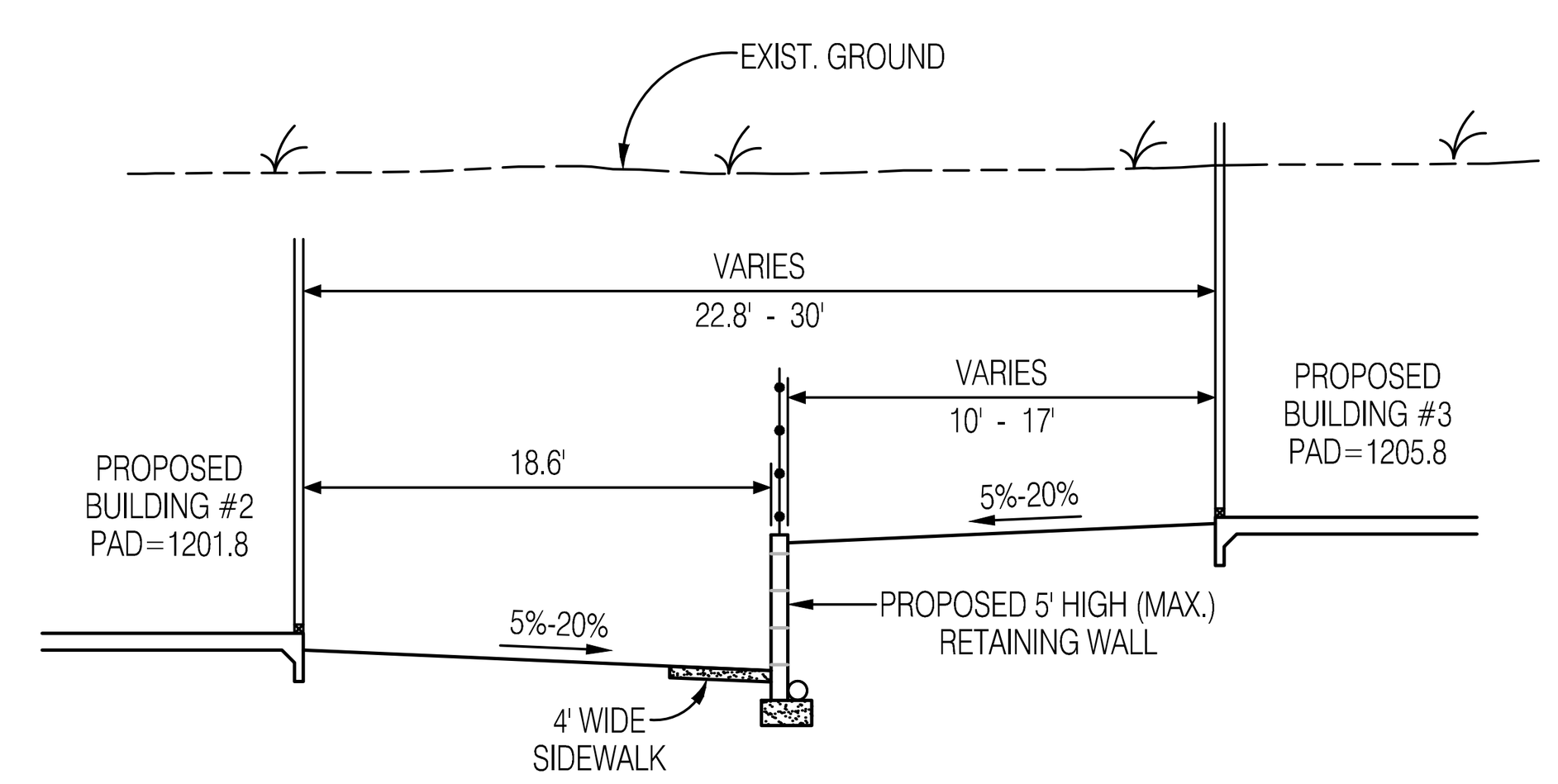
SECTION A-A

SCALE: 1"=10'



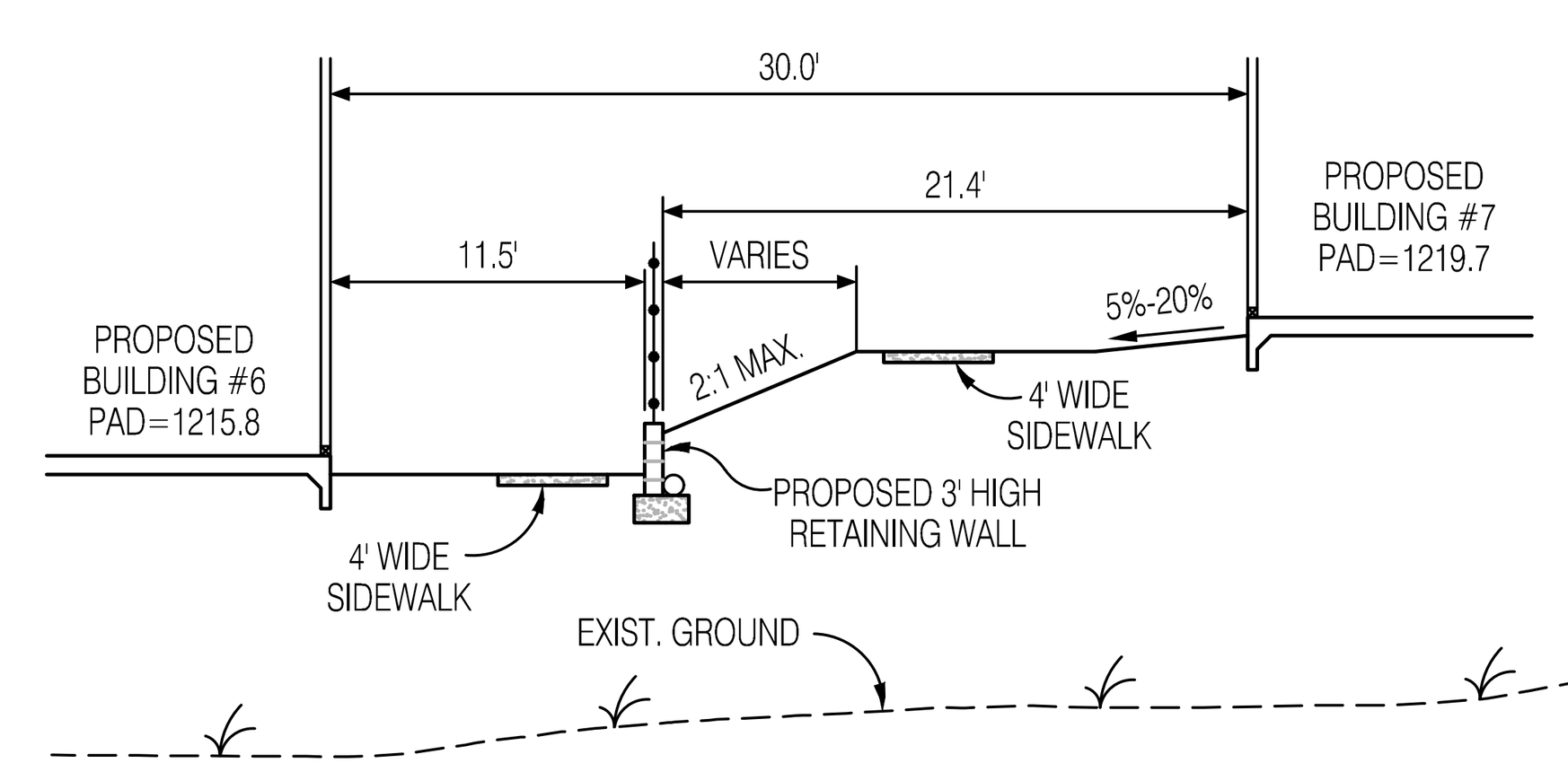
SECTION B-B

SCALE: 1"=10'



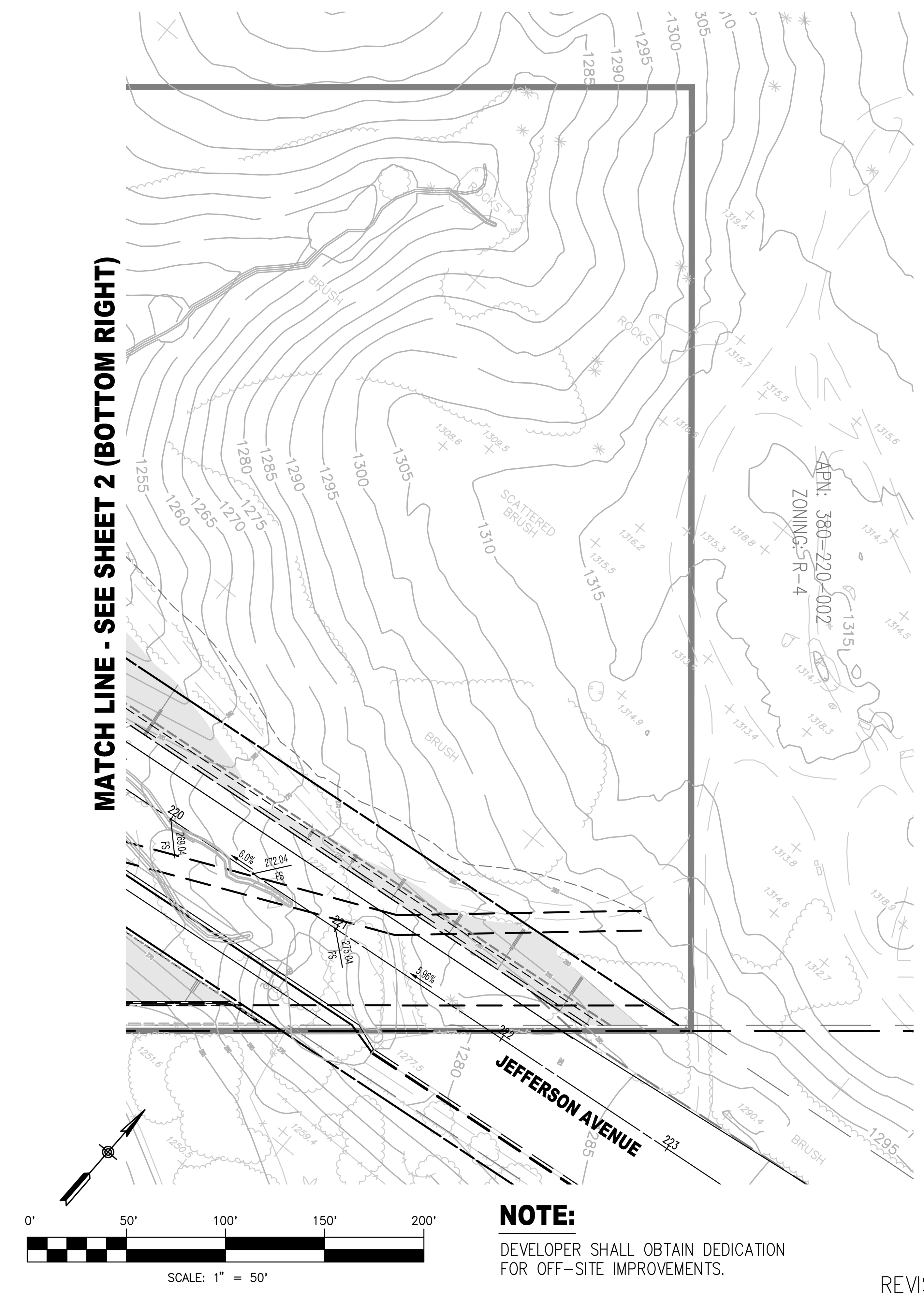
SECTION C-C

SCALE: 1"=10'



SECTION D-D

SCALE: 1"=10'



NOTE:

DEVELOPER SHALL OBTAIN DEDICATION FOR OFF-SITE IMPROVEMENTS.

REVISED MARCH 2022

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

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Irvine, CA 92614
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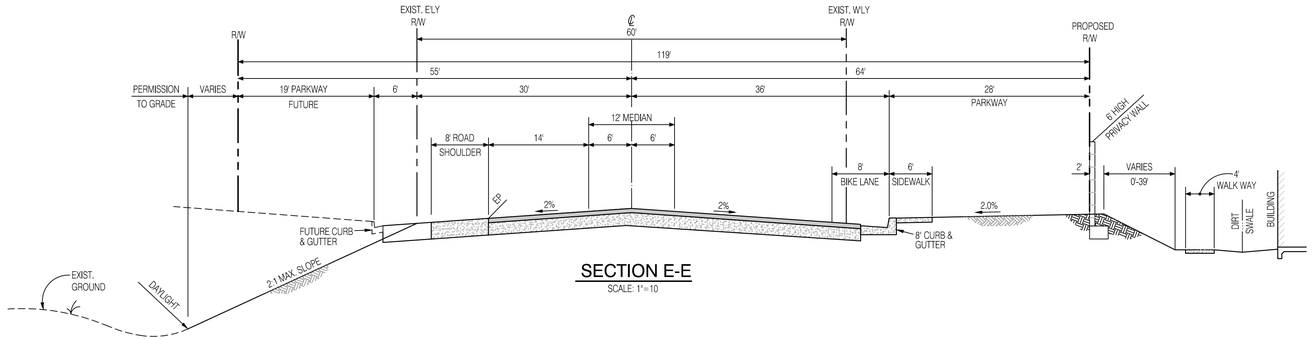
CITY OF WILDOMAR

PLOT PLAN - CAMELIA

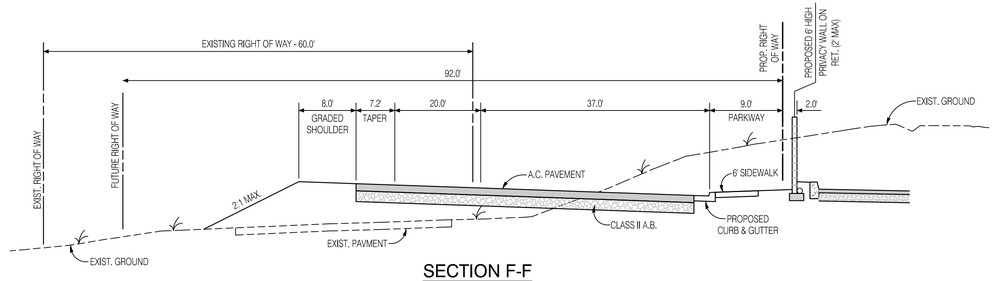
SCHEDULE "A"

SHEET NO. 3 OF 4 SHTS



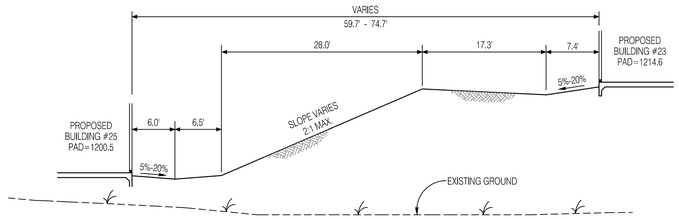
SECTION E-E

SCALE: 1"=10



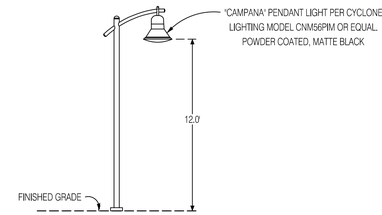
SECTION F-F

SCALE: 1"=10'



SECTION G-G

SCALE: 1"=10'



ON-SITE STREET LIGHT DETAIL

NTS

REVISED MARCH 2022

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

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CITY OF WILDOMAR

PLOT PLAN - CAMELIA

SCHEDULE "A"

SHEET NO. **4**

OF **4** SHTS

CITY OF WILDOMAR
CAMELIA - PARKING EXHIBIT

PARKING COMPUTATION

UNIT TYPE	UNIT NO.	PARKING SPACE REQUIRED
3 BEDROOM	110 EA	110 x 2.75 = 303
2 BEDROOM	53 EA	53 x 2.25 = 119
TOTAL PARKING REQUIRED:		422

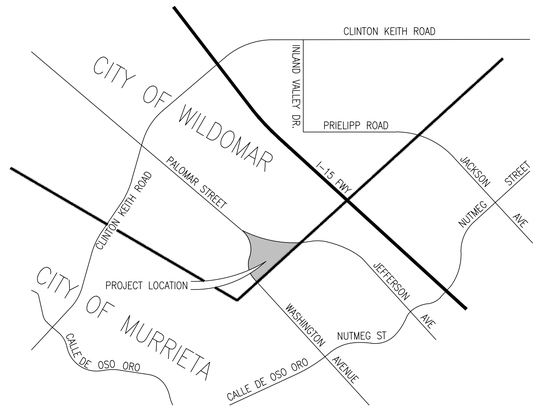
UNIT TYPE	UNIT NO.	PARKING SPACE PROVIDED
3 BEDROOM	110 EA	110 x 2.00 = 220
2 BEDROOM	53 EA	53 x 2.00 = 106
SURFACE PARKING		96
TOTAL PARKING PROVIDED:		422

OPEN SPACE PARKING

ACCESSIBLE PARKING =	5	SPACES
UNCOVERED PARKING =	91	SPACES
TOTAL =	96	SPACES

NOTE:

PARKING SPACE DIMENSIONS SHALL BE IN ACCORDANCE WITH CITY OF WILDOMAR ORDINANCE 348.



VICINITY MAP
NOT TO SCALE

LEGEND

- INDICATES ACCESSIBLE PATH
- INDICATES GARAGE PARKING
- INDICATES UNCOVERED PARKING
- INDICATES ACCESSIBLE PARKING
- (A) INDICATES ACCESSIBLE UNIT

0' 50' 100' 150' 200'
SCALE: 1" = 50'

PREPARED APRIL 2016

MARK	BY	DATE	REVISIONS	APPR.	DATE
				CITY	
			ENGINEER		

MDS CONSULTING
MORSE SCHULTZ
17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

CITY OF WILDOMAR
PLOT PLAN - CAMELIA
SCHEDULE "A"

SHEET NO. 1
OF 1 SHTS



PLANTING NOTE:
- Trees and shrubs shall be planted so that at maturity they do not require trimming to keep growth to a restricted height or width. This particularly applies for traffic safety sight areas such as, street corners, project entries, drive aisles, and parking lot island planters where maximum plant height shall be limited to 30 inches.
- Trees shall be located and maintained to preserve clearance zones of at least ten feet from streetlights, fire hydrants, utility poles/meters and cable TV boxes, and backs of street and directional signs to tree trunks.

IRRIGATION DESIGN NOTE:
- For the efficient use of water, an irrigation system shall meet all City Requirements and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance.

SLOPE PLANTING NOTE:
- For all 3:1 slopes or steeper that are 3' or more in vertical height, a low growing and low water use groundcover is to be selected that provides a protective soil covering and stabilizing root system. The groundcover container size and on center spacing shall allow a solid cover within 2 years of installation.
- For slopes 8' or more in vertical height, shrubs and trees shall be added Per City Requirements.
- Low Maintenance Planting shall be Installed at MSE Greenwall and Slope at South Boundary.

FEATURE LEGEND:

1. Pedestrian Access Gate to Jefferson Avenue.
2. Children's Park with Children's Play Equipment Rubber Surfacing, Open Lawn for Informal Play and Solid Roof Shade Structure.
3. Primary Vehicle Gate Entry with Visitor Dial-Up Box Kiosk and Enhanced Vehicular Paving. See Sheet L-2 For Enlargement Plan, L-2A for Elevation.
4. Project Monument Wall and Signage. See Sheet L-2A for Elevation.
5. Tubular Steel Perimeter Fence.
6. Drought Tolerant Native Meadow Grass Planting.
7. Existing CMU Block Wall to Remain.
8. Retaining Block Wall Per Civil Engineer's Plans.
9. Active Park with Pickle Ball Court, Basketball Half Court and Open Lawn.
10. 6' Wide Concrete Walkway at Head-In Parking.
11. Concrete Patio's Per Architectural Plans.
12. 4' Wide Concrete Paseo Pathway.
13. Combination Retaining Wall with Safety Railing. Per Civil Engineer's Plans.
14. 3' Wide Private Residential Entry Path.
15. Maintenance Access Gate at Manufactures Slopes within Easement.
16. MSE Green Wall with Tubular Steel Fence. Per Civil Engineer's Plans.
17. Water Quality Basin.
18. 15' Wide Double Swing Maintenance Access Gate and Road to Water Basin.
19. Secondary Resident Only Gate Entry. See Sheet L-2 for Enlargement Plan, L-2A for Elevation.
20. Shade Structure with Picnic Table Seating, and Perrenial Herb Planting.
21. Citrus Grove with Crushed Rock Paving.
22. Bench Seating with Accent Planter.
23. Adirondack Chair Seating with Overlook Towards Cleveland National Forest.
24. Concrete Step Risers with Handrail.
25. Tubular Steel Enlcosed Rec-Center with Community Pool, Spa, Restroom Facility, Shade Structure, Countertop Barbeque Grill, Dining Area and Small Lounge with Adirondack Chair Seating and Fire Bowl. See Sheet L-3 for Enlargement Plan.
26. Parking Stall.
27. Diamond Tree Planter.
28. Gang Mailbox Location(s) with Trash Bin.

WATER EFFICIENT LANDSCAPE WORKSHEET

Camelia: HOA / Residential Landscape Projects

Reference ETo for the area **ETo=** 56.8

Estimated Total Water Use (ETWU):
ETWU calculation: (Eto) (.62) (ETAF) (LA)

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) Gallons/Yr
Regular Landscape Areas							
HZ1 - Low Shrub	0.20	Dripline	0.81	0.25	75,000	18,519	652,148
HZ2 - Mod Shrub	0.50	Dripline	0.81	0.62	190,187	117,399	4,134,328
HZ3 - Mod Trees	0.50	Bubbler	0.81	0.62	36,750	22,685	0
HZ4 - High Pool / Spa	0.90	Bubbler	0.81	1.11	2,030	2,256	79,432
				Totals	303,967	160,858	
Special Landscape Areas							
HZ5 - High Turf	0.80	Spray	0.75	1.00	11,485	11,485	404,472
				Totals	11,485	11,485	
					Estimated Total Water Use in gallons per year, ETWU Total		5,270,380
					Max. Annual Water Allowance in gallons per year, MAWA Total		6,291,941
MAWA calculation: (Eto) (.62) [(ETAFxLA) + ((1-ETAF) x SLA)]						MAWA - ETWU=	1,021,561
						Estimated Acre Feet per Year =	16

ETAF Calculations:

Regular Landscape Areas

Total ETAF x Area	160,858
Total Area	303,967
Average ETAF	**0.53**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas.

All Landscape Areas

Total ETAF x Area	172,344
Total Landscape Area (LA)	315,452
Sitewide ETAF	0.55

PLANT PALETTE:

TREES

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
MULTI-TRUNK SPECIMEN TREE			
Quercus agrifolia	Coast Live Oak	48" Box	Low
LARGE EVERGREEN CANOPY TREE (36" Box at City Of Wildomar / Murrieta Boundary)			
Quercus suber	Cork Oak	24" /36" Box	Mod
LARGE DECIDUOUS CANOPY			
Platanus racemosa	California Sycamore	24" Box	Mod
WASHINGTON AVENUE STREET TREE			
Ginkgo biloba	Maidenhair Tree	24" Box	Mod
Rhus lancea	African Sumac	24" Box	Low
JEFFERSON AVENUE STREET TREE (To Match Existing Adjacent)			
Quercus suber	Cork Oak	24" Box	Mod
STREET "A" TREE (24" Box)			
Pistacia chinensis	Chinese Pistache	24" Box	Mod
TYPICAL STREET TREE (24" Box)			
Geijera parviflora	Australian Willow	24" Box	Mod
UPRIGHT EVERGREEN PASEO TREES			
Magnolia g. 'St. Mary'	Southern Magnolia	15 Gal.	Mod
Callistemon viminalis	Lemon Bottle Brush	15 Gal.	Mod
SMALL FLOWERING CANOPY TREE			
Lagerstroemia indica	Crape Myrtle	15 Gal.	Mod
Cercis c. 'Forest Pansy'	Eastern Redbud	15 Gal.	Mod
PINE TREE (36" Box at City Of Wildomar / Murrieta Boundary)			
Pinus canariences	Canary island Pine	36" Box	Mod
Pinus brutia var. eldarica	Afghan Pine	24" Box	Low
FRUIT ORCHARDS			
Dwarf Citrus - Meyers Lemon, Mandarin 'Honey'		15 Gal.	Mod
Dwarf Avocado Trees - 'Gwen'		15 Gal.	Mod

SHRUBS AND GROUNDCOVER

UPRIGHT SHRUB			
Dodonaea v. 'Purpurea'	Purple Hopseed Bush	5 Gal.	Mod
Nandina domestica	Heavenly Bamboo	5 Gal.	Mod
Podocarpus m. 'Maki'	Shrubby Yew Pine	5 Gal.	Mod
BACKGROUND			
Arbutus u. 'Compacta'	Dwarf Strawberry Tree	5 Gal.	Low
Rhamnus californica	Coffeeberry	5 Gal.	Low
Laurus nobilis	Bay Laurel	5 Gal.	Low
Heteromeles arbutifolia	Toyon	5 Gal.	Low
MIDGROUND			
Cistus purpureus	Rock Rose	5 Gal.	Low
Callistemon 'Little John'	Dwarf Bottle Brush	5 Gal.	Low
Nandina d. 'Sienna Sunrise'	Heavenly Bamboo	5 Gal.	Mod
Rosa spp	Rose	5 Gal.	Mod
FOREGROUND			
Festuca Glauca	Blue Fescue	1 Gal.	Mod
Achillea Moonshine	Moonshine Yarrow	1 Gal.	Low
Dianella 'Little Rev'	Little Rev Dianella	1 Gal.	Low
Dianella 'Silver Streak'	Silver Streak Dianella	1 Gal.	Mod
GROUND COVER			
Baccharis p. 'Pigeon Point'	Coyote Bush	5 Gal.	Low
Cotoneaster 'Lowfast'	Lowfast Cotoneaster	5 Gal.	Mod
Myoporum 'Putah Creek'	Myoporum	1 Gal.	Low
Rosa Groundcover	Groundcover Rose	1 Gal.	Mod
Rosmarinus o. 'Prostratus'	Rosemary	1 Gal.	Low
ACCENT / GRASSES			
Aloe striata	Coral Aloe	1 Gal.	Low
Hesperaloe parviflora	Red Yucca	5 Gal.	Low
Muhlenbergia rigens	Deergrass	1 Gal.	Mod
Sesleria autumnalis	Autumn Moor Grass	1 Gal.	Mod
SLOPE PLANTING (●)			
WATER BASIN PLANTING			
Carex praegracilis	Meadow Sedge	Plugs	Mod
Juncus patens	California Gray Rush	1 Gal.	Low
Achillea x. 'Moonshine'	Yarrow	1 Gal.	Low

sancerra

CAMELIA

TOWNHOMES - CONCEPTUAL LANDSCAPE MASTER PLAN

TTM 37156, WILDOMAR, CA.

0 50 100 150 200 FEET

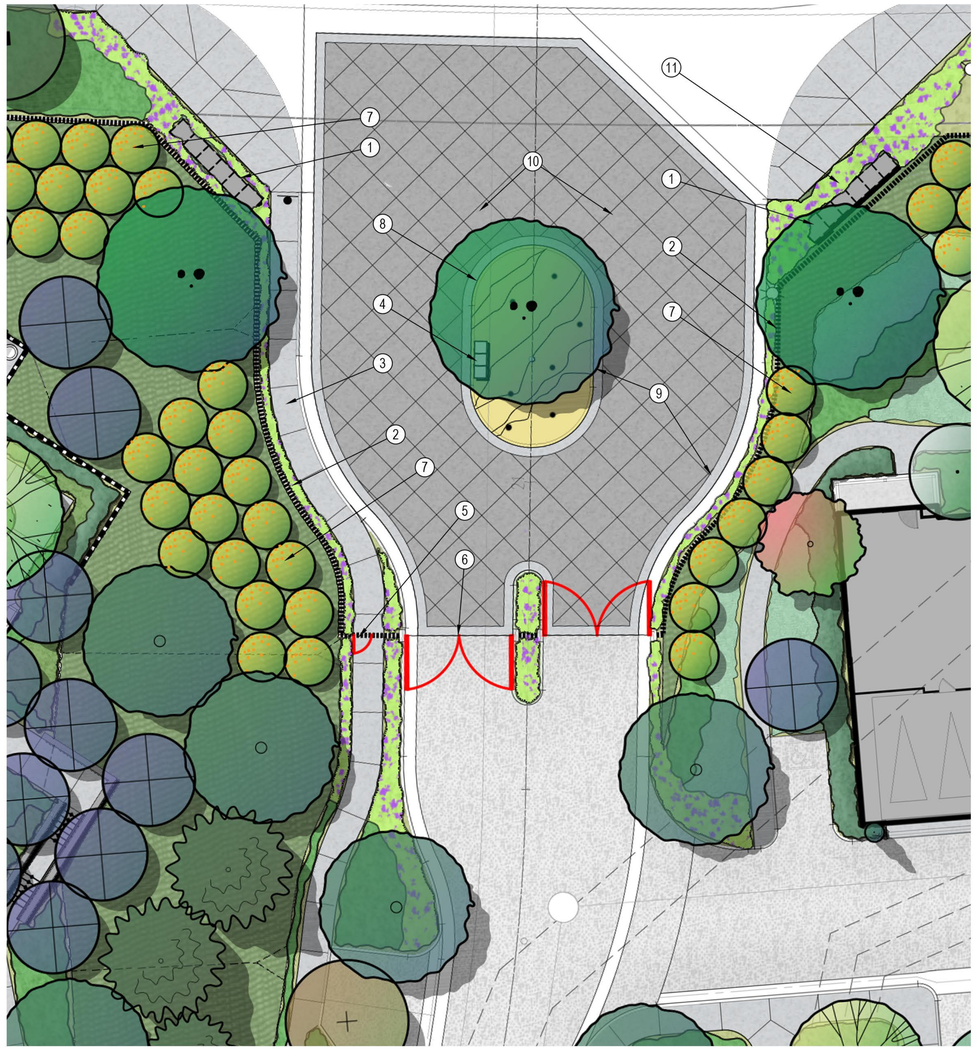
SCALE: 1" = 50'

NORTH

SCALE: 1" = 50'
DATE: MARCH 2022
ADG JOB #: 2158

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

L-1

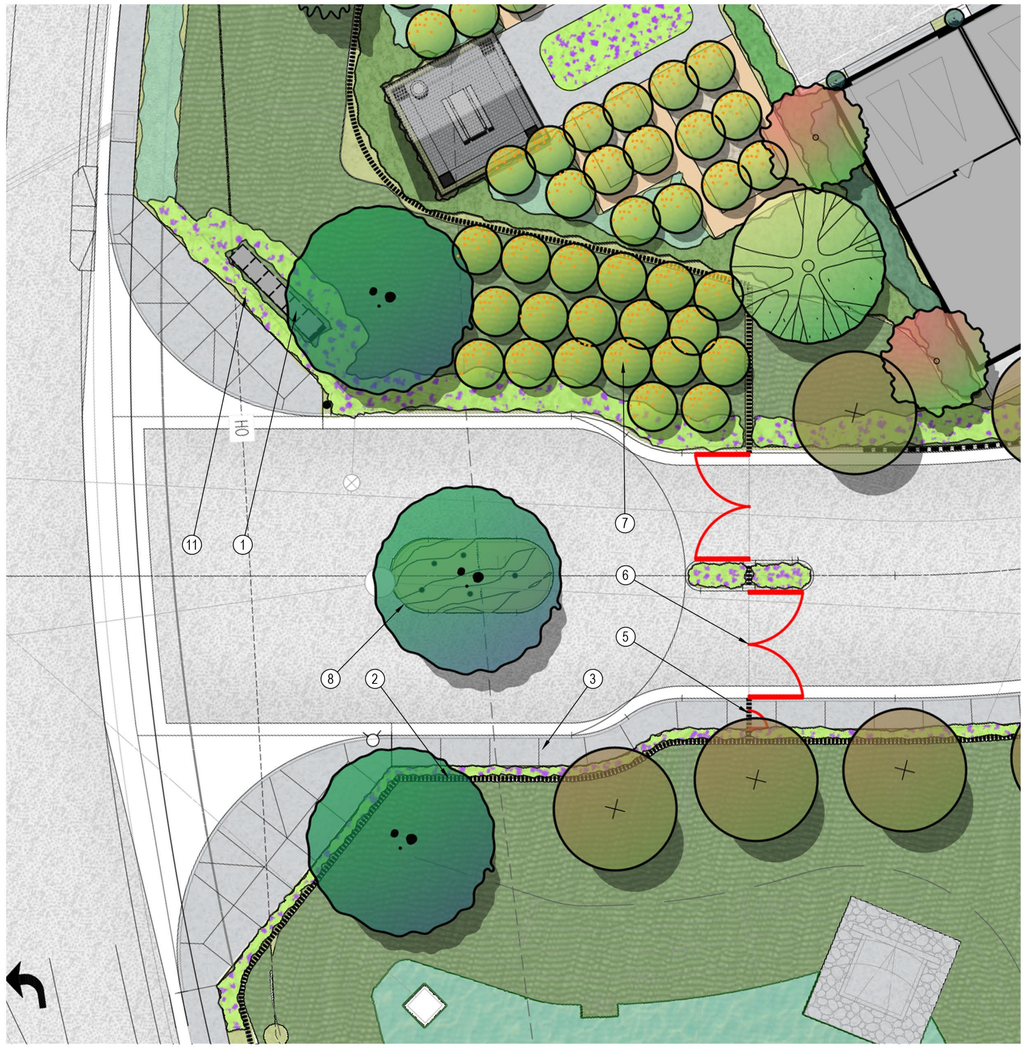


A-PRIMARY ENTRY AT JEFFERSON AVENUE

PLANT PALETTE:

SHRUBS AND GROUNDCOVER

- UPRIGHT SHRUB
- BACKGROUND
- MIDGROUND
- FOREGROUND
- GROUND COVER
- ACCENT / GRASSES
- SLOPE PLANTING

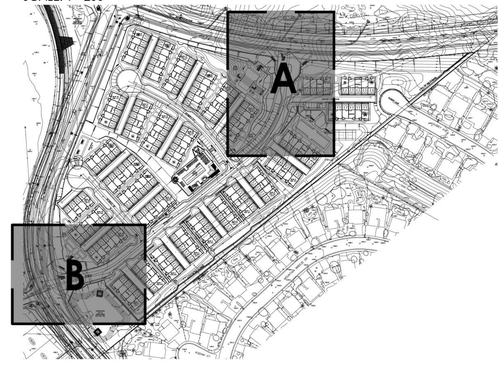


B-SECONDARY RESIDENT ONLY ENTRY AT WASHINGTON AVENUE

FEATURE LEGEND:

1. Entry Monument and Signage. See Sheet L-2A for Elevation.
2. Tubular Steel Fence.
3. 5' Wide Concrete Sidewalk.
4. Visitor Dial-Up Kiosk
5. 3' Wide Pedestrian Entry Access Gate. See Sheet L-2A for Elevations.
6. Vehicular Gate Entry and Exit. See Sheet L-2A for Elevations.
7. Citrus Tree Planting at Entries.
8. Median Planter.
9. Concrete Band.
10. Enhanced Vehicular Paving.
11. Accent Planting at Entries and Monuments.

KEY MAP
SCALE: 1"=200'



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CAMELIA

TOWNHOMES - CONCEPTUAL ENLARGEMENT PLAN - GATE ENTRIES

TTM 37156, WILDOMAR, CA.

0 1 2 3 4 INCHES

SCALE: 1'-0" = 1'-0"

SCALE: 1" = 10'
DATE: MARCH 2022
ADG JOB #: 2158

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L- 2



DECORATIVE COLUMN POST WITH LIGHT FIXTURE

VEHICULAR GATES - EXIT

CENTER MEDIAN WITH PROJECT SIGNAGE / LOGO

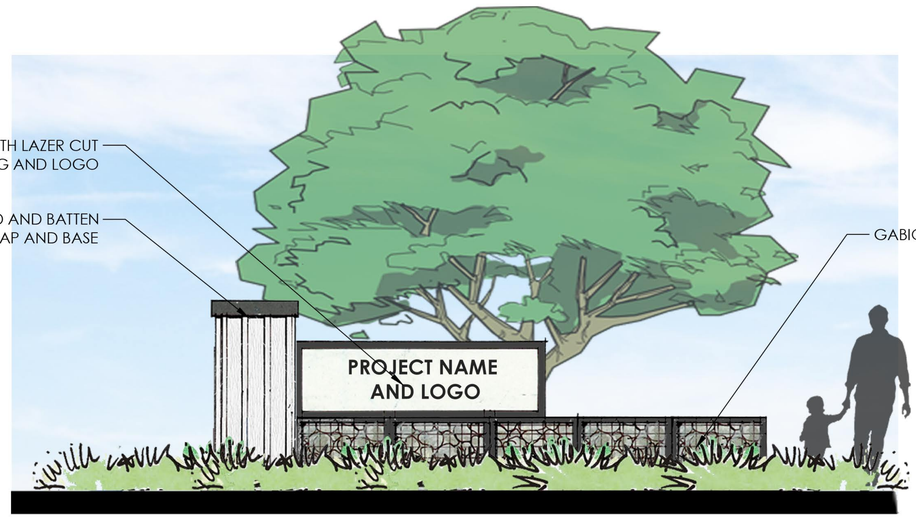
VEHICULAR GATES - ENTER

TUBULAR STEEL WITH STEEL MESH PEDESTRIAN GATE ENTRY

ADJACENT TUBULAR STEEL FENCE

GATE ENTRY

SCALE: 1/2" = 1'-0"



STEEL SIGNAGE BOARD WITH LAZER CUT LETTERING AND LOGO

CONCRETE COLUMN WITH BOARD AND BATTEN CLADDING, PRECAST CAP AND BASE

GABION WALL

ENTRY MONUMENT

SCALE: 1/2" = 1'-0"

sancerra

CAMELIA

TOWNHOMES - CONCEPTUAL ELEVATIONS

TTM 37156, WILDOMAR, CA.

0 2 4 6 8 FEET

SCALE: 1/2" = 1'-0"

SCALE: 1" = 40'
DATE: MARCH 2022
ADG JOB #: 2158

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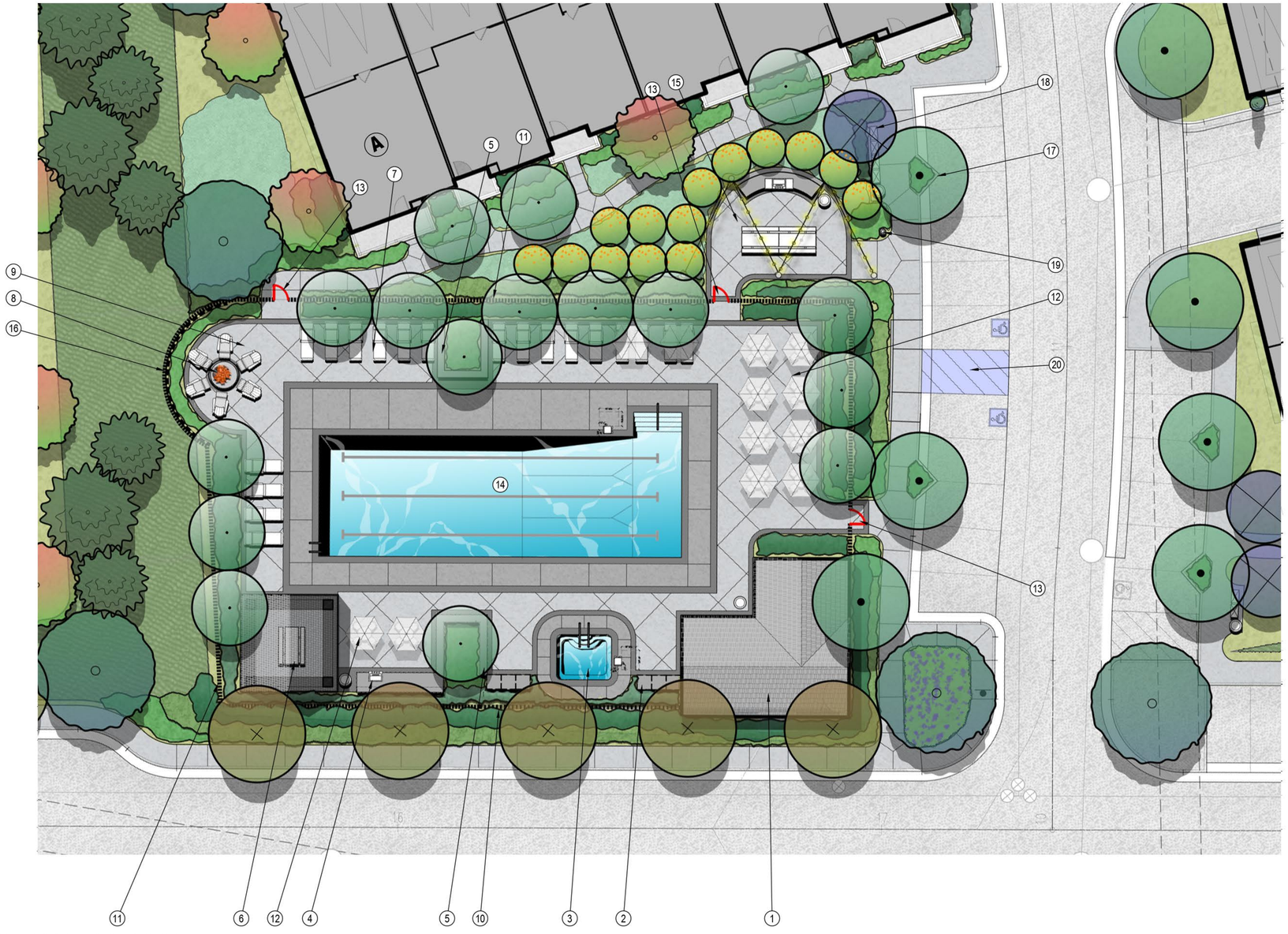
10221-A TRADEMARK ST., RANCHO CUCAMONGA
CALIFORNIA 91730 PH: (909) 466-2800

L- 2A



FEATURE LEGEND:

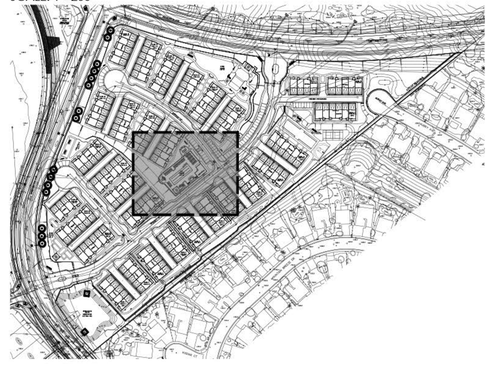
1. Restroom and Pool Equipment Facility. Per Architectural Plans.
2. Decorative Gabion Wall Bench Seating.
3. Family Spa (Approx. 10x11).
4. Countertop Gas Barbeque Grill.
5. Seatwall.
6. Shade Structure with Picnic Table Seating.
7. Sundeck with Chaise Lounge Chairs.
8. Gas Firebowl.
9. Adirondack Chair Seating.
10. Privacy Block Wall.
11. 6' Tall Tubular Steel Swimming Pool Enclosure Fence.
12. Patio Furniture with Shade Umbrella.
13. Security Gate with Self-Latching Mechanism.
14. Community Pool (Approx. 25x75).
15. Outdoor Dining with Double Length Picnic Table Seating, Counter-Top Barbeque Grill and Tivolli Lighting.
16. Combination Retaining and Tubular Steel Fence at Sloped Area.
17. Diamond Tree Planter.
18. Gang Mailbox Location.
19. Pet Waste Station.
20. Accessible Parking with Loading Zone and Curb Ramp.

PLANT PALETTE:

SHRUBS AND GROUNDCOVER

- UPRIGHT SHRUB
- BACKGROUND
- MIDGROUND
- FOREGROUND
- GROUND COVER
- ACCENT / GRASSES
- SLOPE PLANTING

KEY MAP
SCALE: 1"=200'



sancerra

CAMELIA

TOWNHOMES - CONCEPTUAL ENLARGEMENT PLAN - REC-CENTER - LOT 20

TTM 37156, WILDOMAR, CA.

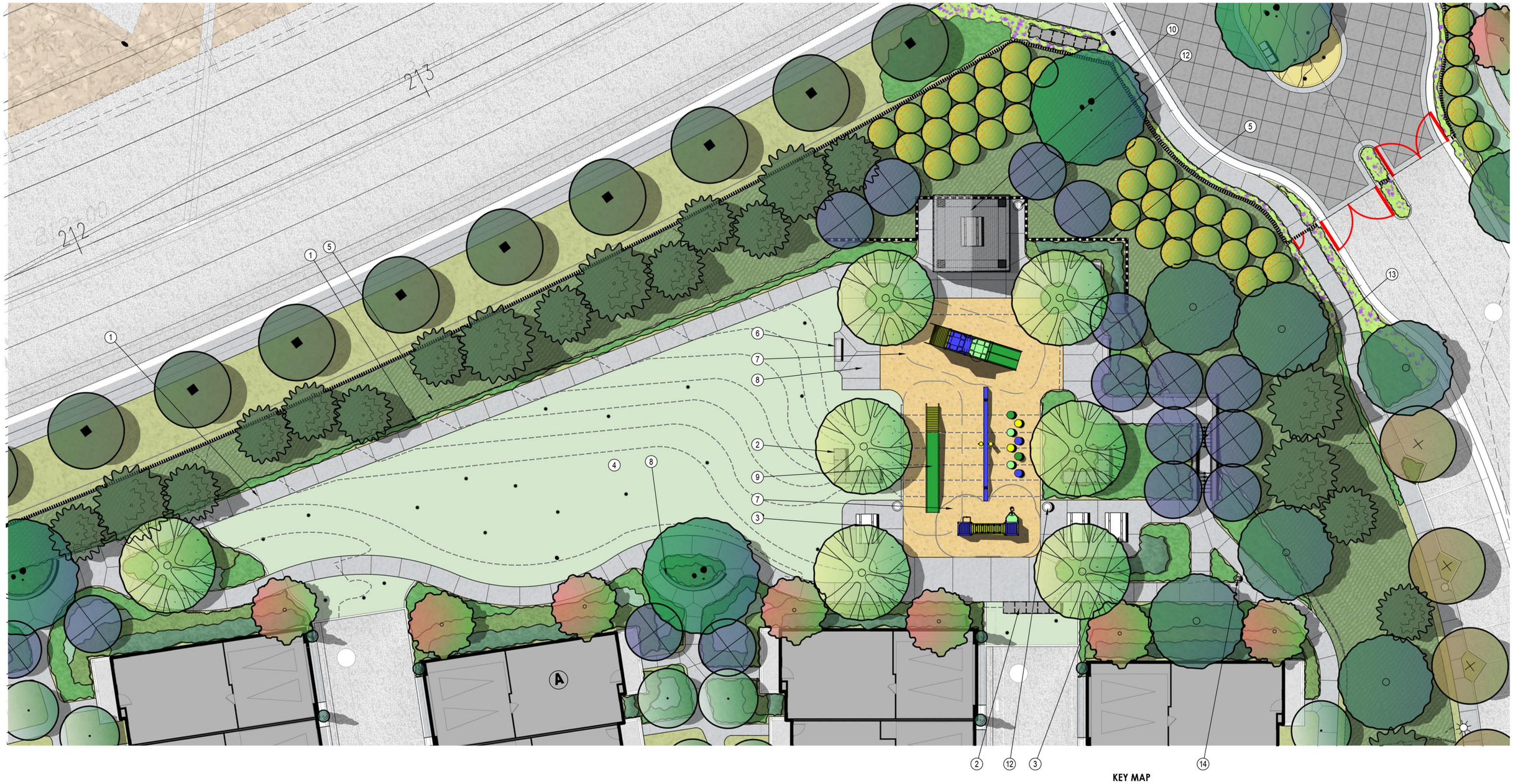
0 10 20 30 40 FEET
SCALE: 1" = 10'

NORTH

SCALE: 1" = 10'
DATE: MARCH 2022
ADG JOB #: 2158

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
19221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

L- 3



PLANT PALETTE:

SHRUBS AND GROUNDCOVER

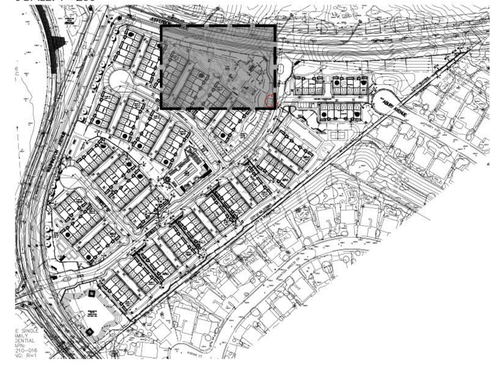
- UPRIGHT SHRUB
- BACKGROUND
- MIDGROUND
- FOREGROUND
- GROUND COVER
- ACCENT / GRASSES
- SLOPE PLANTING

FEATURE LEGEND:

1. 4' Wide Accessible Path to Upper Tot-Lot.
2. Feature Gabion Wall for Low Retaining / Seatwall.
3. Picnic Table Seating.
4. Open Lawn for Informal Play.
5. Retaining Wall. Per Civil Engineer's Plans.
6. Bench Seating.
7. Children's Tot-Lot with Multiple Age Group Play Equipment.
8. Concrete Seatwall.
9. Slope Play with Slides and Climbers.
10. Solid Roof Shade Structure with Picnic Table Seating.
11. 6' Tall Tubular Steel Fencing.
12. Trash Receptacle.
13. Concrete Steps with Hand-Rails.
14. Pet Waste Station.

KEY MAP

SCALE: 1"=200'



sancerra

CAMELIA

TOWNHOMES - CONCEPTUAL ENLARGEMENT PLAN - CHILDRENS PARK - LOT 9

TTM 37156, WILDOMAR, CA.

0 10 20 30 40 FEET

SCALE: 1" = 10'

NORTH

SCALE: 1" = 10'
DATE: MARCH 2022
ADG JOB #: 2158

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2830

L- 4



FEATURE LEGEND:

1. Concrete Stairs with Handrails.
2. Retaining Wall Per Civil Engineer's Plans.
3. Picnic Table Seating.
4. Feature Gabion Wall for Low Retaining.
5. Open Lawn.
6. Pet Waste Station.
7. 6' Wide Concrete Path.
8. Pickle Ball Court with Fence Enclosure.
9. Basketball Half Court with Painted Stripes.
10. Trash Receptacle

PLANT PALETTE:

SHRUBS AND GROUNDCOVER

- UPRIGHT SHRUB
- BACKGROUND
- MIDGROUND
- FOREGROUND
- GROUND COVER
- SLOPE PLANTING

KEY MAP
SCALE: 1"=200'



sancerra

CAMELIA

TOWNHOMES - CONCEPTUAL ENLARGEMENT PLAN - ACTIVE PARK

TTM 37156, WILDOMAR, CA.

0 10 20 30 40 FEET

SCALE: 1" = 10'

NORTH

SCALE: 1" = 10'
DATE: MARCH 2022
ADG JOB #: 2158

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
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L- 5

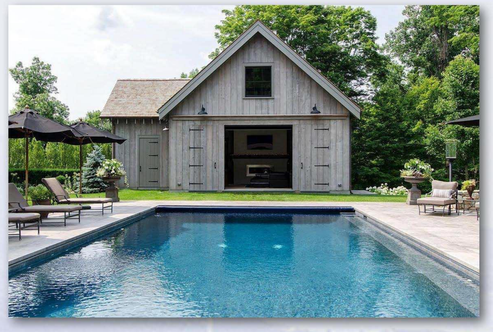


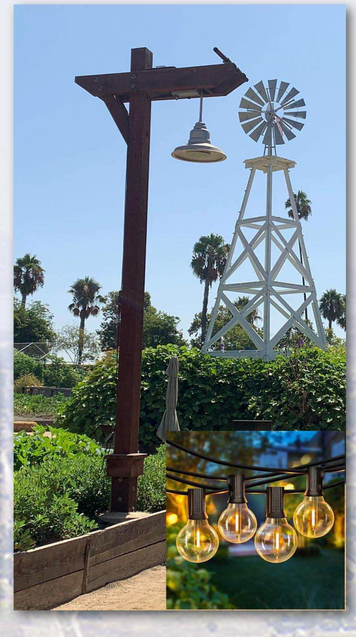
FRUIT GROVES





LINEAR SHAPED COMMUNITY POOL







OVERLOOK SEATING



ADIRONDACK CHAIR SEATING



ADIRONDACK CHAIR SEATING AROUND FIRE BOWL





OUTDOOR DINING WITH BARBEQUE GRILL, PICNIC TABLE AND TIVOLI LIGHTING

OPEN SPACE OVERLOOKS AND AGRISCAPES

REC-CENTER









CHILDREN'S ACTIVE PLAY AREA



BASKETBALL HALF COURT



LARGE LAWN AREA FOR GROUP ACTIVITY

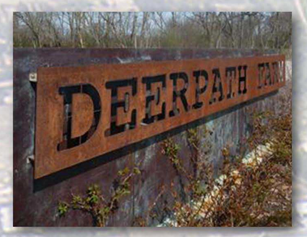


STAIR CLIMB EXCERCISE



PICKLE BALL COURT

ACTIVE PARK













ENTRIES

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CAMELIA

TOWNHOMES - CONCEPTUAL IMAGE BOARD

TTM 37156, WILDOMAR, CA.

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH. (909) 484-2800

R H A

ROBERT HIDEY ARCHITECTS

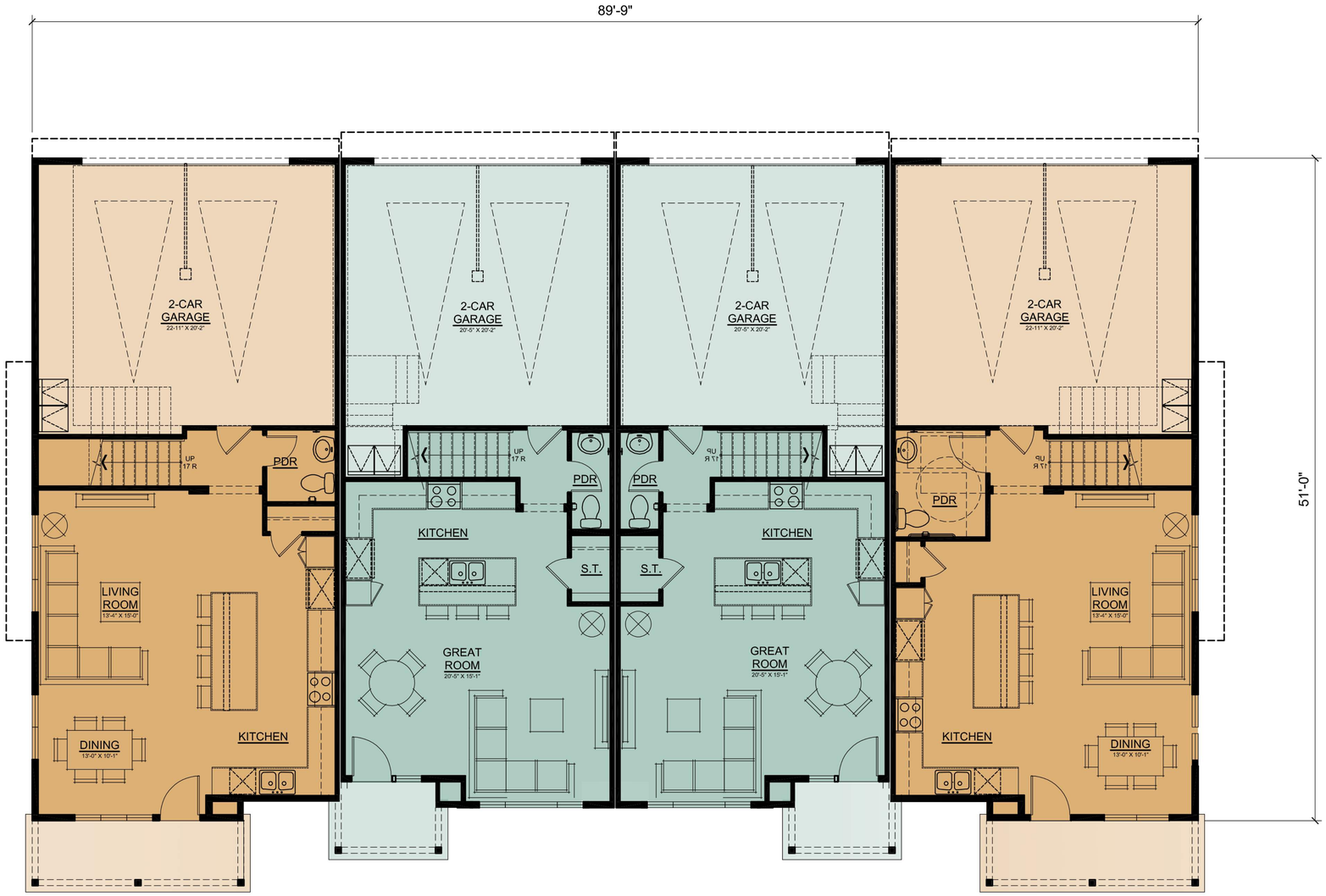
CAMELIA

WILDOMAR, CA

SANCERRA

21106 05/23/2022

R H A
ROBERT HIDEY ARCHITECTS



FIRST FLOOR

FLOOR PLANS
BUILDING TYPE 1A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

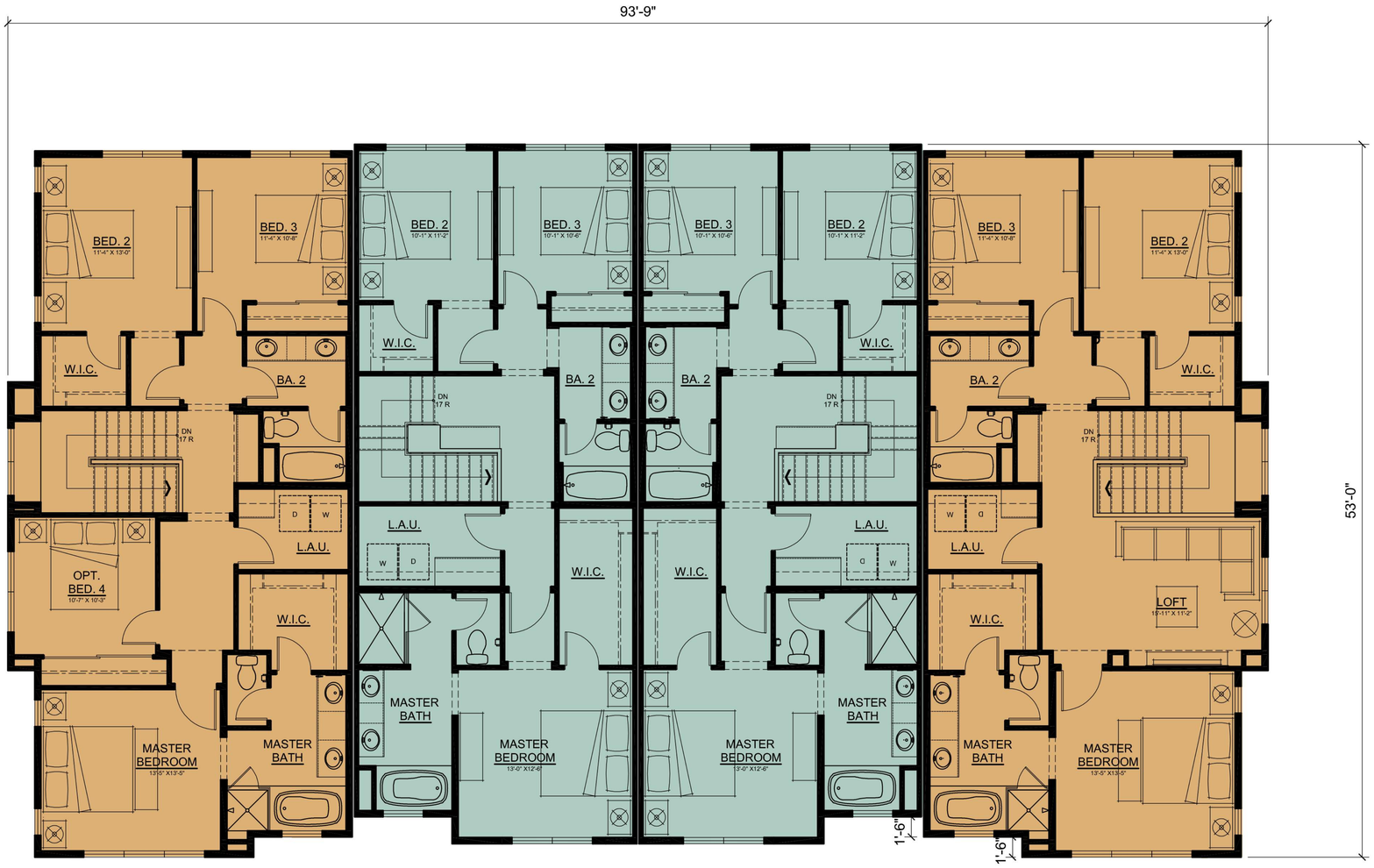
CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

795

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 UNIT 2 UNIT 2 UNIT 3

SECOND FLOOR

FLOOR PLANS
BUILDING TYPE 1A

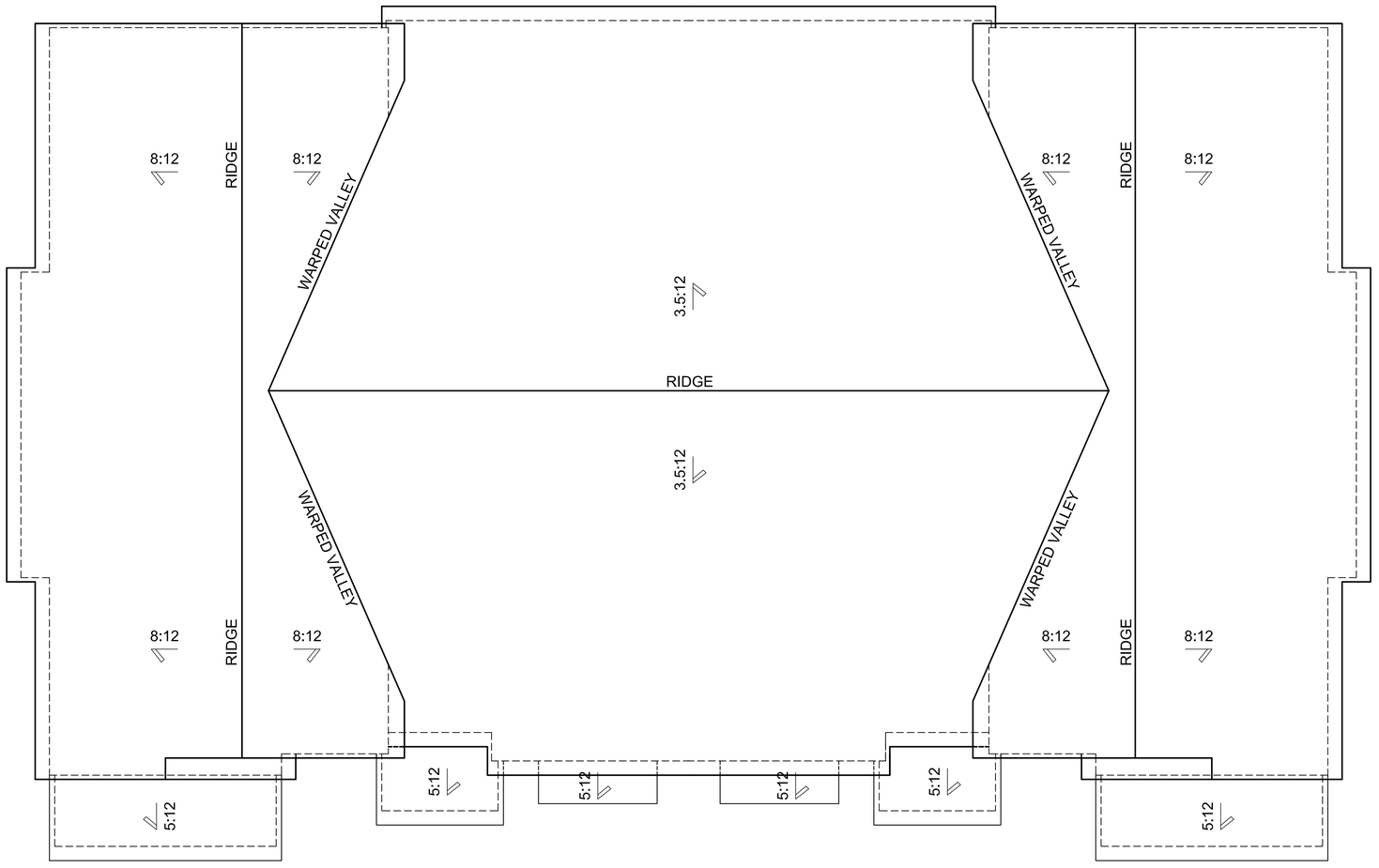
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN
BUILDING TYPE 1A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

797

R H A

ROBERT HIDEY ARCHITECTS

COMPOSITION ROOF
CERTAINTEED LANDMARK SHINGLES
"MOIRE BLACK"

DOWNSPOUTS AND GUTTERS
BENJAMIN MOORE 2133-10 "ONYX"

BOARD AND BATTENS
DUNN EDWARDS DEW 383 "COOL DECEMBER"

HORIZONTAL SIDING
DUNN EDWARDS DEW 383 "COOL DECEMBER"

WOOD RAFTERS
DUNN EDWARDS DEW 383 "COOL DECEMBER"

VINYL WINDOWS
MILLARD "WHITE"

FIBERGLASS ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"



FRONT

STUCCO
DUNN EDWARDS DEW 383 "COOL DECEMBER"

WOOD TRIM
DUNN EDWARDS DEW 383 "COOL DECEMBER"

FIBERGLASS ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"



REAR

ELEVATIONS
BUILDING TYPE 1A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

R H A
ROBERT HIDEY ARCHITECTS



RIGHT



LEFT

ELEVATIONS
BUILDING TYPE 1A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

R H A
ROBERT HIDEY ARCHITECTS



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 2 | UNIT 3

FIRST FLOOR

FLOOR PLANS
BUILDING TYPE 2A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

800

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 UNIT 2 UNIT 1 UNIT 2 UNIT 3

SECOND FLOOR

FLOOR PLANS
BUILDING TYPE 2A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

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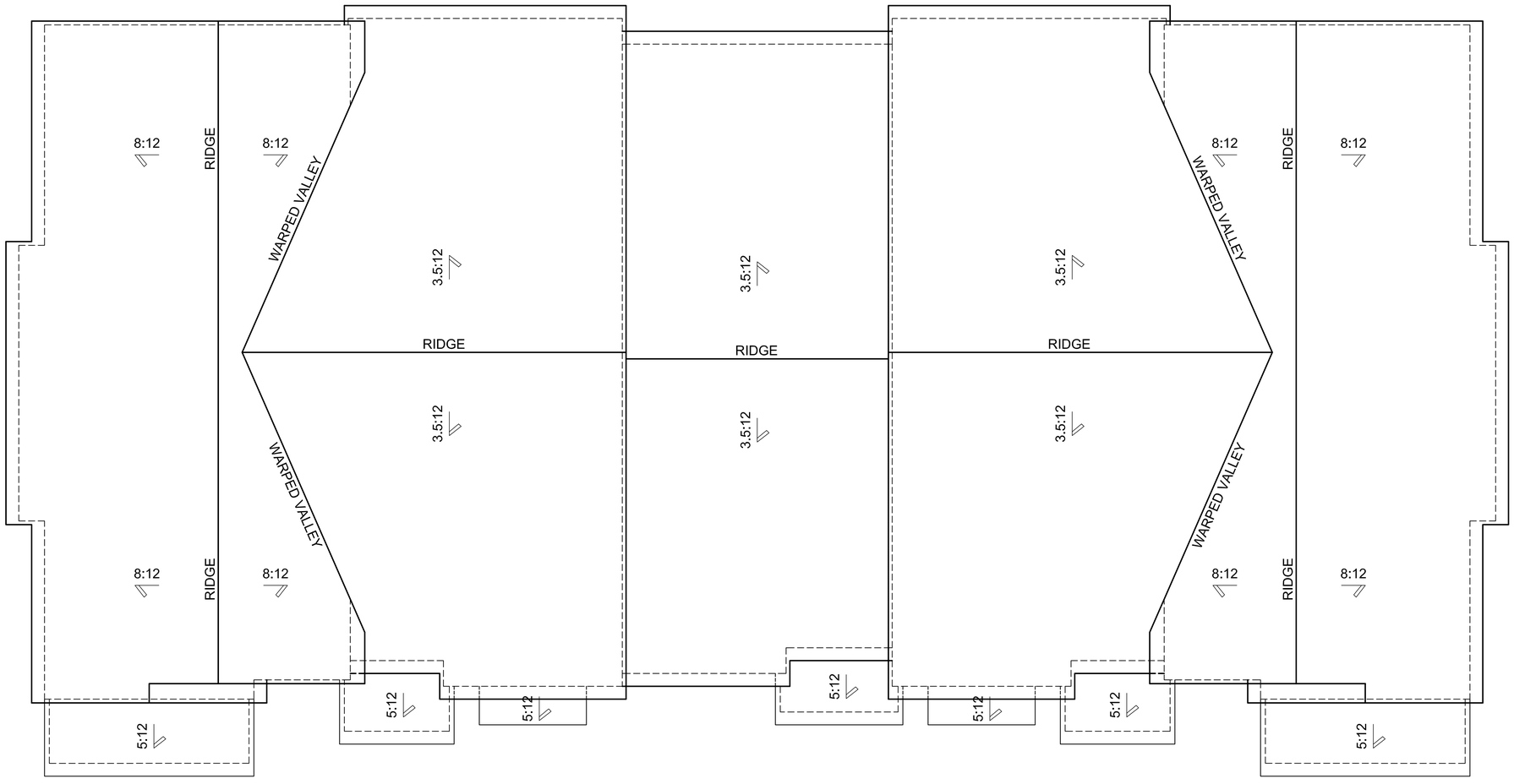
R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN
BUILDING TYPE 2A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

802

R H A

ROBERT HIDEY ARCHITECTS



FRONT



REAR

ELEVATIONS
BUILDING TYPE 2A

0 1' 2' 4' 8'

SCALE: 1/4"=1'-0"

CAMELIA

WILDOMAR CALIFORNIA

100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

803

R H A
ROBERT HIDEY ARCHITECTS



RIGHT



LEFT

ELEVATIONS
BUILDING TYPE 2A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

804

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 2 | UNIT 3

FIRST FLOOR

FLOOR PLANS
BUILDING TYPE 2B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

805

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 UNIT 2 UNIT 1 UNIT 2 UNIT 3

SECOND FLOOR

FLOOR PLANS
BUILDING TYPE 2B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

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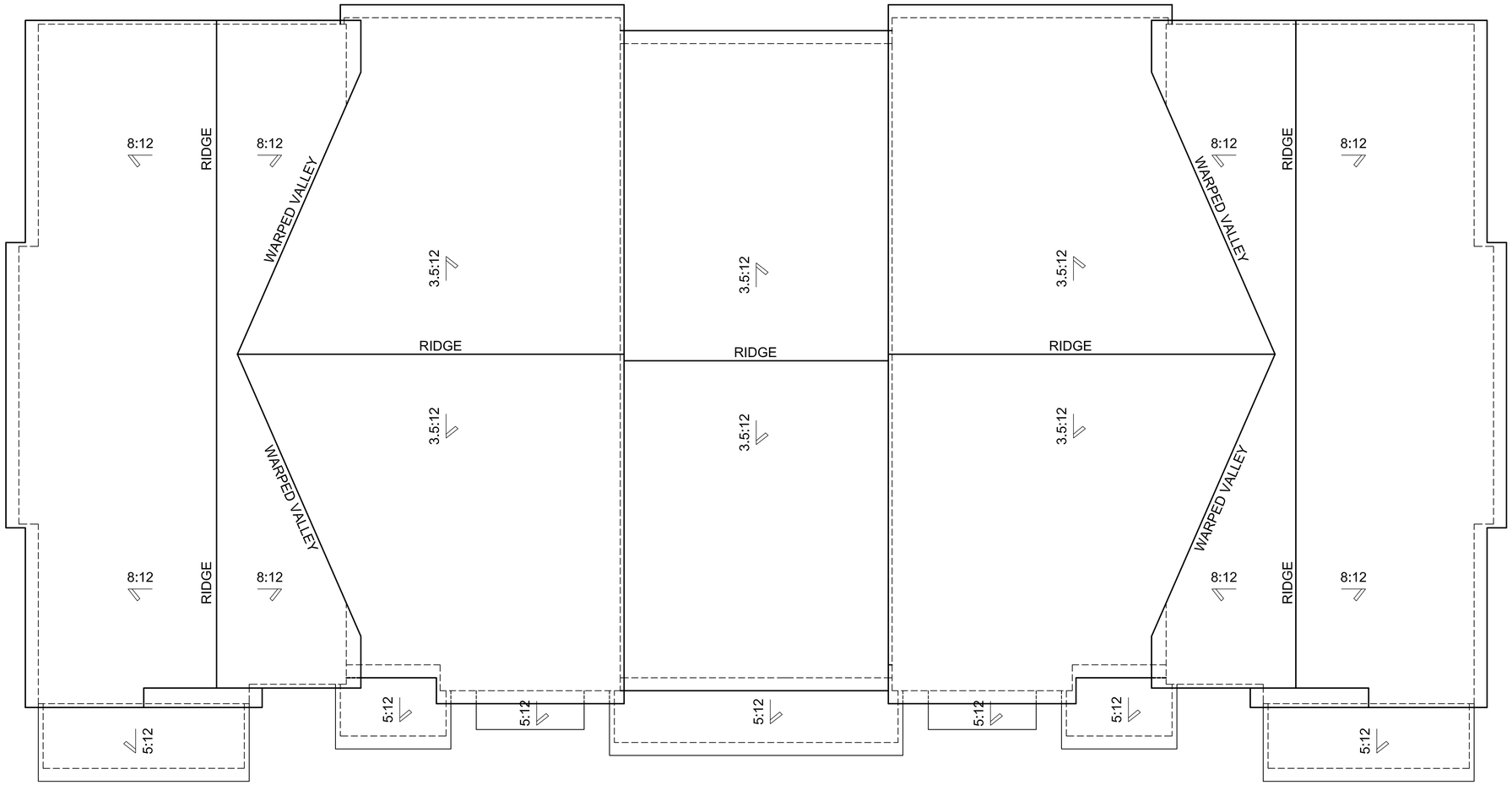
806

R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN
BUILDING TYPE 2B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

807

RHA

ROBERT HIDEY ARCHITECTS



FRONT



REAR

ELEVATIONS
BUILDING TYPE 2B

0 1' 2' 4' 8'

SCALE: 1/4"=1'-0"

CAMELIA

WILDOMAR CALIFORNIA

100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

808

R H A
ROBERT HIDEY ARCHITECTS



RIGHT



LEFT

ELEVATIONS
BUILDING TYPE 2B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

809



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 1 | UNIT 2 | UNIT 3

FIRST FLOOR

FLOOR PLANS
BUILDING TYPE 3A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

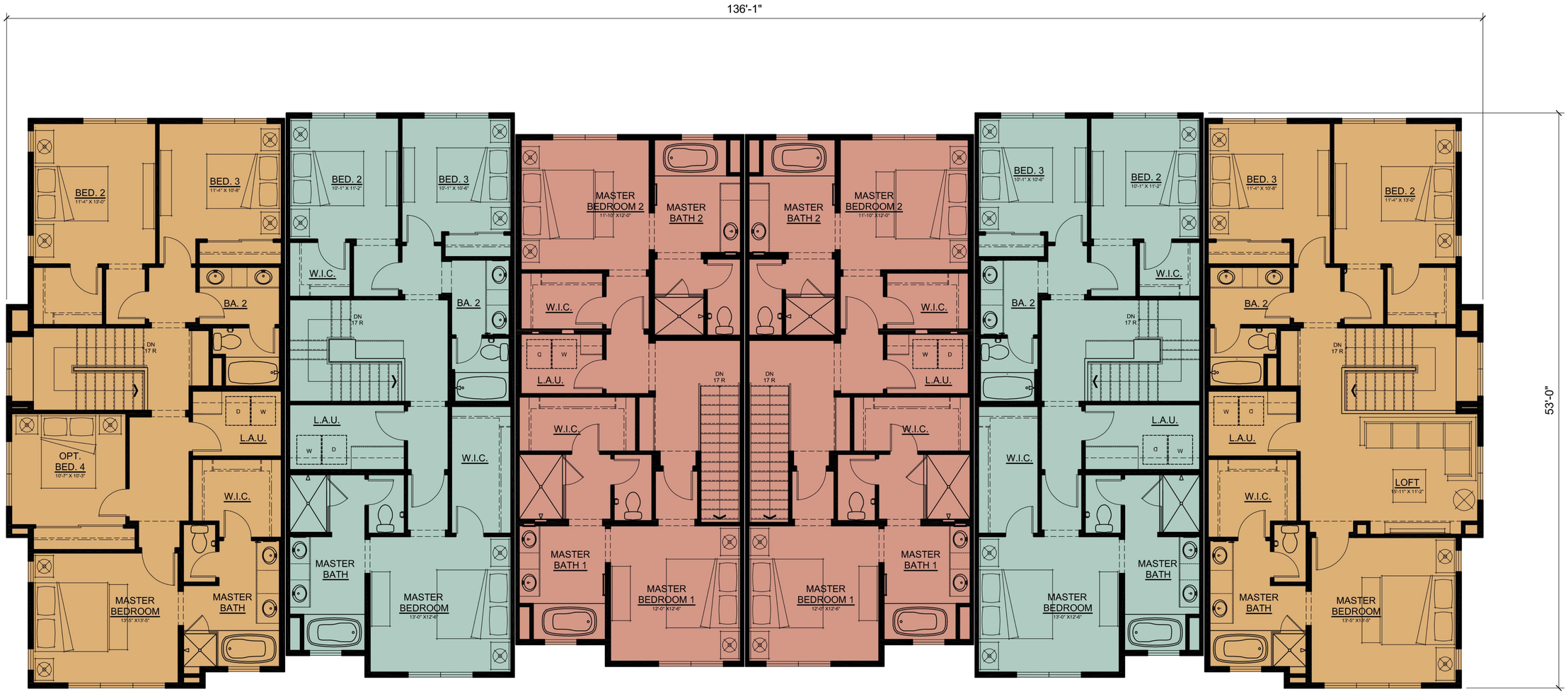
CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

810

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 1 | UNIT 2 | UNIT 3

SECOND FLOOR

FLOOR PLANS
BUILDING TYPE 3A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

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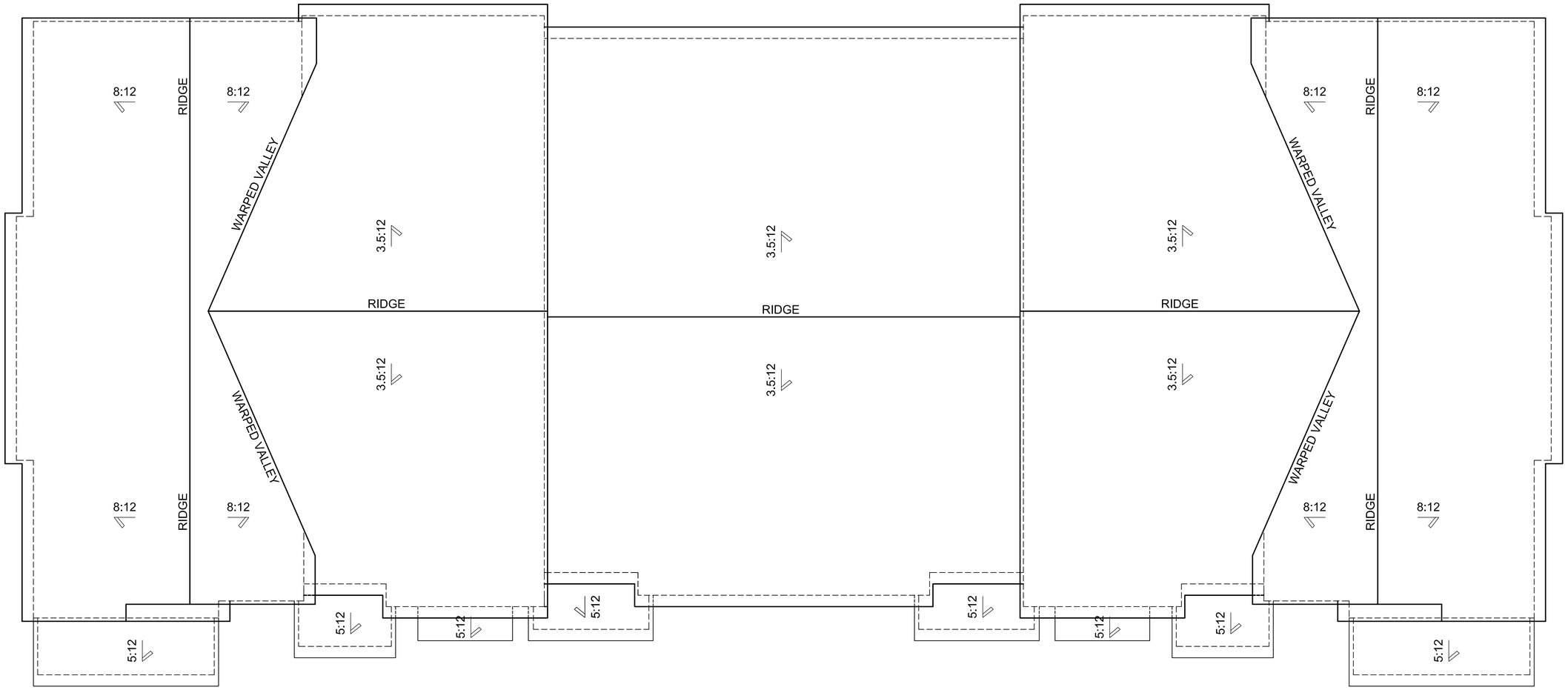
811

R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN
BUILDING TYPE 3A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

812

R H A

ROBERT HIDEY ARCHITECTS

COMPOSITION ROOF
CERTAINTEED LANDMARK SHINGLES
"MOIRE BLACK"

STUCCO
DUNN EDWARDS DEW 383
"COOL DECEMBER"

DOWNSPOUTS AND GUTTERS
BENJAMIN MOORE 2133-10 "ONYX"

BOARD AND BATTENS
DUNN EDWARDS DEW 383
"COOL DECEMBER"

HORIZONTAL SIDING
DUNN EDWARDS DEW 383
"COOL DECEMBER"

WOOD RAFTERS
DUNN EDWARDS DEW 383
"COOL DECEMBER"

VINYL WINDOWS
MILLARD "WHITE"

FIBERGLASS ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"

WOOD TRIM
DUNN EDWARDS DEW 383
"COOL DECEMBER"



FRONT



REAR

ELEVATIONS
BUILDING TYPE 3A

0 1' 2' 4' 8'

SCALE: 1/4"=1'-0"

CAMELIA

WILDOMAR CALIFORNIA

100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

R H A
ROBERT HIDEY ARCHITECTS



RIGHT



LEFT

ELEVATIONS
BUILDING TYPE 3A

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

814



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 1 | UNIT 2 | UNIT 3

FIRST FLOOR

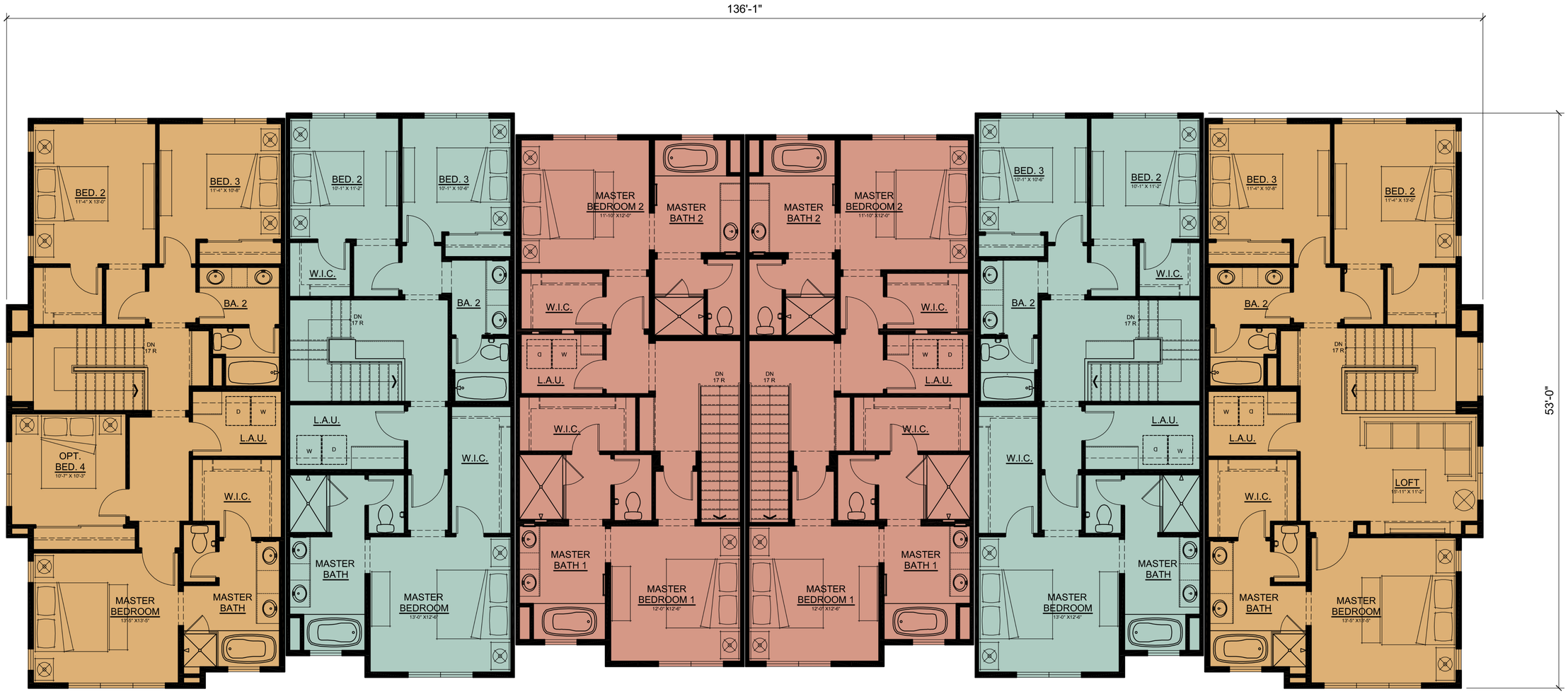
FLOOR PLANS
BUILDING TYPE 3B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

RHA
ROBERT HIDEY ARCHITECTS



UNIT 3 | UNIT 2 | UNIT 1 | UNIT 1 | UNIT 2 | UNIT 3

SECOND FLOOR

FLOOR PLANS
BUILDING TYPE 3B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

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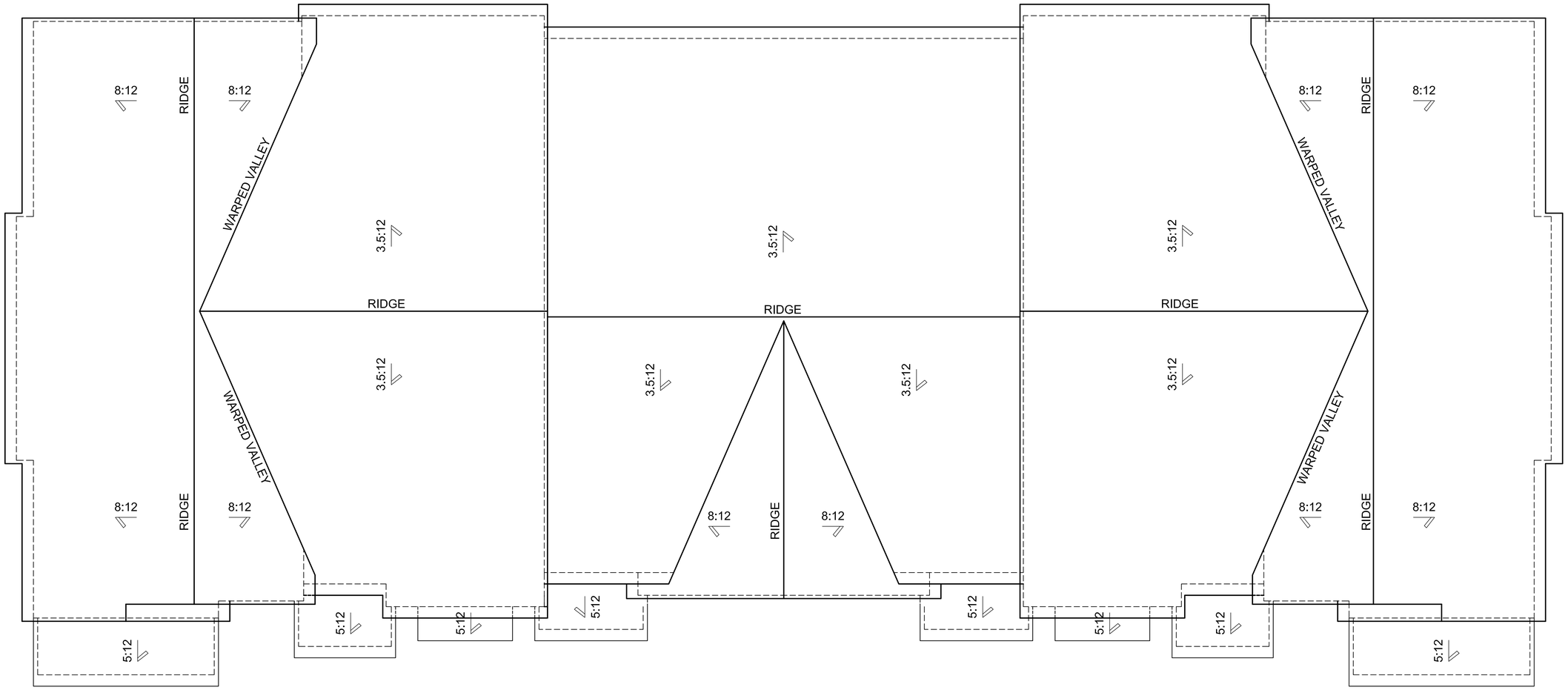
816

R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN
BUILDING TYPE 3B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

RHA

ROBERT HIDEY ARCHITECTS

COMPOSITION ROOF
CERTAINTEED LANDMARK SHINGLES
"MOIRE BLACK"

BASE STUCCO
DUNN EDWARDS DEW 383
"COOL DECEMBER"

BOARD AND BATTENS
KELLY MOORE KM 4952 "POMPEII RUINS"

DOWNSPOUTS AND GUTTERS
BENJAMIN MOORE 2133-10 "ONYX"

BASE WOOD TRIM
DUNN EDWARDS DEW 383
"COOL DECEMBER"

HORIZONTAL SIDING
KELLY MOORE KM 4952 "POMPEII RUINS"

BOARD AND BATTENS
BENJAMIN MOORE AC-29
"SAN ANTONIO GRAY"

WOOD RAFTERS
KELLY MOORE KM 4952 " POMPEII RUINS"

FIBERGLASS ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"

VINYL WINDOWS
MILLARD "WHITE"

ADJACENT WOOD TRIM
BENJAMIN MOORE AC-29
"SAN ANTONIO GRAY"

ADJACENT STUCCO
BENJAMIN MOORE AC-29
"SAN ANTONIO GRAY"



FRONT



REAR

ELEVATIONS
BUILDING TYPE 3B

0 1' 2' 4' 8'

SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

R H A
ROBERT HIDEY ARCHITECTS



RIGHT



LEFT

ELEVATIONS
BUILDING TYPE 3B

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

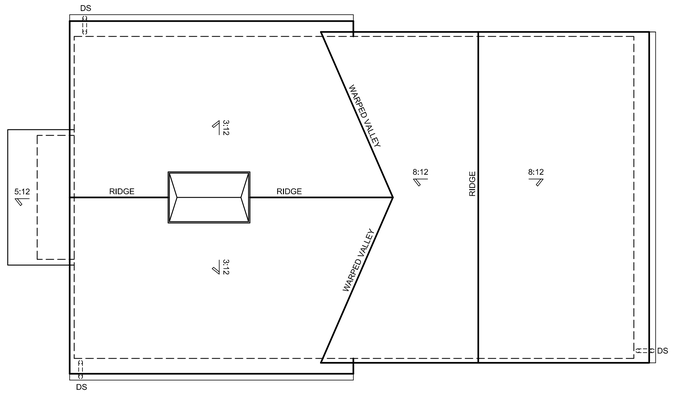
CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

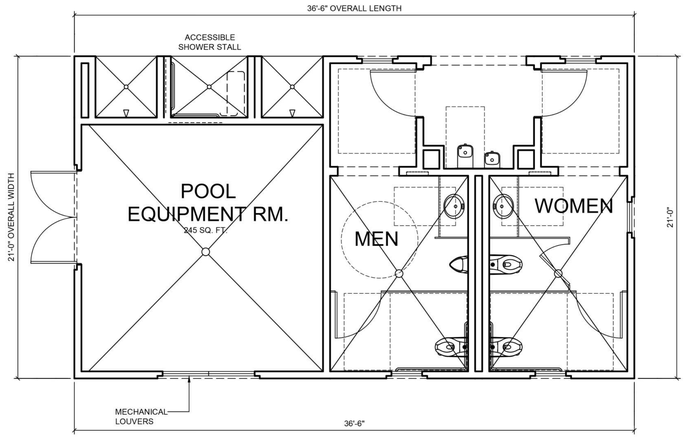
21106 05/23/2022

819

R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN



FLOOR PLAN



RIGHT



FRONT



LEFT



REAR

POOL EQUIPMENT BUILDING

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

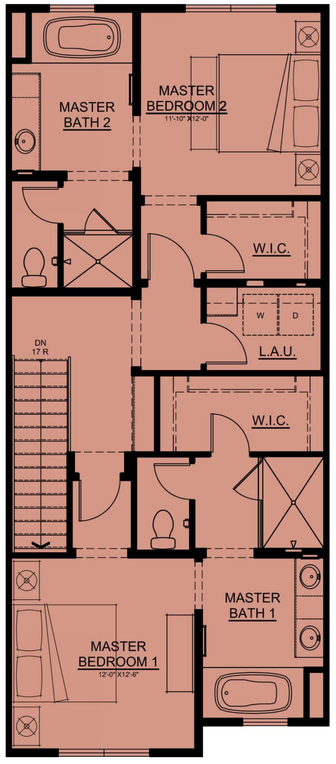
CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

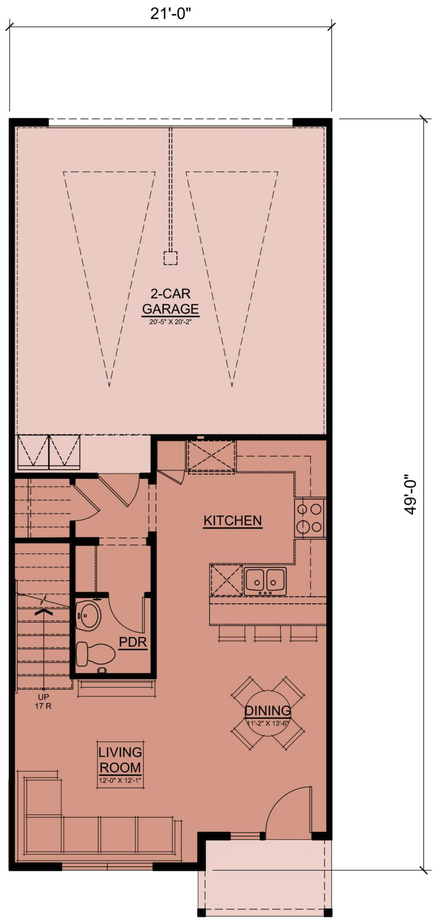
21106 05/23/2022

820

RHA
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

UNIT 1
1,522 SF
2 MASTER BED, 2.5 BA
2-CAR GARAGE

UNIT FLOOR PLANS
UNIT 1

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

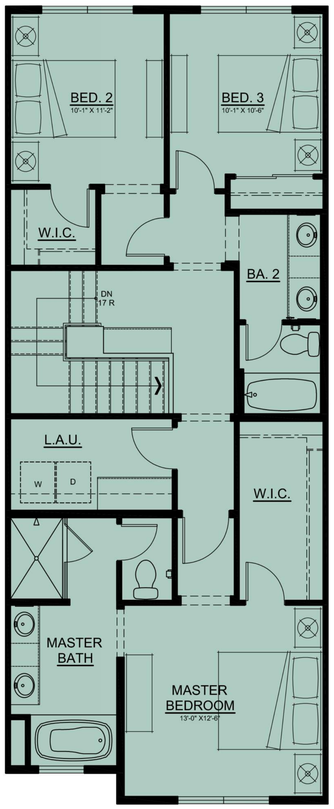
CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

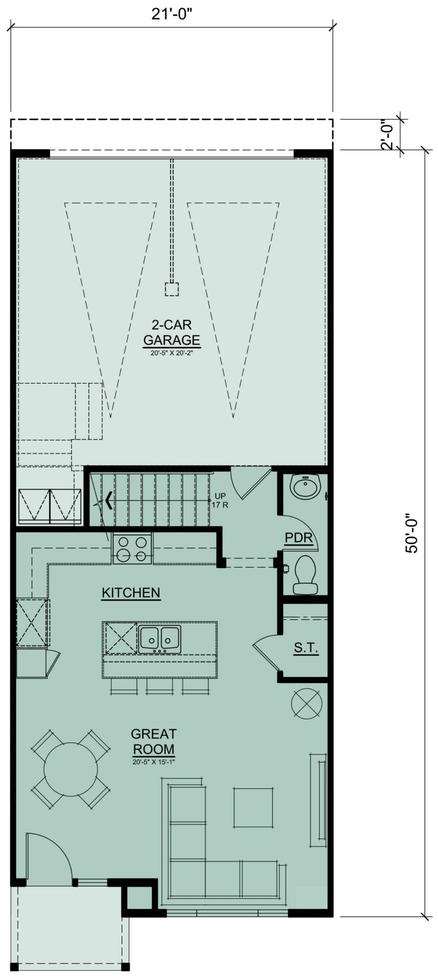
21106 05/23/2022

821

RHA
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

UNIT 2
1,636 SF
3 BED, 2.5 BA
2-CAR GARAGE

UNIT FLOOR PLANS
UNIT 2

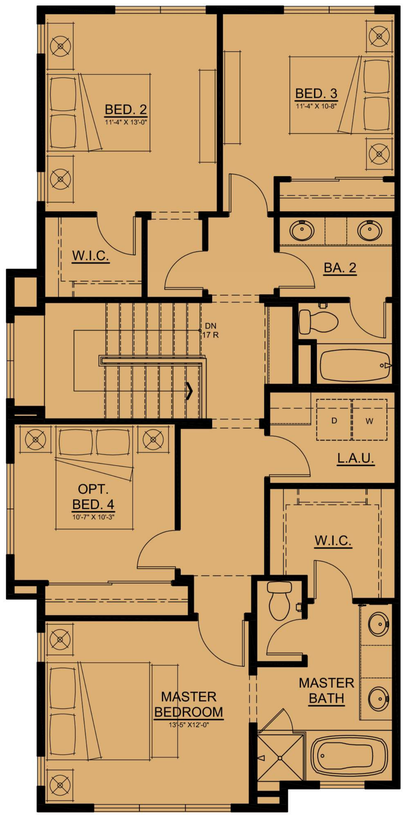
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

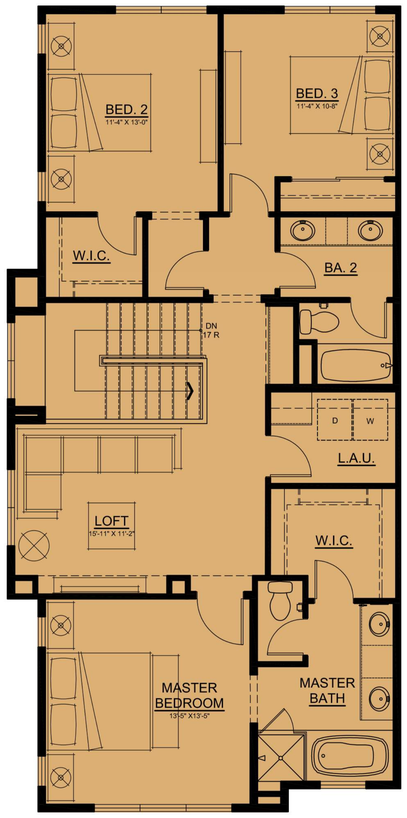
SANCERRA

822

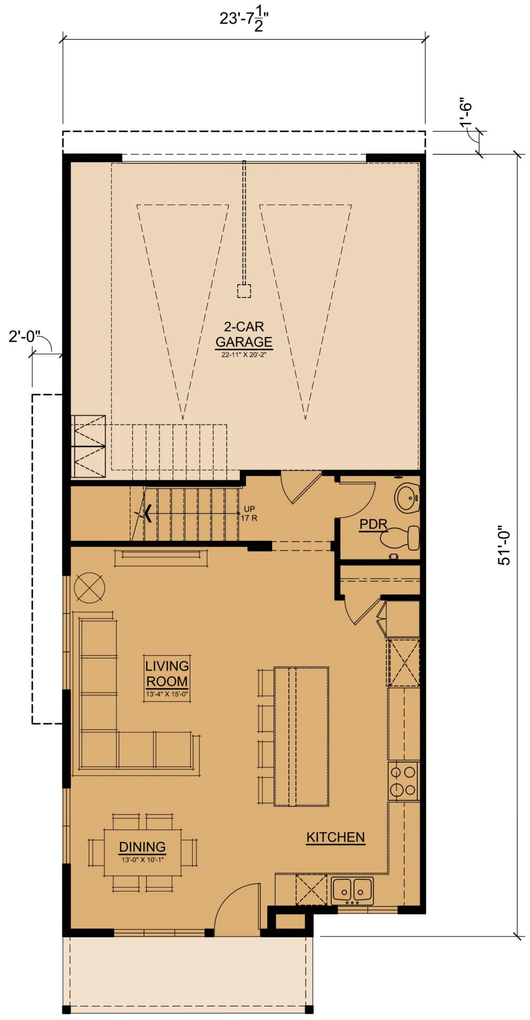
R H A
ROBERT HIDEY ARCHITECTS



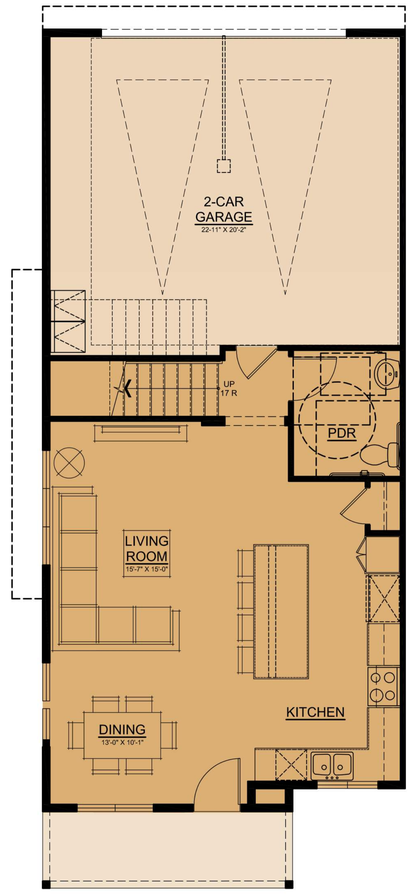
SECOND FLOOR
OPT. BEDROOM 4



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR
ACCESSIBLE

UNIT 3
1,921 SF
3 BED, 2.5 BA
2-CAR GARAGE

UNIT FLOOR PLANS
UNIT 3

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

21106 05/23/2022

823

R H A
ROBERT HIDEY ARCHITECTS

COMPOSITION ROOF
CERTAINTEED LANDMARK SHINGLES "MOIRE BLACK"



BASE STUCCO & GARAGE
DUNN EDWARDS DEW 383 "COOL DECEMBER"

BOARD & BATTEN / HORIZONTAL SIDING
DUNN EDWARDS DEW 383 "COOL DECEMBER"

WOOD TRIM
DUNN EDWARDS DEW 383 "COOL DECEMBER"

ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"

METAL DETAILS, GUTTERS, & DOWNSPOUTS
BENJAMIN MOORE 2133-10 "ONYX"

VINYL WINDOWS & SLIDERS
MILLARD "WHITE"

COLOR & MATERIAL SELECTIONS
BUILDING TYPE 1A & 2A & 3A

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

R H A
ROBERT HIDEY ARCHITECTS

COMPOSITION ROOF
CERTAINTEED LANDMARK SHINGLES "MOIRE BLACK"



COLOR 1: BASE STUCCO, HORIZONTAL SIDING & WOOD TRIM
DUNN EDWARDS DEW 383 "COOL DECEMBER"

COLOR 2: HORIZONTAL SIDING, BOARD & BATTEN, ADJACENT WOOD TRIM, & ADJACENT STUCCO
BENJAMIN MOORE AC-29 "SAN ANTONIO GRAY"

COLOR 3: HORIZONTAL SIDING, BOARD & BATTEN, & ADJACENT WOOD TRIM
KELLY MOORE KM 4952 "POMPEII RUINS"

GARAGE
DUNN EDWARDS DEW 383 "COOL DECEMBER"

ENTRY DOOR
BENJAMIN MOORE 2133-10 "ONYX"

METAL DETAILS, GUTTERS, & DOWNSPOUTS
BENJAMIN MOORE 2133-10 "ONYX"

VINYL WINDOWS & SLIDERS
MILLARD "WHITE"

COLOR & MATERIAL SELECTIONS
BUILDING TYPE 2B & 3B

CAMELIA
WILDOMAR CALIFORNIA
100% SCHEMATIC DESIGN

SANCERRA

825

sancerra

July 5, 2023

Mr. Matthew Bassi
Community Development Director
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

RE: Extension of Time Request #2 – Camelia Townhomes TTM 37156 and PP16-0070

Dear Mr. Bassi,

We respectfully request a discretionary 2-year time extension to the expirations of Camelia Townhomes Tentative Tract Map 37156 and Plot Plan 16-0070 for the following reasons:

1) Coordination of improvement plans and architectural drawings has been a lengthy process and taking longer than expected to finalize.
2) The volume and extent of engineering infrastructure design and coordination with adjacent property owners and governing bodies has been quite involved and time consuming.
3) The current lending market is difficult to navigate and negotiate with lenders for financing to build the project and is playing a major role in the time extension request.

Please contact me directly at (949) 466-9604 should you have any questions or need additional information to process my request.

Sincerely,

Adam Smith

Adam Smith
Camelia Project Owner, LLC
Manager