PLANNING COMMISSION - PC - REGULAR MEETING

WEDNESDAY, DECEMBER 7, 2022

Regular Session 6:00 PM

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

Kim Strong - Chair
Eric Filar - Vice Chair
Arrin Banks - Commissioner
Brianna Bernard - Commissioner
John Lloyd - Commissioner

Matthew Bassi - Planning Director Erica Vega, 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 - 6:30 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 Minutes for November 15, 2022, Special Meeting
Presented By: Matthew Bassi

RECOMMENDATION:
Staff recommends the Planning Commission approve the November 15, 2022, special meeting minutes as submitted.

2. PUBLIC HEARINGS

3. GENERAL BUSINESS

3.1 **Tentative Tract Map No. 36952/Plot Plan No. 15-0129 (EOT #2) Planning Commission review and consideration of a 2-year Extension of Time (EOT #2 of 3) to February 8, 2025, for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129.**

Presented By: Abdu Lachgar

RECOMMENDATION:

Staff recommends the Planning Commission adopt a PC Resolution entitled:

PC RESOLUTION NO. 2022-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME (EOT #2 OF 3) TO FEBRUARY 8, 2025 FOR FOR TENTATIVE TRACT MAP NO. 36952 TO SUBDIVIDE AN 11.25+ ACRE SITE INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES, AND PLOT PLAN NO. 15-0129 TO DEVELOP 77 SINGLE-FAMILY DETACHED AND ATTACHED DWELLING UNITS LOCATED BETWEEN GEORGE AVENUE AND IODINE SPRINGS ROAD APPROXIMATELY 660 FEET NORTH OF CLINTON KEITH ROAD (APN: 362-250-001 & 362-250-026), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

3.2 **Tentative Parcel Map No. 36662 - EOT #2 (PA 22-0183)**

Presented By: Abdu Lachgar

RECOMMENDATION:

The Planning Department recommends the Planning Commission adopt a Resolution entitled:

PC RESOLUTION NO. 2022-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME (EOT #2 OF 3) TO DECEMBER 14, 2024 TENTATIVE PARCEL MAP NO. 36662 TO SUBDIVIDE A 1.82-ACRE LOT INTO THREE (3) PARCELS FOR SINGLE FAMILY DWELLINGS LOCATED AT 33401 ORCHARD STREET (APN: 366-070-011), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

PLANNING COMMISSION COMMUNICATIONS

PLANNING 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. To view from the website, select the live stream link on the top of the front page.

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: http://www.cityofwildomar.org/government/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, Jandi Aguilar, Wildomar Admin. Analyst, 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.

Jandi Aguilar
Admin. Analyst
Dated:11-30-22

CITY OF WILDOMAR
PC - REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: December 7, 2022

SUBJECT: Planning Commission Minutes for November 15, 2022, Special Meeting

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi, Planning Director

ACTION:
Staff recommends the Planning Commission approve the November 15, 2022, special meeting minutes as submitted.

ATTACHMENTS:
PC 11-15-22 Minutes.docx

MINUTES
CITY OF WILDOMAR
PLANNING COMMISSION- SPECIAL MEETING
TUESDAY, NOVEMBER 15, 2022
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA 92595

Special Session 6:30 PM

Members in attendance: Arrin Banks, Kim Strong, Brianna Bernard, John Lloyd
Members absent: Eric Filar

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CALL TO ORDER – SPECIAL SESSION - 6:30 P.M.
The special planning commission meeting was called to order by Chair Strong at 6:30 p.m.

ROLL CALL
Staff in Attendance: City Clerk Morales, Administrative Analyst Aguilar, Planning Director Bassi, Public Works Director Farag, IT Specialist Sung, Assistant City Attorney Stephanie Gutierrez, and AICP Associate Planner Abdu Lachgar.

Commissioner Bernard arrived at 6:32 p.m.

FLAG SALUTE
Commissioner Lloyd led the flag salute.

PUBLIC COMMENTS
None

APPROVAL OF THE AGENDA AS PRESENTED
There were no changes to the agenda as presented.

1. CONSENT CALENDAR
Moved by John Lloyd; seconded by Arrin Banks to Approve all items on the consent calendar.

Motion Passed: 4 - 0
Voting For: Arrin Banks, Kim Strong, Brianna Bernard, John Lloyd
Voting Against: None
Abstain: None
Absent: Eric Filar

1.1 Planning Commission Minutes (October 19, 2022, Special Meeting)
Approval of the minutes as presented.

2. PUBLIC HEARINGS

None

3. GENERAL BUSINESS

3.1 Wildomar Shooting Range (Conditional Use Permit No. 19-0093 - Extension of Time #1):

Associate planner Lachgar presented the staff report.

Moved by Brianna Bernard; seconded by John Lloyd to Adopt Resolution entitled:

PC RESOLUTION NO. 2022-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME (EOT #1) TO FEBRUARY 12, 2026 FOR THE APPROVED "WILDOMAR SHOOTING RANGE PROJECT" (CUP NO. 19-0093) LOCATED AT 34020 MISSION TRAIL, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES CHAPTER 15162

Motion Passed: 4- 0
Voting For: Arrin Banks, Kim Strong, Brianna Bernard, John Lloyd
Voting Against: None
Abstain: None
Absent: Eric Filar

3.2 Tentative Tract Map No. 36388 - Extension of Time #2 (Oak Creek Canyon Project)

Associate planner Lachgar presented the staff report.

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

PC RESOLUTION NO. 2022-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME (EOT #2) TO NOVEMBER 22, 2024 FOR TENTATIVE TRACT MAP NO. 36388 (OAK CREEK CANYON) TO SUBDIVIDE APPROXIMATELY 151.23 ACRES INTO 275 LOTS FOR FUTURE SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL/RETAIL DEVELOPMENT LOCATED WITHIN THE FARM SPECIFIC PLAN COMMUNITY, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

Motion Passed: 4- 0
Voting For: Arrin Banks, Kim Strong, Brianna Bernard, John Lloyd
Voting Against: None
Abstain: None
Absent: Eric Filar

3.3 Cornerstone Church - Extension of Time #3 (PUP 12-0194)

Associate planner Lachgar presented the staff report.

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

PC RESOLUTION NO. 2022-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME (EOT #3) TO OCTOBER 26, 2024, FOR PUBLIC USE PERMIT NO. 12-0194 TO DEVELOP A 17,315 SQUARE-FOOT PRESCHOOL BUILDING, A 2,438 SQUARE-FOOT MAINTENANCE BUILDING, AND FUTURE CONSTRUCTION OF A 3-STORY, 23,024 SQUARE-FOOT ADMINISTRATION BUILDING LOCATED AT 34570 MONTE VISTA DRIVE, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

Motion Passed: 4- 0
Voting For: Arrin Banks, Kim Strong, Brianna Bernard, John Lloyd
Voting Against: None
Abstain: None
Absent: Eric Filar

Planning COMMISSION COMMUNICATIONS

None

PLANNING DIRECTOR REPORT

The next Planning Commission meeting is scheduled for December 7, 2022.

CITY ATTORNEY REPORT

None

FUTURE AGENDA ITEMS

None

ADJOURN THE MEETING

There being no further business, Chair Strong adjourned the Regular Planning Commission meeting at 6:54 p.m.

Submitted by:

Matthew Bassi

Matthew C. Bassi
Planning Director/Minutes Secretary

CITY OF WILDOMAR
PC - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: December 7, 2022

SUBJECT: Tentative Tract Map No. 36952/Plot Plan No. 15-0129 (EOT #2)
Planning Commission review and consideration of a 2-year Extension of Time (EOT #2 of 3) to February 8, 2025, for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129.

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi, Planning Director

ACTION:
Staff recommends the Planning Commission adopt a PC Resolution entitled:

PC RESOLUTION NO. 2022-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME (EOT #2 OF 3) TO FEBRUARY 8, 2025 FOR FOR TENTATIVE TRACT MAP NO. 36952 TO SUBDIVIDE AN 11.25+ ACRE SITE INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES, AND PLOT PLAN NO. 15-0129 TO DEVELOP 77 SINGLE-FAMILY DETACHED AND ATTACHED DWELLING UNITS LOCATED BETWEEN GEORGE AVENUE AND IODINE SPRINGS ROAD APPROXIMATELY 660 FEET NORTH OF CLINTON KEITH ROAD (APN: 362-250-001 & 362-250-026), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

PROJECT DESCRIPTION:
The Applicant (Nova Homes, Inc., Tom Mungari) is requesting Planning Commission approval of a 2-year extension of time to February 8, 2025, for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129. The Commission approved EOT #1 on December 4, 2019, establishing a new deadline (February 8, 2023) to record the final tract map and begin construction on the project. Approval of this 2nd Extension of Time (EOT) would leave the Applicant with a final 1-year time extension to February 8, 2026, if needed.

The original Tentative Tract Map and Plot Plan were reviewed by the Planning Commission on

December 7, 2016, and subsequently approved by City Council on February 8, 2017. The original project approval included the following:

1) Mitigated Negative Declaration (IS/MND) - Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (SCH #2016081009) in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines

2) General Plan Amendment (GPA) - Approval of a general plan amendment to change the existing land use designation from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR) and to remove DePasquale Road (within the project site) from the Circulation Plan to accommodate the proposed residential project.

3) Change of Zone (CZ) - Approval of a change of zone to remove the Mixed-Use Overlay District designation on a portion of the site (APN: 362-250-001) and to change the existing zoning designation of the entire site from R-R (Rural Residential) to R-4 (Planned Residential) to accommodate proposed residential project;

4) Tentative Tract Map (TTM No. 36952) - Approval of a tentative tract map to subdivide the 11.25+ acre site into one (1) lot for condominium purposes to accommodate the proposed residential project; and

5) Plot Plan (PP) - Approval of a plot plan/final site plan of development to develop the Nova Homes Residential project consisting of 77 single-family attached and detached dwelling units with related on-site/off-site improvements and recreational amenities.

The Commission's decision on EOT #2 only applies to the Tentative Tract Map and Plot Plan. The MND, GPA, and Zone Change do not require an extension of time. A copy of the original/adopted MND Package, City Council staff report, approved TTM No. 36952 exhibit, approved development plans (Plot Plan 15-0129) and all exhibits (i.e., vicinity maps, location maps, etc.) is provided for Commission consideration (refer to Attachment B - F). The Commission will find detailed background information, project analysis, and exhibits within these attachments.

PROJECT ANALYSIS:

The approved tentative tract map and plot plan were given an initial 3-year period to record and build the 77-unit single-family attached/detached project (February 8, 2020). The Applicant has conveyed to staff that the last 6 years have seen a "soft market" to sell the project but are in negotiations with a builder to purchase the project (see Attachment G). Approval of the 2-year extension of time for both the tract map and plot plan would allow the Applicant more time to finalize this current deal.

Section 16.12.240 of the Subdivision Ordinance and Chapter 17.216 of the Zoning Ordinance allows tentative tract maps and plot plans, respectively, up to six (6) years of time extensions

provided the Applicant files an application and filing fee with the Planning Director prior to the expiration date(s). To date, the approved tract map and plot plan have received approval for one (1) time extension leaving two (2) others. The Applicant's current request is for a 2-year time extension to February 8, 2025, for both the plot plan and TTM. The Applicant filed the EOT application and paid the required fee on October 31, 2022 well in advance of the February 8, 2023 deadline.

The approval or denial of the extension of time for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 is in the purview of the Planning Commission subject to specific findings. In reviewing the extension of time request, the Planning and Engineering departments have determined that the approved tract map and plot plan have not been modified from the City Council's original approval, nor has the Applicant requested any changes with this time extension request.

Based on this review, the Tentative Tract Map and Plot Plan remain in compliance with the MHDR land use designation, and R-4 zone development standards approved by the City Council on February 8, 2017. Thus, it is staff's opinion that the 2-year extension of time is a reasonable request.

CEQA Analysis:

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 City Council on February 8, 2017, as part of its approval of Tentative Tract Map No. 36952 and Plot Plan No. 15-0129. A Notice of Determination (NOD) was filed with the Riverside County Clerk on February 9, 2017, within the prescribed time frame in accordance with CEQA. As part of the environmental assessment for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129, 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 the implementation of the adopted mitigation measures and conditions of approval.

CEQA Guidelines Section 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 an 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 EIR 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 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 that 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.

EOT Findings for CEQA Determination:

The Planning Department has evaluated the above criteria in accordance with CEQA law 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 with the requested Extension of Time #2 for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129.

Therefore, the Planning Department recommends the Planning Commission hereby make the following findings in determining that additional environmental review is not required:

1) Substantial changes are not proposed in the project:

The Applicant is not proposing any technical or physical changes to Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 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 2-year extension of time request being considered Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 does not include any request for technical or physical changes to the design, specifications, conditions, or requirements for construction of the project covered by the approved Tentative Tract Map. 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.

TTM No. 36952 EOT #2 Findings of Fact:

Pursuant to Chapter 16.12.240.C of the Wildomar Municipal Code and considering the record before it, including the staff report dated December 7, 2022, and all evidence and testimony heard at the public meeting for this 2nd extension of time for Tentative Tract Map No. 36952, staff recommends the Planning Commission hereby makes the following findings:

Finding 1: The proposed Extension of Time for TTM No. 36952 remains consistent with the City of Wildomar General Plan.

Evidence: The approved Tentative Tract Map No. 36952 remains 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 detached residences at a density of 5 – 8 units/acre and with lot sizes that range from 4,000 square feet to 6,500 square feet. Given the lot size for the tract map is 11.25 acres, TM No. 36952 remains consistent with the General Plan. With its proximity to existing and future commercial retail centers, the Nova

Homes Residential project will provide opportunities for new residents to shop locally consistent with General Plan policies. As these residences are proposed as "ownership units," the project will provide important housing opportunities to existing and future Wildomar residents. Given these facts, the proposed tract map remains consistent with the General Plan. The project also continues to promote the following land use policies:

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

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

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

LU 22.1 The proposed project will accommodate the development of single family detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles and will be designed to meet Green Building code standards.

Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025 for Tentative Tract Map No. 36952 continues to be consistent with the general plan and meets this finding.

Finding 2: The proposed Extension of Time for TTM No. 36952 remains consistent with the Zoning Ordinance.

Evidence: The proposed EOT for Tentative Tract Map No. 36952 remains consistent with the approved zoning designations of R-4 for the subdivision of the 11.25 -acre site for the development of the 77 single-family attached and detached dwelling units. This zoning designation remains highly consistent with the approved Medium High Density Residential (MHDR) general plan land use designations as it is intended to provide for a residential homeownership opportunity near neighborhood retail centers. Further, the approved residential development was evaluated in accordance with the development standards (i.e., lot size, lot depth, and lot width) of the R-4 zone. As there are no changes proposed under this time extension, it has been determined that development continues to be consistent with and exceeded the R-4 minimum standards. Considering these facts, the proposed request for a 3-year extension of time to February 8, 2023 for Tentative Tract Map No. 36952 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed Extension of Time for TTM No. 36952 does not adversely affect the general health, safety, and welfare of the public.

Evidence: The proposed Extension of Time does not adversely affect the general health, safety, and welfare of the public because the originally approved tract map remains in compliance with all the required design and development standards of the MHDR land use designation and R-4 development standards. Further, all mitigation measures adopted for the project MND remain in full force and effect and are reflected in the conditions of the approval matrix. As there have been no amendments to the MHDR land use designation or R-4 development standards, or any request to modify the current tentative tract map, the project maintains its original conclusion that it does not adversely affect the general health, safety, and welfare of the public. 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. Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025, for Tentative Tract Map No. 36952 continues to meet this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Tentative Tract Map No. 36952.

Evidence: The Applicant submitted the EOT application and paid the required fees on

October 31, 2022 well in advance of the February 8, 2023 expiration date. Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025, for Tentative Tract Map No. 36952 meets this finding.

Plot Plan No. 15-0129 EOT #2 Findings of Fact:

Pursuant to Chapter 17.216.070.C of the Zoning Ordinance, and in light of the record before it, including the staff report dated December 7, 2022, and all evidence and testimony heard at the public meeting for said extension of time for Plot Plan No. 15-0129, the Planning Department recommends the Planning Commission hereby make the following findings in support of the EOT #2:

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

Evidence: The approved Plot Plan No. 15-0129 to develop a 77-unit single-family detached and attached project remains consistent with the intent of the General Plan land use designation of Medium High Density Residential (MHDR) which is intended to provide for the development of single-family detached and attached residences at a density of 5 – 8 units/acre and with lot sizes that range from 4,000 square feet to 6,500 square feet. With its proximity to existing and future commercial retail centers, the Nova Homes Residential project will also provide opportunities for new residents to shop locally consistent with General Plan policies. In addition, the approved project continues to promote the following land use and housing goals and 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 detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles and will be designed to meet Green Building code standards.

Considering these facts, the proposed request for a 3-year extension of time to February 8, 2023, for Plot Plan No. 15-0129 continues to be consistent with the general plan and meets this finding.

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

Evidence: The approved 77-unit single-family detached and attached residential project remains consistent with the Zoning Ordinance in that all the R-4 development standards as outlined in Chapter 17.60 of the Wildomar Municipal Code remain in compliance. The approved plot plan by City Council was evaluated in accordance with these development standards and was determined that each standard continues to meet and/or exceed the R-4 standards. Since there are no changes proposed to the approved plot plan, the project remains consistent with these development standards, and the extension of time does not change this. The approved plot plan also remains consistent with the development standards of Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans), and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025, for Plot Plan No. 15-0129 continues to be consistent with the zoning ordinance and meets this finding.

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

Evidence: The approved plot plan was originally designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. Further, the MND/MMRP adopted for Plot Plan No. 15-0129 analyzed all potential impacts related to the proposed project and outlined mitigation measures that remain applicable to the project and remain as adopted conditions of approval. These mitigation measures will continue to ensure compliance with the current setting and circumstances that remain the same as when the project was originally approved. Since there are no changes proposed to the approved plot plan, the project remains consistent with this finding, and the extension of time does not change this.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Plot Plan No. 15-0129.

Evidence: The Applicant submitted the EOT application and paid the required fees on October 31, 2022 well in advance of the February 8, 2023 expiration date. Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025, for Plot Plan No. 15-0129 meets this finding.

Attachments:

A. PC Resolution No. 2022-33
   Exhibit 1 – TTM 36952/Plot Plan No. 15-0129 EOT #2 Conditions of Approval
B. Original City Council Report (February 8, 2017)
C. Adopted IS-MND Document-Package (February 8, 2017
D. Tentative Tract Map No. 36952 Approved Exhibit (February 8, 2017)
E. Nova Homes Approved Plot Plan-Development Plans (February 8, 2017)
F. TTM36952-PP15-0129-EOT-1 PC Report (December 4, 2019)
G. Applicant Justification Letter

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)

ATTACHMENTS:

Attach A-PC Resolution No. 2022-33-COA.pdf
Attach B -TTM36952-PP15-0129-Original CC Rept 2-8-17.pdf
Attach C - Adopted IS-MND Document-Package 2-8-17.pdf
Attach D - Tent Tract Map No. 36952 Approved Exhibit 2-8-17.pdf
Attach E - Nova Homes Approved Plot Plan-Development Plans 2-8-17.pdf
Attach F - TTM36952-PP15-0129-EOT-1 PC Rept 12-4-19.pdf

Attach G - Applicant Justification Letter.pdf
Attach H -Maps-Exhibits.pdf

PC RESOLUTION NO. 2022-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME (EOT #2) TO FEBRUARY 8, 2025 FOR TENTATIVE TRACT MAP NO. 36952 TO SUBDIVIDE AN 11.25+ ACRE SITE INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES, AND PLOT PLAN NO. 15-0129 TO DEVELOP 77 SINGLE FAMILY DETACHED AND ATTACHED DWELLING UNITS LOCATED BETWEEN GEORGE AVENUE AND IODINE SPRINGS ROAD APPROXIMATELY 660 FEET NORTH OF CLINTON KEITH ROAD (APN: 362-250-001 & 362-250-026), 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. 36952, and Plot Plan No. 15-0129 (PA No. 19-0127) was filed by:

Applicant/Owner:	Nova Homes, Inc. (Ivano Stamegna, President)
Project Location:	Between George Avenue and Iodine Springs Road approximately 660 feet north of Clinton Keith Road.
APN:	362-250-001 & 362-250-026
Project Area:	11.25+/- acres.

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on October 31, 2022, requesting a 2-year extension of time (EOT #2 of 3) for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129; thereby, meeting the requirements for an Extension of Time as outlined in Chapter 16.12 and 17.216 of the Wildomar Municipal Code; and

WHEREAS, the Planning Commission reviewed and recommended City Council approval of Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 to develop the Nova Homes Residential project, subject to conditions, on December 4, 2016 at a duly noticed public hearing; and

WHEREAS, the City Council of the City of Wildomar in connection with the approval of Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 also adopted a Mitigated Negative Declaration and (MND) and Mitigation Monitoring and Reporting Program (MMRP) on February 8, 2017; and

WHEREAS, the City Council reviewed and approved Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 to develop the Nova Homes Residential project, subject to conditions, on February 8, 2017 at a duly noticed public hearing; and

WHEREAS, the Planning Commission at a duly noticed public meeting held on December 4, 2019 approved a 2-year Extension of Time (#1 of 3) for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 to February 8, 2023; and

WHEREAS, in accordance with Chapter 16.12, and Chapter 17.216 of the Wildomar Municipal Code, the Planning Department on November 22, 2022 mailed a public meeting notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent residents of the December 7, 2022 Planning Commission meeting where the Commission would review the proposed 2-year extension of time for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129; and

WHEREAS, in accordance with Chapter 16.12, Chapter 17.216 of the Wildomar Municipal Code, the Planning Commission conducted the duly noticed public meeting on December 7, 2022, 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. 36952 and Plot Plan No. 15-0129, 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, 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")), a Mitigated Negative Declaration was prepared, considered and adopted by the City Council on February 8, 2017 as part of its approval of Tentative Tract Map No. 36952 and Plot Plan No. 15-0129. A Notice of Determination (NOD) was filed with the Riverside County Clerk on February 9, 2017 within the prescribed time frame in accordance with CEQA. As part of the environmental assessment for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129, 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 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 EIR 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 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 in accordance with CEQA law 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 with the requested Extension of Time #2 for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129. Therefore, 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. 36952 and Plot Plan No. 15-0129 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 2-year extension of time request being considered Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 does not include any request for technical or physical changes to the design, specifications, conditions or requirements for construction of the project covered by the approved Tentative Tract Map. 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 OF FACT FOR TENTATIVE TRACT MAP NO. 36952:

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and considering the record before it, including the staff report dated December 4, 2019 and all evidence and testimony heard at the public hearing for said extension of time for Tentative Tract Map No. 36952, the Planning Commission hereby make the following findings:

Finding 1: The proposed Extension of Time for TTM No. 36952 remains consistent with the City of Wildomar General Plan.

Evidence: The approved Tentative Tract Map No. 36952 remains 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 detached residences at a density of 5 – 8 units/acre and with lot sizes that range from 4,000 square feet to 6,500 square feet. Given the lot size for the tract map is 11.25 acres, TM No. 36952 remains consistent with the General Plan. With its proximity to existing and future commercial retail centers, the Nova Homes Residential project will provide opportunities for new residents to shop local consistent with General Plan policies. As these residences are proposed as "ownership units," the project will provide important housing opportunities to existing and future Wildomar residents. Given these facts, the proposed tract map remains consistent with the General Plan. The project also continues to promote the following land use policies:

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

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

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

LU 22.1 The proposed project will accommodate the development of single family detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles and will be designed to meet Green Building code standards.

Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025 for Tentative Tract Map No. 36952 continues to be consistent with the General Plan and meets this finding.

Finding 2: The proposed Extension of Time for TTM No. 36952 remains consistent with the Zoning Ordinance.

Evidence: The proposed EOT for Tentative Tract Map No. 36952 remains consistent with the approved zoning designations of R-4 for subdivision of the 11.25 -acre site for the development of the 77 single family attached and detached dwelling units. This zoning designation remains highly consistent with the approved Medium High Density Residential (MHDR) general plan land use designations as it is intended to provide for a residential homeownership opportunity near neighborhood retail centers. Further, the approved residential development was evaluated in accordance with the development standards (i.e., lot size, lot depth and lot width) of the R-4 zone. As there are no changes proposed under this time extension, it has been determined that development continues to be consistent with and exceeded the R-4 minimum standards. Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025 for Tentative Tract Map No. 36952 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed Extension of Time for TTM No. 36952 does not adversely affect the general health, safety, and welfare of the public.

Evidence: The proposed Extension of Time does not adversely affect the general health, safety, and welfare of the public because the originally approved tract map remains in compliance with all the required design and development standards of the MHDR land use designation and R-4 development standards. Further, all mitigation measures adopted for the project MND remain in full force and effect and are reflected in the conditions of approval matrix. As there have been no amendments to the MHDR land use designation or R-4 development standards, or any request to modify the current tentative tract map, the project maintains its original conclusion that it not adversely affects the general health, safety, and welfare of the public. 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. Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025 for Tentative Tract Map No. 36952 continues to meet this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Tentative Tract Map No. 36952.

Evidence: The Applicant submitted the EOT application and paid the required fees on October 31, 2022 well in advance of the February 8, 2020 expiration date. Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025 for Tentative Tract Map No. 36952 meets this finding.

SECTION 3. EOT FINDINGS OF FACT FOR PLOT PLAN NO. 15-0129:

Pursuant to Chapter 17.216.070.C of the Zoning Ordinance, and considering the record before it, including the staff report dated December 7, 2022 and all evidence and testimony heard at the public meeting for said extension of time for Plot Plan No. 15-0129, the Planning Commission hereby makes the following findings:

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

Evidence: The approved Plot Plan No. 15-0129 to develop a 77-unit single-family detached and attached project remains consistent with the intent of the General Plan land use designation of Medium High Density Residential (MHDR) which is intended to provide for the development of single family detached and attached residences at a density of 5 – 8 units/acre and with lot sizes that range from 4,000 square feet to 6,500 square feet. With its proximity to existing and future commercial retail centers, the Nova Homes Residential project will also provide opportunities for new residents to shop local consistent with General Plan policies. In addition, the approved project continues to promote the following land use and housing goals and 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 detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles and will be designed to meet Green Building code standards.

Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025 for Plot Plan No. 15-0129 continues to be consistent with the General Plan and meets this finding.

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

Evidence: The approved 77-unit single-family detached and attached residential project remains consistent with the Zoning Ordinance in that all the R-4 development standards as outlined in Chapter 17.60 of the Wildomar Municipal Code remain in compliance. The approved plot plan by City Council was evaluated in accordance with these development standards and was determined that each standard continues to meet and/or exceed the R-4 standards. Since there are no changes proposed to the approved plot plan, the project remains consistent with these development standards, and the extension of time does not change this. The approved plot plan also remains consistent with the development standards of Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025 for Plot Plan No. 15-0129 continues to be consistent with the zoning ordinance and meets this finding.

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

Evidence: The approved plot plan was originally designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. Further, the MND/MMRP adopted for Plot Plan No. 15-0129 analyzed all potential impacts related to the proposed project and outlined mitigation measures which remain applicable to the project and remain as adopted conditions of approval. These mitigation measures will continue to ensure compliance with the current setting and circumstances that remain the same as when the project was originally approved. Since there are no changes proposed to the approved plot plan, the project remains consistent with this finding, and the extension of time does not change this.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Plot Plan No. 15-0129.

Evidence: The Applicant submitted the EOT application and paid the required fees on October 31, 2022 well in advance of the February 8, 2022 expiration date. Considering these facts, the proposed request for a 2-year extension of time to February 8, 2025 for Plot Plan No. 15-0129 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. 2022-33 approving a 2-year extension of time to February 8, 2025 for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129, subject to the updated conditions of approval dated December 7, 2022, attached hereto this resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 7th day of December, 2022 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Kim L. Strong
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierrez
Assistant City Attorney

ATTACHMENT A – EXHIBIT 1 and 2

Conditions of Approval Matrix for
Tentative Tract Map No. 36952 and Plot Plan No. 15-0129

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
TENTATIVE TRACT MAP No. 36952			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~Original City Council Approval Date - February 8, 2017~~ ~~TTM 36952 EOT #1 Approval Date - December 4, 2019~~ TTM 36952 EOT #2 Approval Date - December 7, 2022	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~TTM 36952 EOT #1 Expiration Date - February 8, 2023~~ TTM 36952 EOT #2 Expiration Date - February 8, 2025		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
PLANNING DEPARTMENT CONDITIONS			
General Requirements / Standard Conditions			
1. ~~In compliance with Section 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The notice shall include the required California Department of Fish and Wildlife (Fish and Game Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of **$2,260.25**. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The above fee is broken down as follows:~~ **~~a. California Department of Fish and Wildlife = $2,210.25~~** **~~b. Riverside County Clerk Administrative Fee = $50.00~~**	~~February 15, 2017~~	~~Planning Department~~	Matthew Bassi
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 within two weeks of the Planning Commission approval.* _____ *Applicant Signature* *Date*	*December 21, 2022*	*Planning Department*	

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
TENTATIVE TRACT MAP No. 36952			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~Original City Council Approval Date - February 8, 2017~~ ~~TTM 36952 EOT #1 Approval Date - December 4, 2019~~ TTM 36952 EOT #2 Approval Date - December 7, 2022	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~TTM 36952 EOT #1 Expiration Date - February 8, 2023~~ TTM 36952 EOT #2 Expiration Date - February 8, 2025		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & 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 Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment	Ongoing	Planning Department	Matthew Bassi

	within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	*Approval of EOT #2 for Tentative Tract Map No. 36952 shall now expire on February 8, 2025 if the final map has not been approved by the City Council and recorded with the Riverside County Clerk. The Applicant may apply in writing for a 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 to the Planning Department prior to the expiration date.*	*February 8, 2025*	*Planning Department*	
5.	~~*TTM No. 36952* shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 15-0129 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.~~	~~April 7, 2017~~	~~Planning Department~~	Matthew Bassi
6.	~~In accordance with Section 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby given to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~May 8, 2017~~	~~Planning Department~~	Matthew Bassi
7.	~~Within 60 days of approval of the Nova Homes Residential Project (Planning Application No. 15-0129) by the City Council, the Applicant~~	~~April 6, 2017~~	~~Planning Department~~	Matthew Bassi

~~Original City Council Approval Date - February 8, 2017~~ ~~TTM 36952 EOT #1 Approval Date - December 4, 2019~~ TTM 36952 EOT #2 Approval Date - December 7, 2022	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~TTM 36952 EOT #1 Expiration Date - February 8, 2023~~ TTM 36952 EOT #2 Expiration Date - February 8, 2025		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
	~~shall pay any outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the submittal of final map, grading plans, improvement plans and/or building/construction plans.~~			
8.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan and/or conditional use permit.	On-Going	Planning Department	
9.	The project shall be subdivided in accordance with the Tentative Tract Map approved by the City Council on February 8, 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	
10.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Dept.	
CEQA / Mitigated Negative Declaration (MND) Mitigation Measures (Remain in full force and effect):				
Biological Resources				
11.	**BIO-1** All developers of the proposed project site shall conduct construction and clearing activities outside of the avian nesting season, February 15–September 15, where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) shall be conducted by a qualified biologist, up to 14 days before initiation of construction	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities may have the potential to disturb or otherwise harm nesting birds. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The exclusion zones shall remain in force until all young have fledged. Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications. If construction activities are proposed to occur during the non-breeding season (September 15–February 14), a survey is not required, no further studies are necessary, and no mitigation is required.			
12.	**BIO-2** If coastal California gnatcatchers are found nesting within or near the project site (approximately 250 feet), all construction-related activities will be suspended until a qualified biologist determines that the young birds have fledged, or the nest is no longer active.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
13.	**BIO-3** Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be	Fourteen days prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	conducted 14 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed. Surveys shall be completed within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.			
14.	**BIO-4** If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance: Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 15 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	verify through noninvasive methods that the burrow is no longer occupied. If the relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site that is consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (3/7/2012). The relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). • A description of efforts and funding support proposed to monitor the relocation. If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. The City of Wildomar shall notify the USFWS			

	and the CDFW if owls are found to be present on-site and develop a conservation strategy in cooperation with the USFWS, the CDFW, and the Regional Conservation Authority in accordance with the CDFW's Staff Report on Burrowing Owl Mitigation. Any identified loss shall be reported to the CDFW.			
15.	**BIO-5** Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.	Prior to ground disturbance	City of Wildomar Planning Department	
Cultural Resources				
16.	**CUL-1** 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 Pechanga and Soboba Tribes. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological 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, and the Archaeological Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2. For all other cultural resources discovered on the project site, the project archaeologist shall	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

	assess the significance of such resources 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. If such resources are determined to be significant by the archaeologist, impacts to the resource shall be mitigated as provided for in the agreement required by CUL-2, if applicable, or in accordance with CUL-3.			
17.	**CUL-2** At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the City Planning Department, Pechanga and Soboba Tribes with notification of the proposed grading and shall coordinate with the City of Wildomar and the Tribes to develop an Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the handling of archaeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, 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 shall not conflict with mitigation measures CUL-1, CUL-3, CUL-4, and CUL-5. Two separate agreements must be prepared between the Pechanga Tribe and the developer, and the Soboba Tribe and the developer. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.	Thirty days prior to any ground-disturbing construction activities.	City of Wildomar Engineering and Planning Departments	

18.	**CUL-3** With the exception of archaeological resources, sacred items, burial goods, and human remains for which the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2 provides a plan for treatment and final disposition, all significant archaeological resources that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a curation facility, that meets the standards set forth in 36 CFR Part 79 for federal repositories.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
19.	**CUL-4** All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified archaeologist in consultation with the appropriate 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 and CEQA Guidelines Section 15064.5.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
20.	**CUL-5** To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
TENTATIVE TRACT MAP No. 36952			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~Original City Council Approval Date - February 8, 2017~~ ~~TTM 36952 EOT #1 Approval Date - December 4, 2019~~ TTM 36952 EOT #2 Approval Date - December 7, 2022	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~TTM 36952 EOT #1 Expiration Date - February 8, 2023~~ TTM 36952 EOT #2 Expiration Date - February 8, 2025		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
Geology/Soils			
21. **GEO-1** The project applicant shall incorporate the recommendations of the geotechnical/geological engineering study dated July 22, 2015, prepared by Soils Southwest, Inc., into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Prior to any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	
22. **GEO-2** Prior to the issuance of any grading or building permit, the project applicant shall submit a subsequent seismic settlement study to the City of Wildomar for review and approval. The seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level seismic settlement study into project plans as directed by the City Engineer. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the seismic settlement study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations,	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning Department and Building and Safety Department	

	and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.			
23.	**GEO-3** To prevent the potential for damage associated with expansion potential, additional expansion testing shall be conducted during site development. If the results of expansion testing indicate moderate to highly expansive soils, the project applicant shall ensure that those soils are pre-saturated to a moisture content and depth specified by the geotechnical engineer, thereby "pre-swelling" the soil prior to constructing the structural foundation or hardscape. This method shall be used in conjunction with a layer of imported non-expansive fill material placed directly below foundations and slabs to control seasonal moisture fluctuations. In addition, stronger foundations, such as rigid mat or grid footing foundations, which can resist small ground movements without cracking, shall be constructed.	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning and Engineering Departments	
24.	**GEO-4** Concrete Slab on Grade. Specific design recommendations shall be incorporated into project design as specific in the geotechnical study prepared by Soils Southwest, Inc., dated July 22, 2015. Specific requirements include concrete slab reinforcement methods and materials and concrete curing. In addition, joints (isolation, contraction, and construction) shall be placed in accordance with the American Concrete Institute (ACI) guidelines. Special precautions shall be taken during placement and curing of all concrete slabs. Excessive slump (high water/cement ratio) of the concrete and/or improper curing procedures used during either hot or cold weather conditions could result in excessive shrinkage, cracking, or curling in the slabs. All	Prior to any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
	concrete proportioning, placement, and curing shall be performed in accordance with ACI recommendations and procedures.			
25.	**GEO-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.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Noise				
26.	**NOI-1** Construction Noise Impacts. Construction of the proposed project would potentially result in relatively high noise levels and annoyance at the closest off-site residential uses. The following best management practices (BMPs) would reduce short-term construction-related noise impacts resulting from the proposed project:	Prior to any earth movement permit or activity	City of Wildomar Planning and Public Works Departments	

ATTACHMENT A – EXHIBIT 1 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
TENTATIVE TRACT MAP No. 36952			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~Original City Council Approval Date - February 8, 2017~~ ~~TTM 36952 EOT #1 Approval Date - December 4, 2019~~ TTM 36952 EOT #2 Approval Date - December 7, 2022	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~TTM 36952 EOT #1 Expiration Date - February 8, 2023~~ TTM 36952 EOT #2 Expiration Date - February 8, 2025		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
1. Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the project site, directly across the street from the project site providing a schedule for major construction activities that will occur for the duration of the construction period. In addition, the notification will include the identification of and contact number for a community liaison and a designated construction manager who would be available on-site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and the construction manager will be located at the construction office, City Hall, and the police department. 2. During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. In addition, site grading and excavation activity shall be limited to weekdays between 9:00 a.m. and 4:00 p.m., and no construction activities shall occur on Saturdays, Sundays, or federally recognized holidays. 3. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. 4. The construction contractor shall utilize grading and excavation equipment that is certified to generate noise levels of no more than 85 dBA at a distance of 50 feet.			

	5. All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. 6. The construction contractor shall erect a temporary noise construction barrier along the eastern and western perimeters of the project site. If a temporary construction barrier is deemed technically infeasible, the contractor shall construct a masonry wall along the eastern and western perimeters of the project prior to any other phase of construction activity, including site grading. The applicant shall demonstrate that the temporary barrier achieves a noise reduction of at least 5 decibels during construction activities. 7. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. 8. The construction contractor shall monitor the effectiveness of noise attenuation measures by taking noise measurements.			
27.	**NOI-2** Traffic Noise Impacts. The following mitigation measures shall be implemented for the proposed project for vehicular traffic noise impacts: 1. A minimum sound wall height of 6 feet along the western property line along George Avenue for Lot Numbers 1 through 6 and Lot Numbers 76 and 77. 2. A minimum sound wall height of 6 feet along the eastern property line along Iodine Springs Road for Lot Numbers 43 through 51.	Prior to certificate of occupancy	City of Wildomar Planning Department and Building and Safety Department	

	3. Double-paned windows with minimum sound transmission class (STC) 30 for first-floor bedrooms on Lot Numbers 49, 50, and 51, and for second-floor bedrooms on Lot Numbers 1 through 6 and Lot Numbers 45 through 51 that are directly exposed to traffic noise. 4. Mechanical ventilation, such as an air conditioning system, in all residential units.			
Transportation and Traffic				
28.	**TRAF-1** The following intersection improvements are required for Existing Plus Ambient Growth Plus Project and Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions. Prior to occupancy, the project applicant shall be required to either construct, or participate in the funding that will lead to the construction of, the following off-site improvements: • I-15 Freeway Southbound Ramps (NS) at [In Lieu] – Baxter Road (EW) – #1 • Construct Eastbound Right Turn Lane • Install Interim Traffic Signal • I-15 Freeway Northbound Ramps (NS) at [In Lieu] – Baxter Road (EW) – #2 • Install Interim Traffic Signal	Prior to occupancy	City of Wildomar Engineering, Building and Safety and Planning Departments	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**
Prior to Final Map Approval and Recordation			
29. 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 provision 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 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 the George Avenue and Iodine Springs Road project frontage (originally approved by the City Council on 2/8/17).*	Prior to Approval of the Final Map	Planning Department	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring**	**Verification Date & Signature**

PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS				
General Requirements / Standard Conditions				
1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2.	The developer shall refer to the conditions of approval for any Plot Plan or Grading activities associated with this property.	On-Going	Engineering Dept.	
3.	The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	
4.	The Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Engineering Dept.	
5.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering Dept.	
6.	The 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	Prior to Map Recordation	Engineering Dept.	

	services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.			
7.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Engineering Dept.	
8.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
9.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
10.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
11.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project's offsite improvements; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	

12.	The developer shall prepare and submit a comprehensive drainage study and plan that analyzes existing or proposed offsite drainage facilities.	Prior to Issuance of a Grading Permit	Engineering Dept.	
Prior to Final Map Approval and Recordation				
13.	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.	
14.	The developer shall dedicate, design and construct the half width section of George Avenue along the project's property line, measured 50' from the approved centerline and the associated slopes and transitions to existing improvements. Right of way will be based on a 100' secondary highway, Standard No. 94, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. *In addition, George Avenue shall be posted with "No Parking" signage along the entire frontage (adopted by the City Council on 2/8/17).*	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
15.	The developer shall dedicate, design and construct the remaining improvements on Varian Way associated with Tract 31479. The improvements include completions of a 20' paved lane measured from street centerline, curb and gutter, and 2' parkway with a slope barrier at the right of way 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.	

16.	The developer shall dedicate, design and construct the half width section of Iodine Springs Road along the project's property line, measured 30' from the approved centerline and the associated slopes, slope barrier at the right of way and transitions to existing improvements. Right of way will be based on a 60' local street, Standard No. 105, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. *In addition, Iodine Springs Road shall be posted with "No Parking" signage along the entire project frontage (adopted by the City Council on 2/8/17).*	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
17.	The developer shall dedicate, design and construct streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
18.	The developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
19.	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 or First Building Permit	Engineering Dept. & Planning Dept.	

20.	The developer shall submit to the City Engineer traffic control plans along George Avenue, Varian Way and Iodine Springs Road to ensure the continued flow of traffic during construction.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept. Public Works Dept.	
21.	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 or First Building Permit	Engineering Dept.	
22.	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.	
23.	Letter Lots A – E and all appurtenant facilities shall be retained by the owner as private and maintained by an HOA.	Prior to Recordation of Final Map	Engineering Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
1.	Provide a fire hydrant system in accordance with Riverside County Ordinance 460, including fire hydrants spaced not more than 330 feet apart and capable of providing a fire flow of 1,000 GPM for 2 hours at 20 PSI.	On-Going	Fire Department	
2.	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	On-Going	Fire Department	

	bringing any combustible building materials on site. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and access. Approved water plans must be at the job site.			
3.	Install blue reflectors in roads and alleys to indicate fire hydrant locations per Riverside County Fire Department standards.	On-Going	Fire Department	
4.	All portions of buildings or of an exterior wall of the first story of all buildings shall be within 150 feet from fire apparatus as measured along an approved route around the complex, exterior of the facility, or building.	On-Going	Fire Department	
5.	Fire apparatus access road(s) shall be in compliance with the Riverside County Fire Department Standard number 06-05. Access roads shall have an unobstructed vertical clearance of not less than 13 feet, 6 inches. Access lanes shall be designed to withstand the weight of 75,000 pounds over two axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all-weather driving capabilities.	On-Going	Fire Department	
6.	Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus.	On-Going	Fire Department	
7.	No parking shall be allowed in roads or alleys less than 24 feet wide as measured between curb faces. Provide “No Parking Fire Lane” signs per Riverside County Fire Department standards.	On-Going	Fire Department	
8.	Residential fire sprinklers are required in all one and two family dwellings per the California Residential code, California Building Code	On-Going	Fire Department	

	and the California Fire Code. Install Fire Sprinkler Systems per the California Residential Code or NFPA 13D, 2013 Edition. Plans must be submitted to the Fire Dept. for review and approval prior to installation.			
9.	Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	On-Going	Fire Department	
10.	All buildings greater than 3,600 square feet in area require a fire sprinkler system. All residential use buildings require a fire sprinkler system. Fire sprinkler systems shall be designed and installed per NFPA 13, 13D or 13R, 2013 Edition. The PIV and FDC shall be located to the front, within 25 to 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A licensed C-16 contactor must submit plans, along with current permit fees, to the Fire Department for review and approval prior to installation.	On-Going	Fire Department	
11.	Prior to final inspection, provide a Knox rapid entry system for the clubhouse, pool area, and any entry gates to the development as necessary. The pool area and clubhouse should have at minimum a Knox 3200 series key box installed next to the approved Fire Department access door or gate. Required order forms and installation standards may be obtained at the Fire Department.	On-Going	Fire Department	

END

ATTACHMENT A – EXHIBIT 2 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN No. 15-0129			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~**Original City Council Approval Date - February 8, 2017**~~ ~~**Plot Plan 15-0129 EOT #1 Approval Date - Dec. 4, 2019**~~ **Plot Plan 15-0129 EOT #2 Approval Date - Dec. 7, 2022**	~~**Original TTM No. 36952 Expiration Date - February 8, 2020**~~ ~~**Plot Plan 15-0129 EOT#1 Expiration Date - Feb. 8, 2023**~~ **Plot Plan 15-0129 EOT#2 Expiration Date - Feb. 8, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
PLANNING DEPARTMENT CONDITIONS			
General / Standard Conditions			
30. ~~In compliance with Section 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The notice shall include the required California Department of Fish and Wildlife (Fish and Game Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of **$2,260.25**. 67 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:~~ ~~**c. California Department of Fish and Wildlife = $2,210.25**~~ ~~**d. Riverside County Clerk Administrative Fee = $50.00**~~	~~February 15, 2017~~	~~Planning Department~~	Matthew Bassi
31. *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 within two weeks of the Planning Commission approval.* *Applicant Signature* *Date*	*December 21, 2022*	*Planning Department*	
32. 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	Ongoing	Planning Department	

	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 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.			
33.	*Approval of EOT #2 for Plot Plan No. 15-0129 shall expire on February 8, 2025 if grading and/or building permits have not been issued and substantial construction work has commenced on the project site. The Applicant may apply in writing for an Extension of Time (EOT) for review and approval by the Planning Commission in accordance with Chapter 17.216 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department prior to the expiration date.*	*February 8, 2025*	*Planning Department*	
34.	~~Plot Plan No. 15-0129 shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 15-0129 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.~~	~~April 8, 2017~~	~~Planning Department~~	
35.	~~In accordance with Section 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~May 8, 2017~~	~~Planning Department~~	
36.	~~Within 60 days of the Nova Homes Residential project (Planning Application No. 15-0129) Change of Zone approval by the City Council, the Applicant shall pay any outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in~~	~~April 8, 2017~~	~~Planning Department~~	

ATTACHMENT A – EXHIBIT 2 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
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Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	~~delays in the submittal of final map, grading plans, improvement plans and/or building/construction plans.~~			
37.	If the Nova Homes Residential project (Planning Application No. 15-0129) is not constructed at the same time, the remaining vacant lots shall be landscaped with a drought tolerant hydro seed mix that is native to the Wildomar region. This area shall be allowed to have above ground/temporary irrigation to water the landscaping. The purpose of this condition is to mange dust control issues. The Applicant shall submit a "landscape plan" for Planning Department review and approval prior to installation. Said landscaping and irrigation shall be fully functional and operational prior to the issuance of a final certificate of occupancy for either site, and be required to be maintained for the as long as the either site is vacant.	On-Going	Planning Department	
38.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan and/or conditional use permit.	On-Going	Planning Department	
39.	The project shall be developed in accordance with the approved plot plan approved by the City Council on February 8, 2017. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 17.228 of the Wildomar Municipal Code.	Ongoing	Planning Department	
40.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Dept.	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
41.	All grading shall conform to the California Building Code and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Dept.	On-Going	Planning & Engineering Depts.	
42.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	On-Going	Planning & Engineering Depts.	
43.	The Applicant is prohibited from using any sort of blasting device or activity during all grading and/or construction operations.	On-Going	Planning Department	
44.	The proposed development approved by the City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Section 8.64 of the WMC.	On-Going	Planning Department	
45.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Department	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
46. The Applicant shall provide one (1) 220 v. electric vehicle plug in fixture in each enclosed garage of the multi-family townhouse project area in accordance with the provisions of the CalGreen Building Code.	On-Going	Planning & Building Departments	
47. The Applicant shall comply with all provisions of the Cal-Green Building Code, including but not limited to, bicycle parking, bike lockers, electric vehicle plug-in stations, etc. throughout the commercial retail center. This information shall be shown on the construction documents and verified by the Planning Department prior to the issuance of building permits.	On-Going	Planning & Building Departments	
48. 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.	On-Going	Planning & Building Departments	
49. 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.	On-Going	Planning & Building Departments	
50. 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	On-Going	Planning & Public Works Departments	

	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. All parties are aware that the most likely descendant may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer shall accommodate on-site reburial in a location mutually agreed upon by the Parties.			
51.	The project shall comply with California Building Code and Chapter 13.12, Stormwater Drainage System Protection, of the Wildomar Municipal Code.	On-Going	Planning & Public Works Departments	
52.	Compliance with the 2013 California Building Code (or most current version) and the 2013 Edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations.	On-Going	Planning & Public Works Departments	
53.	Adherence to California Fire Code Chapter 49, which cites specific requirements for wildfire-urban interface areas.	On-Going	Planning & Public Works Departments	
54.	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	On-Going	Planning & Public Works Departments	

	deterioration. BMPs are identified in the Water Quality Management Plan.			
CEQA / Mitigated Negative Declaration (MND) Mitigation Measures (Remain in full force and effect):				
Biological Resources				
55.	**BIO-1** All developers of the proposed project site shall conduct construction and clearing activities outside of the avian nesting season, February 15–September 15, where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) 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 may have the potential to disturb or otherwise harm nesting birds. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The exclusion zones shall remain in force until all young have fledged. Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	If construction activities are proposed to occur during the non-breeding season (September 15–February 14), a survey is not required, no further studies are necessary, and no mitigation is required.			
56.	**BIO-2** If coastal California gnatcatchers are found nesting within or near the project site (approximately 250 feet), all construction-related activities will be suspended until a qualified biologist determines that the young birds have fledged or the nest is no longer active.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
57.	**BIO-3** Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted 14 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed. Surveys shall be completed within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.	Fourteen days prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
58.	**BIO-4** If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 15 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied. If the relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site that is consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (3/7/2012). The relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation.			

	• The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). • A description of efforts and funding support proposed to monitor the relocation. If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. The City of Wildomar shall notify the USFWS and the CDFW if owls are found to be present on-site and develop a conservation strategy in cooperation with the USFWS, the CDFW, and the Regional Conservation Authority in accordance with the CDFW's Staff Report on Burrowing Owl Mitigation. Any identified loss shall be reported to the CDFW.			
59.	**BIO-5** Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.	Prior to ground disturbance	City of Wildomar Planning Department	
Cultural Resources				

60.	**CUL-1** 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 Pechanga and Soboba Tribes. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological 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, and the Archaeological Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2. 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 shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. If such resources are determined to be significant by the archaeologist, impacts to the resource shall be mitigated as provided for in the agreement required by CUL-2, if applicable, or in accordance with CUL-3.	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	
61.	**CUL-2** At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the City Planning Department, Pechanga and Soboba Tribes with notification of the proposed grading and shall coordinate with the City of Wildomar and the Tribes to develop an	Thirty days prior to any ground-disturbing	City of Wildomar Engineering and Planning Departments	

	Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the handling of archaeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, 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 shall not conflict with mitigation measures CUL-1, CUL-3, CUL-4, and CUL-5. Two separate agreements must be prepared between the Pechanga Tribe and the developer, and the Soboba Tribe and the developer. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.	construction activities.		
62.	**CUL-3** With the exception of archaeological resources, sacred items, burial goods, and human remains for which the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2 provides a plan for treatment and final disposition, all significant archaeological resources that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a curation facility, that meets the standards set forth in 36 CFR Part 79 for federal repositories.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

63.	**CUL-4** All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified archaeologist in consultation with the appropriate 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 and CEQA Guidelines Section 15064.5.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
64.	**CUL-5** To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Geology/Soils				
65.	**GEO-1** The project applicant shall incorporate the recommendations of the geotechnical/geological engineering study dated July 22, 2015, prepared by Soils Southwest, Inc., into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Prior to any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

66.	**GEO-2** Prior to the issuance of any grading or building permit, the project applicant shall submit a subsequent seismic settlement study to the City of Wildomar for review and approval. The seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level seismic settlement study into project plans as directed by the City Engineer. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the seismic settlement study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning Department and Building and Safety Department	
67.	**GEO-3** To prevent the potential for damage associated with expansion potential, additional expansion testing shall be conducted during site development. If the results of expansion testing indicate moderate to highly expansive soils, the project applicant shall ensure that those soils are pre-saturated to a moisture content and depth specified by the geotechnical engineer, thereby "pre-swelling" the soil prior to constructing the structural foundation or hardscape. This method shall be used in conjunction with a layer of imported non-expansive fill material placed directly below foundations and slabs to control seasonal moisture fluctuations. In addition, stronger foundations, such as rigid	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning and Engineering Departments	

	mat or grid footing foundations, which can resist small ground movements without cracking, shall be constructed.			
68.	**GEO-4** Concrete Slab on Grade. Specific design recommendations shall be incorporated into project design as specific in the geotechnical study prepared by Soils Southwest, Inc., dated July 22, 2015. Specific requirements include concrete slab reinforcement methods and materials and concrete curing. In addition, joints (isolation, contraction, and construction) shall be placed in accordance with the American Concrete Institute (ACI) guidelines. Special precautions shall be taken during placement and curing of all concrete slabs. Excessive slump (high water/cement ratio) of the concrete and/or improper curing procedures used during either hot or cold weather conditions could result in excessive shrinkage, cracking, or curling in the slabs. All concrete proportioning, placement, and curing shall be performed in accordance with ACI recommendations and procedures.	Prior to any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
69.	**GEO-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.			
Noise				
70.	**NOI-1** Construction Noise Impacts. Construction of the proposed project would potentially result in relatively high noise levels and annoyance at the closest off-site residential uses. The following best management practices (BMPs) would reduce short-term construction-related noise impacts resulting from the proposed project: 9. Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the project site, directly across the street from the project site providing a schedule for major construction activities that will occur for the duration of the construction period. In addition, the notification will include the identification of and contact number for a community liaison and a designated construction manager who would be available on-site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and the construction manager will be located at the construction office, City Hall, and the police department.	Prior to any earth movement permit or activity	City of Wildomar Planning and Public Works Departments	

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10. During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. In addition, site grading and excavation activity shall be limited to weekdays between 9:00 a.m. and 4:00 p.m., and no construction activities shall occur on Saturdays, Sundays, or federally recognized holidays. 11. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. 12. The construction contractor shall utilize grading and excavation equipment that is certified to generate noise levels of no more than 85 dBA at a distance of 50 feet. 13. All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. 14. The construction contractor shall erect a temporary noise construction barrier along the eastern and western perimeters of the project site. If a temporary construction barrier is deemed technically infeasible, the contractor shall construct a masonry wall along the eastern and western perimeters of the project prior to any other phase of construction activity, including site grading. The applicant shall demonstrate that the temporary barrier achieves a noise reduction of at least 5 decibels during construction activities.			

	15. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. 16. The construction contractor shall monitor the effectiveness of noise attenuation measures by taking noise measurements.			
71.	**NOI-2** Traffic Noise Impacts. The following mitigation measures shall be implemented for the proposed project for vehicular traffic noise impacts: 5. A minimum sound wall height of 6 feet along the western property line along George Avenue for Lot Numbers 1 through 6 and Lot Numbers 76 and 77. 6. A minimum sound wall height of 6 feet along the eastern property line along Iodine Springs Road for Lot Numbers 43 through 51. 7. Double-paned windows with minimum sound transmission class (STC) 30 for first-floor bedrooms on Lot Numbers 49, 50, and 51, and for second-floor bedrooms on Lot Numbers 1 through 6 and Lot Numbers 45 through 51 that are directly exposed to traffic noise. 8. Mechanical ventilation, such as an air conditioning system, in all residential units.	Prior to certificate of occupancy	City of Wildomar Planning Department and Building and Safety Department	
Transportation and Traffic				
72.	**TRAF-1** The following intersection improvements are required for Existing Plus Ambient Growth Plus Project and Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions.	Prior to occupancy	City of Wildomar Engineering, Building	

	Prior to occupancy, the project applicant shall be required to either construct, or participate in the funding that will lead to the construction of, the following off-site improvements: • I-15 Freeway Southbound Ramps (NS) at [In Lieu] – Baxter Road (EW) – #1 • Construct Eastbound Right Turn Lane • Install Interim Traffic Signal • I-15 Freeway Northbound Ramps (NS) at [In Lieu] – Baxter Road (EW) – #2 • Install Interim Traffic Signal		and Safety and Planning Departments	
Prior to the Issuance of Grading Permits				
73.	Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.	Prior to ground disturbance	Planning Department	
74.	Prior to the issuance of the 1st grading permit, the applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings to the Planning Department including on-site and public right-of-way and shall include a fence/wall plan for review and approval by the Planning Department. Said landscape and irrigation plans shall be prepared by a licensed Landscape Architect and shall comply with all requirements of Section 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code, and EVMWD's Water Efficient Landscape	Prior to Issuance of Building Permits	Planning Department	

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Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~**Original City Council Approval Date - February 8, 2017**~~ ~~**Plot Plan 15-0129 EOT #1 Approval Date - Dec. 4, 2019**~~ **Plot Plan 15-0129 EOT #2 Approval Date - Dec. 7, 2022**	~~**Original TTM No. 36952 Expiration Date - February 8, 2020**~~ ~~**Plot Plan 15-0129 EOT#1 Expiration Date - Feb. 8, 2023**~~ **Plot Plan 15-0129 EOT#2 Expiration Date - Feb. 8, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
	Standards as adopted by the City Council on December 14, 2016. The landscape plans shall include the following: a) Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger. b) No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan prior to approval of the grading and site plans. c) All above ground utilities shall be shown on the precise grading plans in their exact locations. Building and landscape backflow prevention units and transformers shall be located in shrub areas. Double detector checks shall be fully screened from view. The detector check/backflow device shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished and painted to match the device. The detector check and post indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (18 inches on sides and 8 feet at the front doors). d) All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 1 year of the installation. e) All parking lot planter areas shall be a minimum of 5 feet wide excluding curbs, walkways and required concrete strip adjacent to parking spaces (6" curb with a 12" wide by 4" deep reinforced			

	concrete strip adjacent). A detail shall be drawn on the civil engineer's plan to illustrate this application in all relevant locations. f) All plants within the detention basin shall be California native. The trees shall include *Quercus agrifolia* (coast live oak) and *Platanus racemosa* (sycamore). The shrubs shall be *Heteromeles arbutifolia* (toyon). g) All planting areas damaged during construction shall be replaced at the direction of the City Landscape Architect. h) The irrigation controller shall be a weather-based controller that measures evapo-transpiration. A rain shut-off device is required. Drip irrigation is required in all planting areas. i) All soil amendments and fertilizers shall be organic as a storm-water best management practice. Soil analysis and agronomic soil report shall be submitted to the City with the landscape plans, including the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH and total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments. j) No plant materials that could freeze, damage paving, or have thorns are allowed. k) Prior to construction, the job site superintendent and the landscape contractor shall meet with the City's Landscape Architect and Planning Department representative shall meet for a pre-job meeting. No landscaping shall occur prior to the meeting. l) Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered			

	landscape architect and bonded per the requirements of Ordinance 457. m) Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. n) The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.			
75.	Prior to the issuance of any grading permit, the Project applicant shall comply with all of the provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), including payment of the MSHCP Local Development Mitigation Fee and Best Management Practices (specifically Appendix C, Standard Best Management Practices, of the MSHCP).	Prior to Issuance of Grading Permits	Planning Department	
76.	Prior to the issuance of the 1st grading permit on the property, the applicant shall submit a haul permit for any import of material to the site or export of material off-site for review and approval by the City Engineer and Planning Director. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site does not have an approved environmental assessment, a	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

	grading environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.			
77.	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 & Engineering Depts.	
78.	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	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

	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."			
79.	Prior to the issuance of the 1st grading permit, the applicant shall submit a final geotechnical soils report 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 Issuance of a Grading Permit	Planning & Engineering Depts.	
Prior to Issuance of Building Permits				
80.	The Applicant shall comply with all applicable provisions of the Cal-Green Building Code, including but not limited to, bicycle parking, bike lockers, etc.	Prior to Issuance of Building Permits.	Planning & Building Departments	

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81. Prior to the issuance of building permits, a copy of the recorded Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted to the Planning Director.	Prior to Issuance of Building Permits	Planning Department	
82. Prior to the issuance of all building permits, the applicant shall comply with Building Department requirements in obtaining all necessary permits and processing construction drawings.	Prior to Issuance of Building Permits	Planning Department	
83. Prior to the issuance of the 1st building permit, the Applicant shall prepare a comprehensive sign program. The sign program shall be consistent with all applicable provisions of Section 17.252 (Sign Regulations) of the Wildomar Municipal Code, and approved by the Planning Department prior to the issuance of a building permit.	Prior to Issuance of Building Permits	Planning Department	
84. Prior to the issuance of the 1st building permit for each structure within the project, the applicant shall pay all current Wildomar Development Impact Fees, as determined by the Building and Engineering departments, including but not limited to, regional fees such TUMF, MSHCP, K-Rat fees, School Fees, etc.	Prior to Issuance of Building Permits	Planning & Building Departments	
85. Prior to the issuance of the 1st building permit, the applicant shall submit for review and approval by the Planning and building departments an exterior lighting/security lighting plan/photometric survey. Said lighting plan shall comply with all applicable provisions of Section 8.64 (Light Pollution Ordinance) of the WMC.	Prior to Issuance of Building Permits	Planning & Building Departments	
Prior to Issuance of a Certificate of Occupancy			

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Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
86. Prior to the issuance of a certificate of occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Planning Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	
87. Prior to the issuance of occupancy permits, all required landscaping and irrigation systems shall be installed in a condition acceptable to the City. The owner's Landscape Architect shall provide inspection of the landscaping. The owner's Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. An irrigation audit may be required. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
88. Prior to the issuance of occupancy permits, the following conditions shall be satisfied: • Performance securities, in the amount determined by the City Landscape Architect and Planning Director, shall be provided to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit.	Prior to the Issuance of Occupancy Permits	Planning Dept.	

	The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained in accordance with the approved landscape plans. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release. All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. • The owner's Landscape Architect shall provide inspection of the landscaping. The Landscape Architect shall provide the City with the Certificate of Landscape Design. • The project landscape contractor shall provide the City with the Landscape Installation Certification of Completion stating that the landscaping was installed per the approved plans. The City will review the Certificate and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.			
89.	Prior to the issuance of the final Certificate of Occupancy, all required onsite landscape planting and irrigation improvements shall have been installed and fully operational consistent with the approved construction plans. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	

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Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
90. Prior to issuance of a final occupancy permit, all Riverside County Fire Department conditions shall be complied with and cleared by the Fire Department. The Applicant shall provide written verification from County Fire that all applicable conditions have been met.	Prior to final Certificate of Occupancy	Planning Dept.	
91. Prior to the Issuance of the final Certificate of Occupancy, all Planning Department conditions listed herein shall be completed to the satisfaction of the Planning Department.	Prior to final Certificate of Occupancy	Planning Dept.	

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PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS			
General Requirements/Conditions			
24. 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.	
25. No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	
26. 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.	
27. The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works	
28. The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an approved site.	On-Going	Public Works	

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29.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Engineering Dept.	
30.	For commercial/industrial projects, the developer/applicant shall submit a Business Registration application to the city for approval. The Business Registration shall indicate that this business in required to submit a Stormwater Compliance Deposit to the City for ongoing Commercial/Industrial Inspection requirements of the City's MS4 permit (NPDES Inspection). The requirement for stormwater compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The developer/applicant shall also provide to the Planning Department, as part of the Business' Statement of Operations, a copy of the educational materials, business' handbook, training or similar documents describing the business' best management practices for storm water pollution prevention.	On-Going	Engineering Dept.	
31.	The developer/applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website.	On-Going	Engineering Dept.	
32.	The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering Dept.	

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33. 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.	
34. 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.	
35. 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.	
36. 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.	
37. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area.	On-Going	Engineering Dept.	
38. Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
39. All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	

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40. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.	On-Going	Engineering Dept. Planning Dept.	
41. 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.	
42. The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	Prior to Map Recordation	Engineering Dept.	
43. The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	

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44. 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.	
45. 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.	
46. All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
Prior to the Issuance of Grading Permits			
47. The developer shall submit a geotechnical soils report 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.	
48. The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering Dept.	

49.	The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
50.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
51.	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.	
52.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	
53.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Applicant shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The developer shall	Prior to Issuance of a Grading Permit	Engineering Dept.	

	design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed and maintained to the satisfaction of the City Engineer. The project shall use the following hydromodification criteria for the project site: "The runoff flow rate, volume, velocity, and duration for the post development condition of the Priority Development Project do not exceed the pre-development (i.e. naturally occurring) condition for the 2 year, 24 hour and 10 year, 24 hour rainfall events. This condition must be substantiated by hydrologic modelling acceptable to City of Wildomar."			
54.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, the developer is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Applicant needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise, volume has to be addressed.	Prior to Issuance of a Grading Permit	Engineering Dept.	

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	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
55.	A Grading Agreement and a Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	
56.	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	Prior to Issuance of a Grading Permit	Engineering Dept.	

	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.			
57.	The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by City Council.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	
Prior to Issuance of Building Permits				
58.	Comply with the Conditions of Approval for Tentative Tract Map 36952	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
59.	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 (adopted by the City Council on 2/8/17).*	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
60.	Interior private streets may have on-street parking where designated on the site plan. All other areas of the site shall be posted "No Parking".	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
61.	The developer/owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	

~~Original City Council Approval Date - February 8, 2017~~ ~~Plot Plan 15-0129 EOT #1 Approval Date - Dec. 4, 2019~~ Plot Plan 15-0129 EOT #2 Approval Date - Dec. 7, 2022	~~Original TTM No. 36952 Expiration Date - February 8, 2020~~ ~~Plot Plan 15-0129 EOT#1 Expiration Date - Feb. 8, 2023~~ Plot Plan 15-0129 EOT#2 Expiration Date - Feb. 8, 2025

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
62.	Improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the Developer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
63.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
64.	The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
65.	The developer shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
66.	The developer shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	
67.	The developer shall annex into the CFD Services District to offset development related costs for maintenance and services.	Prior to Issuance of a Building Permit	Engineering Dept.	
68.	The developer/applicant shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit	Building Dept.	

69.	The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	
70.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and City Development Impact Fees.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Building Dept.	
71.	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	Engineering Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions				
12.	Provide a fire hydrant system in accordance with Riverside County Ordinance 460, including fire hydrants spaced not more than 330 feet apart and capable of providing a fire flow of 1,000 GPM for 2 hours at 20 PSI.	On-Going	Fire Department	
13.	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	On-Going	Fire Department	

	bringing any combustible building materials on site. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and access. Approved water plans must be at the job site.			
14.	Install blue reflectors in roads and alleys to indicate fire hydrant locations per Riverside County Fire Department standards.	On-Going	Fire Department	
15.	All portions of buildings or of an exterior wall of the first story of all buildings shall be within 150 feet from fire apparatus as measured along an approved route around the complex, exterior of the facility, or building.	On-Going	Fire Department	
16.	Fire apparatus access road(s) shall be in compliance with the Riverside County Fire Department Standard number 06-05. Access roads shall have an unobstructed vertical clearance of not less than 13 feet, 6 inches. Access lanes shall be designed to withstand the weight of 75,000 pounds over two axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all-weather driving capabilities.	On-Going	Fire Department	
17.	Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus.	On-Going	Fire Department	
18.	No parking shall be allowed in roads or alleys less than 24 feet wide as measured between curb faces. Provide “No Parking Fire Lane” signs per Riverside County Fire Department standards.	On-Going	Fire Department	

19.	Residential fire sprinklers are required in all one and two family dwellings per the California Residential code, California Building Code and the California Fire Code. Install Fire Sprinkler Systems per the California Residential Code or NFPA 13D, 2013 Edition. Plans must be submitted to the Fire Dept. for review and approval prior to installation.	On-Going	Fire Department	
20.	Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	On-Going	Fire Department	
21.	All buildings greater than 3,600 square feet in area require a fire sprinkler system. All residential use buildings require a fire sprinkler system. Fire sprinkler systems shall be designed and installed per NFPA 13, 13D or 13R, 2013 Edition. The PIV and FDC shall be located to the front, within 25 to 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A licensed C-16 contactor must submit plans, along with current permit fees, to the Fire Department for review and approval prior to installation.	On-Going	Fire Department	
22.	Prior to final inspection, provide a Knox rapid entry system for the clubhouse, pool area, and any entry gates to the development as necessary. The pool area and clubhouse should have at minimum a Knox 3200 series key box installed next to the approved Fire Department access door or gate. Required order forms and installation standards may be obtained at the Fire Department.	On-Going	Fire Department	

ATTACHMENT A – EXHIBIT 2 NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL			
Project No.: PLOT PLAN No. 15-0129			
Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026			
~~**Original City Council Approval Date - February 8, 2017**~~ ~~**Plot Plan 15-0129 EOT #1 Approval Date - Dec. 4, 2019**~~ **Plot Plan 15-0129 EOT #2 Approval Date - Dec. 7, 2022**	~~**Original TTM No. 36952 Expiration Date - February 8, 2020**~~ ~~**Plot Plan 15-0129 EOT#1 Expiration Date - Feb. 8, 2023**~~ **Plot Plan 15-0129 EOT#2 Expiration Date - Feb. 8, 2025**		
Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)			
General Conditions			
1. Subarea water and sewer master plans shall be prepared by the applicant and approved by the District prior to formal plan submittal. This subarea mater plan shall evaluate water and sewer system capacities as per District design standards.	On-Going	EVMWD	
2. Recycled water, when available, shall be used to water parks, open spaces and street medians. The applicant needs to prepare plans and construct recycled water mains in Westpark Promenade.	On-Going	EVMWD	
3. Water shall be connected to the 16' PVC water main (1650 pressure zone).	On-Going	EVMWD	
4. Individual water meters are required for each condominium building.	On-Going	EVMWD	
5. Applicant will be required to follow the Districts Plan Check procedures.	On-Going	EVMWD	
6. The Developer will be required to adhere to the Districts Development process and pay all applicable fees.	On-Going	EVMWD	

END

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: February 8, 2017

TO: Mayor and City Council Members

FROM: Matthew Bassi, Planning Director

SUBJECT: Nova Homes Residential Project - City Council review of a Mitigated Negative Declaration, General Plan Amendment, Change of Zone, Tentative Tract Map, and a Plot Plan to develop 77 single family detached residences (*Continued from January 11, 2017 meeting*).

STAFF REPORT

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

1. Adopt a Resolution entitled:

RESOLUTION NO. 2017-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (MND - SCH# 2016081009) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM 36952) AND PLOT PLAN ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

2. Adopt a Resolution entitled:

RESOLUTION NO. 2017-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 15-0129 TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 11.25 ACRES FROM MIXED USE PLANNING AREA (MUPA) TO MEDIUM HIGH DENSITY RESIDENTIAL (MHDR), INCLUDING VACATION OF DEPASQUALE ROAD THROUGH THE PROJECT AREA LOCATED ON THE EAST SIDE OF GEORGE AVENUE

ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

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

ORDINANCE NO. 130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE NO. 15-0129 TO REMOVE THE EXISTING MIXED-USE OVERLAY DISTRICT DESIGNATION FROM A 5.85 ACRE PORTION OF THE SITE (APN 362-250-001) AND CHANGE THE EXISTING ZONING DESIGNATION ON THE ENTIRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-4 (PLANNED RESIDENTIAL)

4. Adopt a Resolution entitled:

RESOLUTION NO. 2017-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 36952 (PLANNING APPLICATION NO. 15-0129) TO SUBDIVIDE APPROXIMATELY 11.25 ACRES INTO 1 (ONE) LOT FOR CONDOMINIUM PURPOSES TO ACCOMMODATE THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

5. Adopt a Resolution entitled:

RESOLUTION NO. 2017-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 15-0129 TO DEVELOP THE NOVA HOMES RESIDENTIAL PROJECT CONSISTING OF THE DEVELOPMENT OF 77 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS WITH RELATED ON-SITE RECREATION AND LANDSCAPE AMENITIES ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

BACKGROUND:

January 11, 2017 City Council Meeting:
The City Council reviewed the proposed Nova Homes project at its meeting of January 11. Prior to the meeting, staff received a letter from Gerard Ste. Marie/John Burkett citing that the IS/MND: 1) did not properly analyze fire hazard impacts and 2) improperly deferred mitigation related to geology and soils. Their conclusion was the MND was inadequate and that an EIR should be prepared. A copy of their letter is provided for Council consideration as Attachment I.

Oddly, this comment letter was submitted five (5) months after the close of the MND public review period with no explanation as to why it was not submitted during the normal 30-day review period which ended on August 1, 2016. As a result of the last minute letter, the Applicant's requested the Council to continue the project to the February 8, 2017 meeting so they could review the letter and prepare appropriate responses.

Since the January 11 Council meeting, Nova Homes, through their CEQA Attorney (BB&K), has prepared a response letter rebutting the assumptions of the Burkett/Marie letter, and affirming the IS/MND prepared by the city was adequate and did not need an EIR. This letter is provided for Council consideration in Attachment J.

At this time, the Applicant intends to move forward with the project and is requesting final review and action by the City Council on February 8, 2017.

December 7, 2016 Planning Commission Meeting:
The Planning Commission reviewed the proposed Nova Homes project at its December 7, 2016 meeting. Staff provided a detailed power point presentation and responded to questions from the Commission related to traffic, parking and Measure Z taxes. The Applicant provided a history of the project and how development of the project would benefit the City. There was one public speaker (Ms. Gina Castanon) who expressed comments about the vacation of Depasquale Road through the project site.

The Commission as part of the Tract Map discussion recommended a revision to Planning Department Condition No. 29 and Public Works Department Condition No. 14 & 16 to address no parking signage on George Avenue and Iodine Springs (refer to Attachment D). As part of the Plot Plan discussion, the Commission recommended a revision to Public Works Condition No. 36 to address garage and visitor parking concerns within the project site (refer to Attachment E). All three changes are noted in *red italics* in the plot plan conditions of approval matrix.

After close of the public hearing and Commission discussion, the Commission unanimously voted 4-0-1 (York Absent) on the resolutions recommending City Council adoption of the Mitigated Negative Declaration/Mitigation Monitoring & Reporting Program and approval of the General Plan Amendment, Change of Zone and Tentative

Tract Map. The Commission also voted 3 – 1 (Strong) - 1 (York absent) recommending City Council approval of the Plot Plan.

PROJECT DESCRIPTION:

The Applicant (Nova Homes, Inc., Tom Mungari) is requesting City Council consideration to develop the Nova Homes Residential project. The proposed project consists of the following applications for review and consideration by the Council:

1) Mitigated Negative Declaration (IS/MND) - The proposed project requires the preparation, review and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (SCH #2016081009) in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines

2) General Plan Amendment (GPA) - The proposed project requires the approval of a general plan amendment to change the existing land use designation from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR) and to remove Depasquale Road (within the project site) from the Circulation Plan to accommodate the proposed residential project.

3) Change of Zone (CZ) - The proposed project requires the approval of a change of zone to remove the Mixed-Use Overlay District designation on a portion of the site (APN: 362-250-001) and to change the existing zoning designation of the entire site from R-R (Rural Residential) to R-4 (Planned Residential) to accommodate proposed residential project;

4) Tentative Tract Map (TTM No. 36952) - The proposed project requires the approval of a tentative tract map to subdivide the 11.25± acre site into one (1) lot for condominium purposes to accommodate the proposed residential project; and

5) Plot Plan (PP) - The proposed project requires the approval of a plot plan/final site plan of development to develop the Nova Homes Residential project consisting of 77 single family detached dwelling units with related on-site/off-site improvements and recreational amenities.

The project site encompasses approximately 11.25 acres and is located between George Avenue and Iodine Springs Road approximately 660 feet north of Clinton Keith Road. The vicinity/location maps on the following pages shows the project site/surrounding area.

Vicinity / Location Map (General)

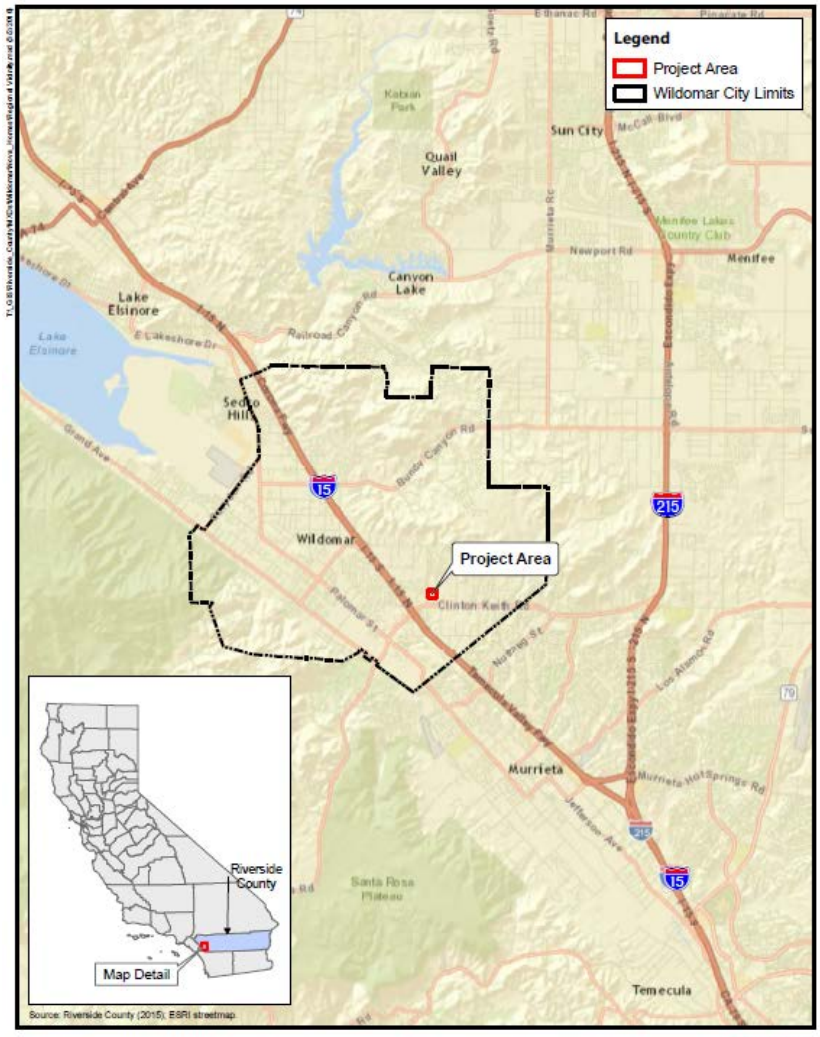

FIGURE 1
Regional Vicinity

Michael Baker INTERNATIONAL

Vicinity / Location Map (Specific)

FIGURE 2
Project Location

Michael Baker
INTERNATIONAL

Surrounding Land Uses:

The project site is currently vacant and surrounded by residential neighborhoods to the north and west. There is vacant land to the south and east with a single family dwelling. The table below summarizes the current uses, land uses 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	Mixed Use Planning Area (MUPA)	R-R (Rural Residential) & MUO (Mixed Use Overlay District)
North	Wildomar Springs development (under construction)	MDR (Medium Density Residential)	R-1 (One-Family Dwelling)
South	Vacant	Commercial Retail (CR) & Mixed Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial)
East	Vacant	Mixed Use Planning Area (MUPA)	R-R (Rural Residential)
West	Existing Single Family Res.	MDR (Medium Density Residential)	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 Nova Homes 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 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 Council consideration in Attachment A, Exhibits 1 & 2.

General Plan Amendment (GPA):

The existing General Plan land use designation on the project site is Mixed-Use Planning Area (MUPA). The Nova Homes Residential project requires the approval of a general plan amendment consisting of two (2) components as follows: 1) the existing MUPA land use designation is proposed to be changed to Medium High Density Residential (MHDR) for the entire project site, and 2) the GPA includes the elimination of Depasquale Road through the project (no longer needed to connect to Iodine Springs Road). The land use change reduces the density from an existing 30 units/acre

requirement to about 6.85 units/acre (proposed) creating a good transition area between the Clinton Village Retail project to the south and the Wildomar Springs residential project to the north.

The MHDR land use designation allows single family attached or detached residences with a density range of 5 to 8 units/acre with lot sizes ranging from 4,000 to 6,500 square feet. The single family component is proposed with a density of 6.85 units/acre with a minimum lot size of 11.25 acres. The two (2) exhibits on the following pages reflect the existing and proposed land use changes for the Nova Homes Residential project.

Existing Gen. Plan Land Use Designation Exhibit

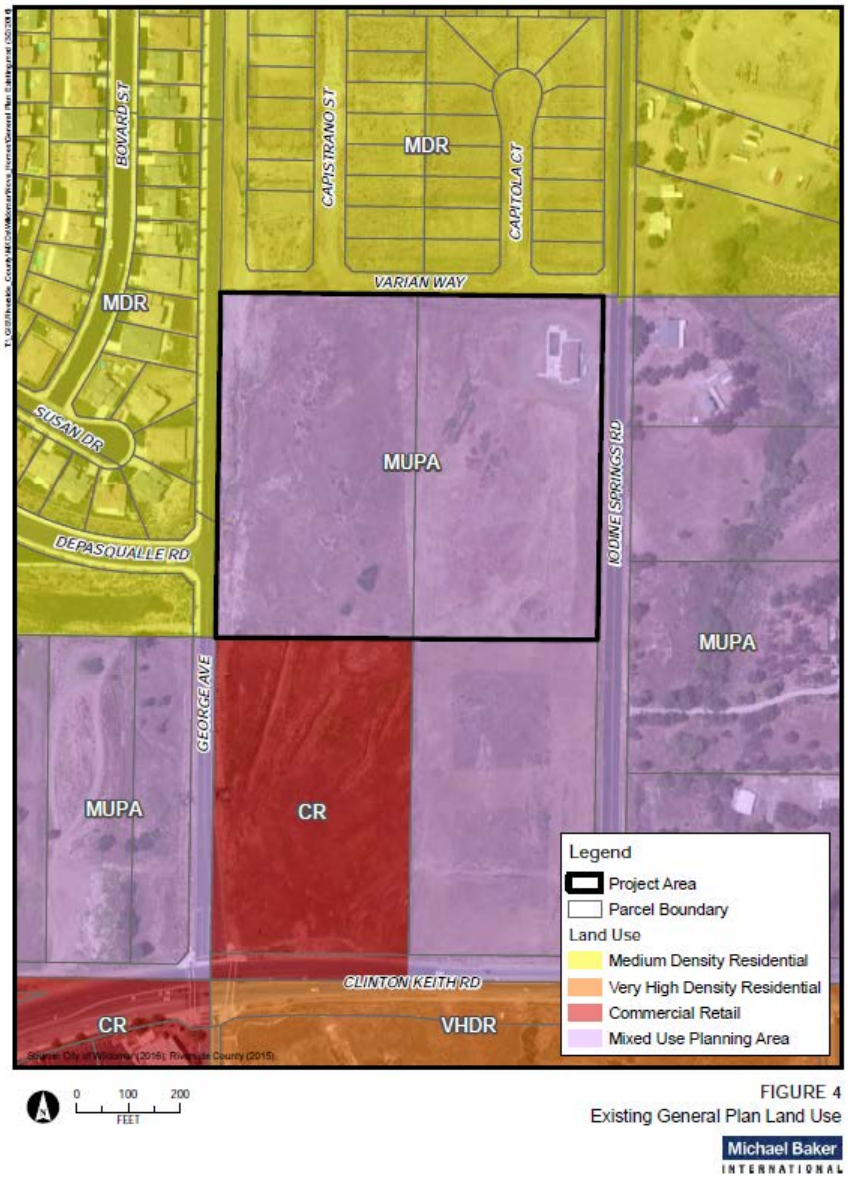

FIGURE 4
Existing General Plan Land Use

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Proposed Gen. Plan Land Use Amendment Exhibit

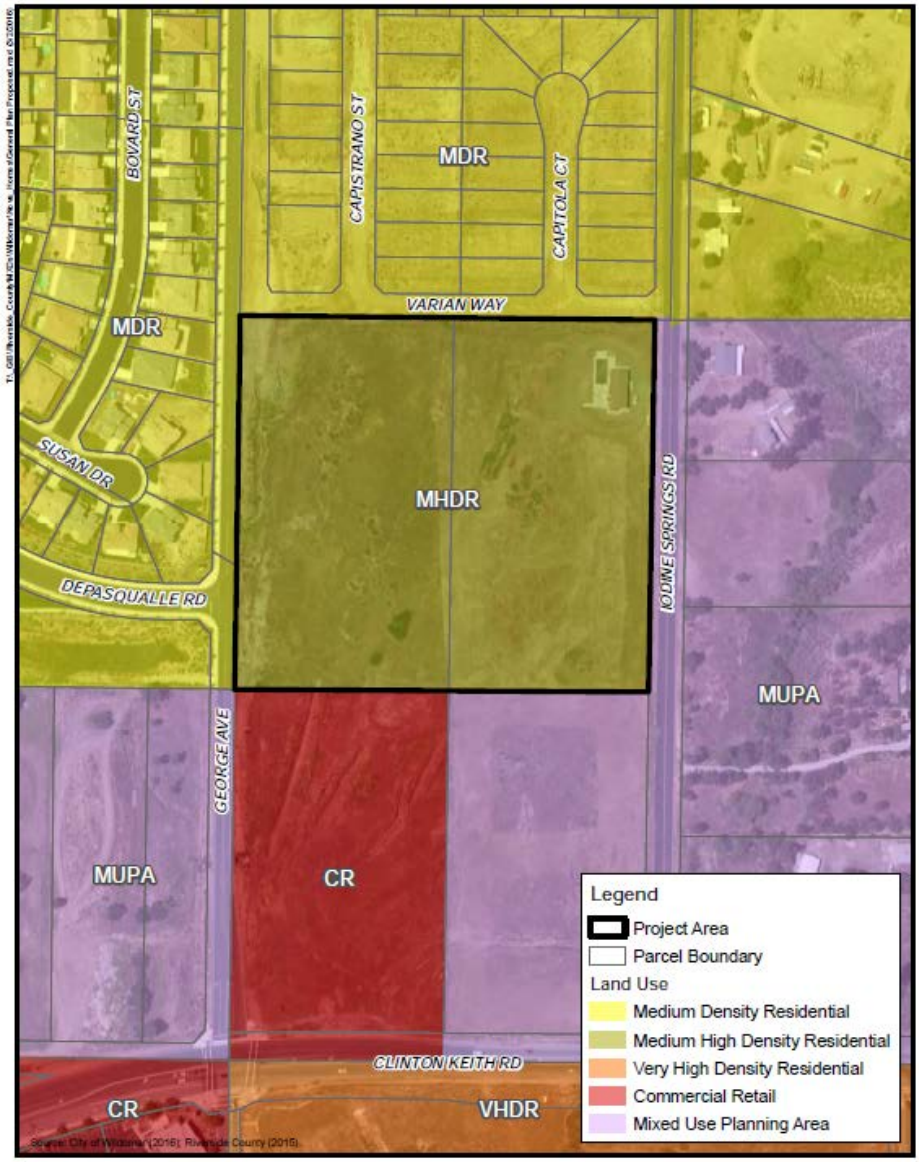

FIGURE 5
Proposed General Plan Land Use

Michael Baker INTERNATIONAL

Change of Zone (CZ):

The existing zoning on the project site is R-R (Rural Residential) which also includes the Mixed-Use Overlay Zone District (resulting from the Housing Element adoption in 2013). The entire site is currently zoned R-R, but the Mixed-Use Overlay Zone District only applies to the western portion of the project site. The Mixed-Use Overlay Zone District was not added to the eastern portion of the site when the District was created in 2013.

To accommodate the Nova Homes Residential project, the Applicant has requested a change of zone consisting of two (2) components as follows: 1) remove the Mixed-Use Overlay District from the western portion of the site (APN: 362-250-001), and 2) change

the existing zoning designation on the entire site from R-R (Rural Residential) to R-4 (Planned Residential). The two (2) exhibits below and on the following page reflect the existing and proposed zoning designations for the Nova Homes Residential project.

Existing Zoning Designation Exhibit

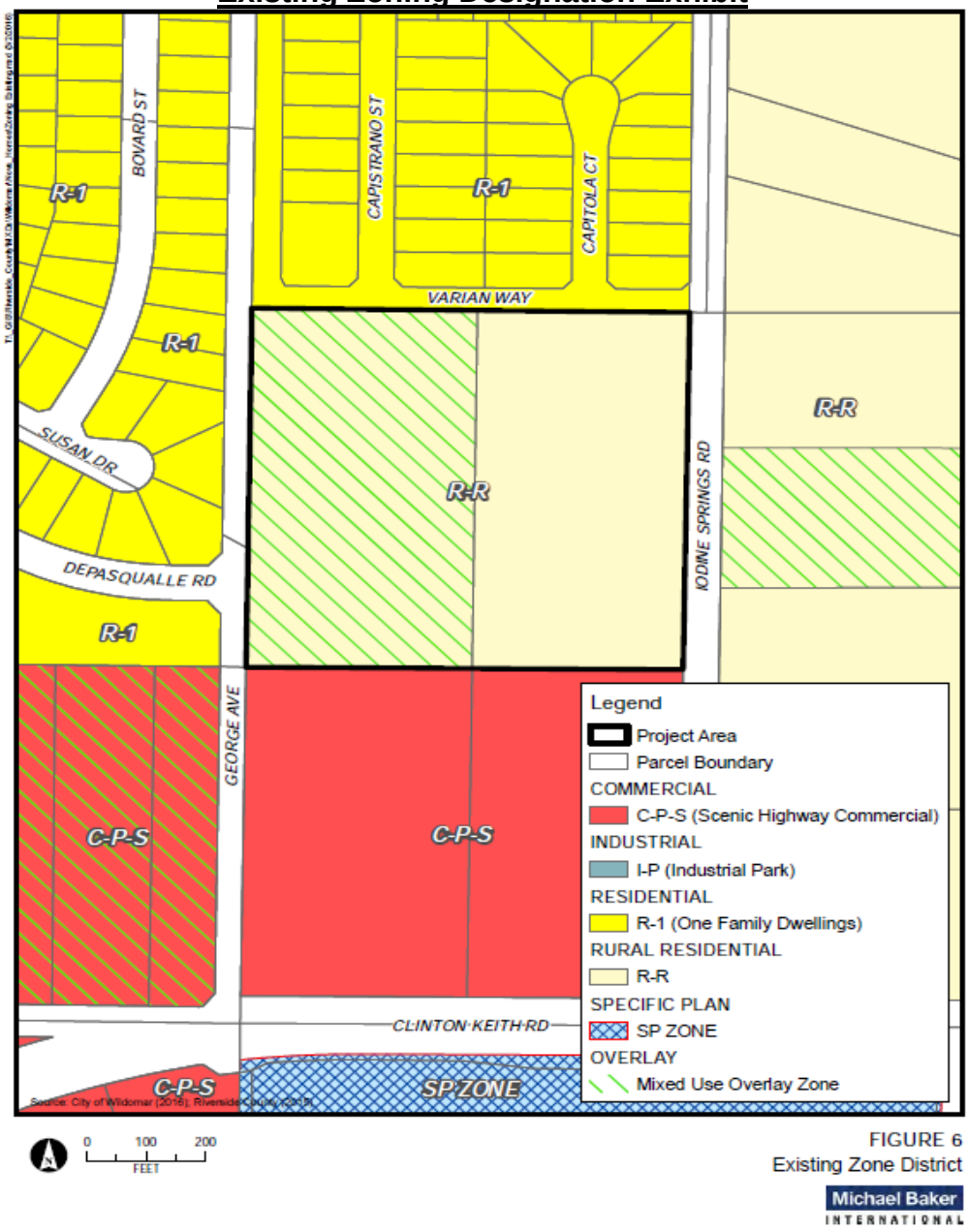

FIGURE 6
Existing Zone District

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Proposed Change of Zone Exhibit

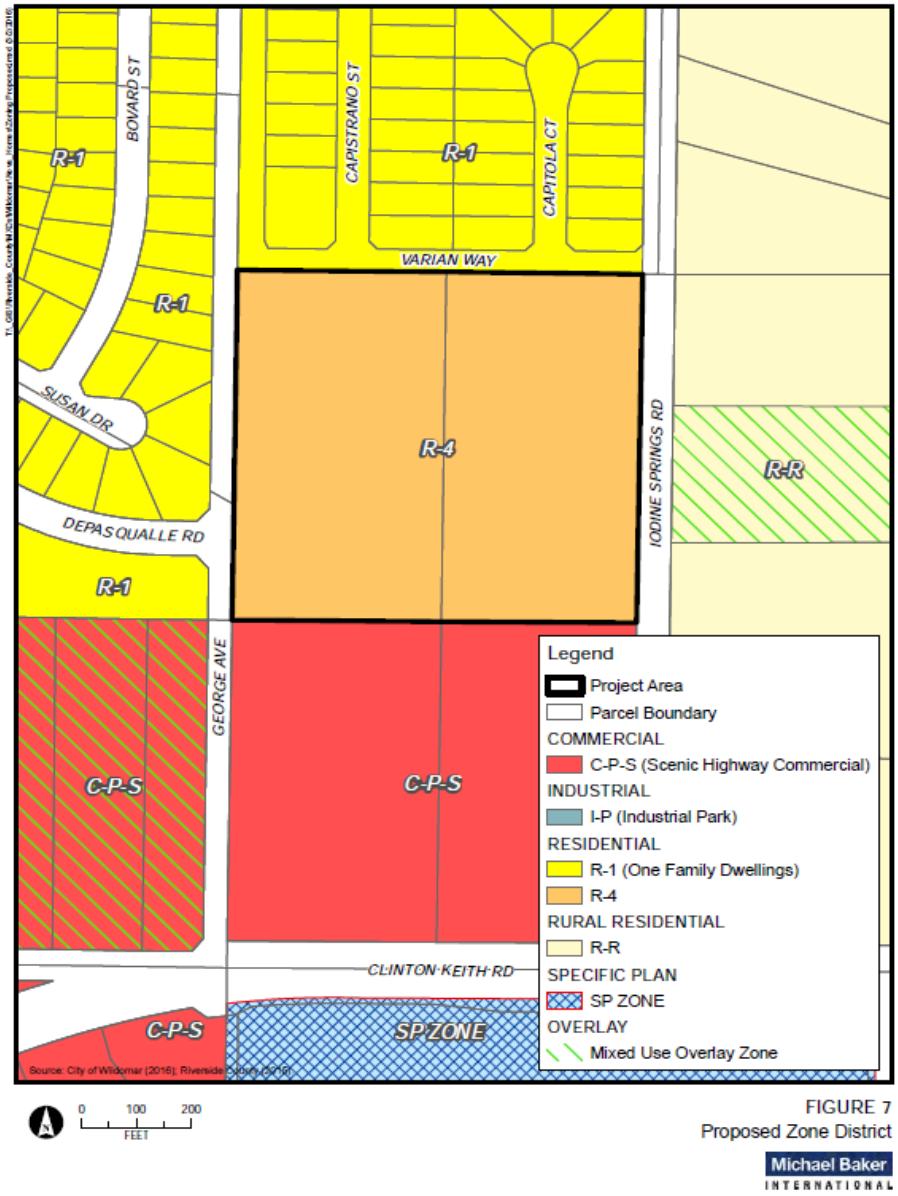


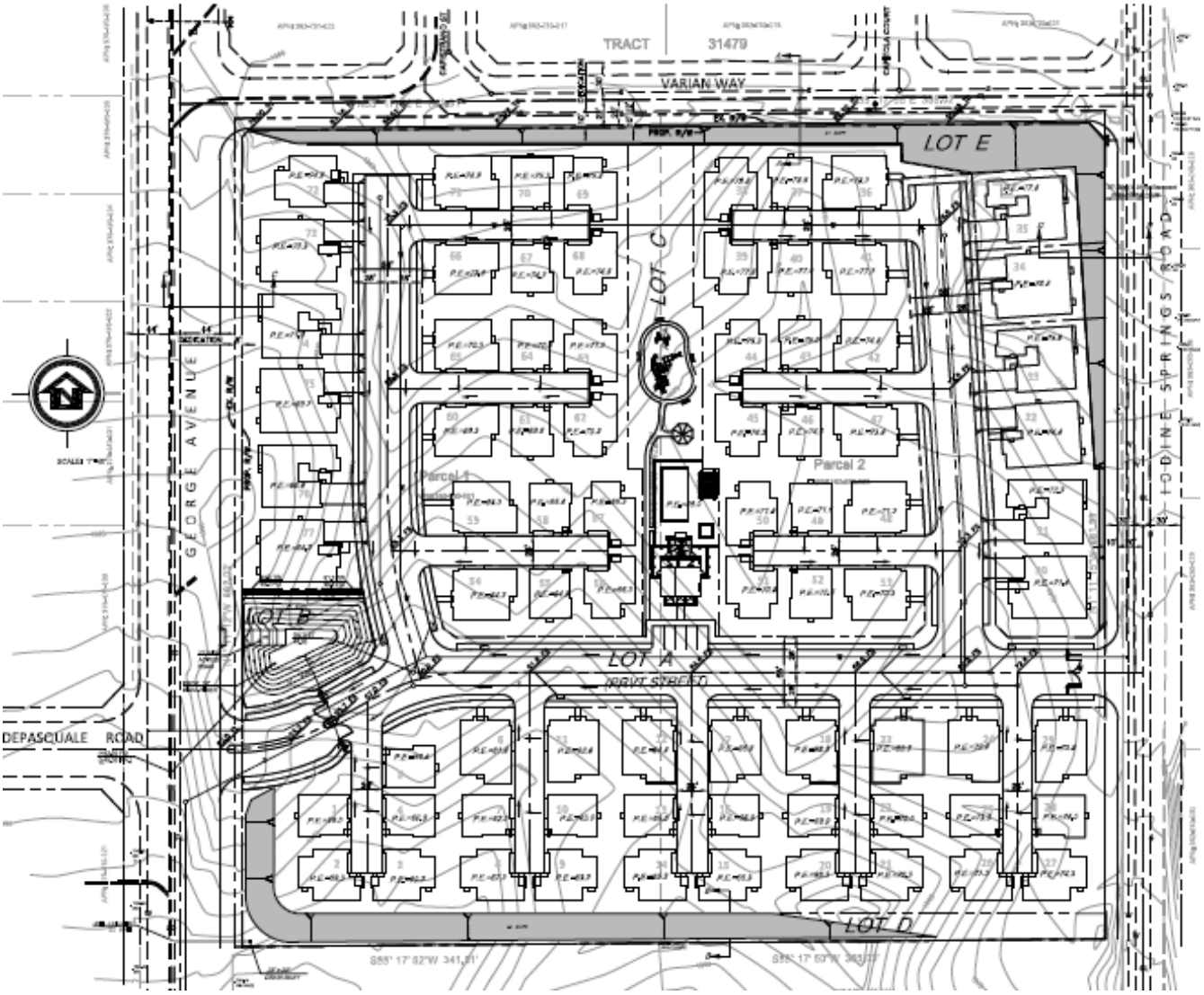
FIGURE 7
Proposed Zone District

Michael Baker INTERNATIONAL

Tentative Tract Map No. 36674:

The Nova Homes Residential project requires the approval of a tentative tract map to subdivide the project site for condominium purposes. Specifically, the tract proposes to subdivide the 11.52± acre site into one (1) parcel that will accommodate 77 single family dwelling units in a condominium setting. The exhibit on the following page reflects the proposed subdivision map.

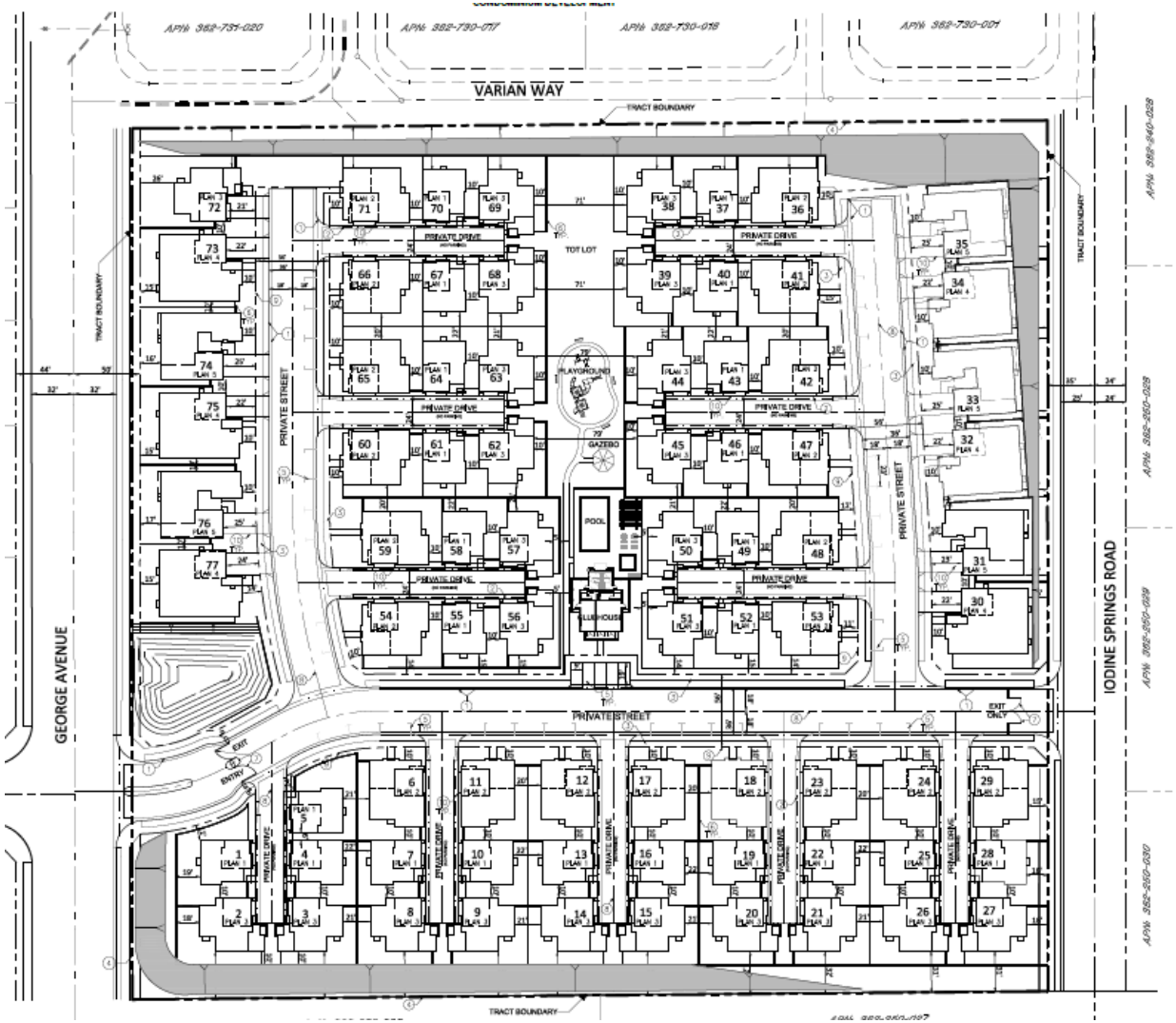
Proposed Tract Map No. 36952 Exhibit



Plot Plan No. 15-0129:

The Nova Homes Residential project requires approval of a plot plan/final site plan of development to build the 77 single family dwelling units. The plot plan package includes a site plan that shows how each unit will be plotted on the site, preliminary grading plan, architectural plan, landscape plan and a wall/fence plan. Development of the project is subject to the development standards of the R-4 zone (Chapter 17.60). This section establishes development and use standards related to lot size, setbacks, building height, etc. The following subsections describe each component of the plot plan package. An analysis of the development standards is provided in the Analysis section below. An exhibit of the site plan is provided on the following page. A copy of the full development plans package is provided for Council consideration in Attachment F.

Proposed Plot Plan/Site Plan Exhibit



Site Plan:

In accordance with Section 17.60.040.A, the minimum overall area for each dwelling unit shall be 6,000 square feet. Although the project has a condominium map, the minimum overall area for each dwelling unit is about 6,364 square feet. Thus, the project meets this requirement.

In accordance with Section 17.60.040.B, the minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. In addition, the minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. Based on the site plan, the residential building site is approximately 6,300 square feet. As this is a condominium map, there are no individual lots so this requirement would not apply. Nonetheless, the project meets the intent of this requirement.

In accordance with Section 17.60.040.C, the R-4 zone sets a maximum building height of 40 feet for single family residences. As outlined in the architectural elevations, the tallest dwelling unit is 2 stories and does not exceed 26 feet in height. Thus, the project meets this requirement.

In accordance with Section 17.60.040.D, the R-4 zone outlines specific development standards for plotting dwelling units related to setbacks. As shown on site plan, each plotted dwelling unit meets and exceeds these minimum setback requirements. Refer to the table below.

In accordance with Section 17.60.040.E, parking shall comply with Chapter 17.188 of the municipal code. Based on this code section, two (2) spaces per unit is required. The Applicant has provided two (2) spaces per unit in an attached/enclosed garage. Thus, the parking requirements have been met. There are no visitor parking requirements for the single family neighborhood; however, the internal streets have a 36-foot curb-to-curb width which would allow on-street parking on one side of the street.

In accordance with Section 17.60.040.F of the municipal code, individual sewage disposals systems are not allowed in the R-4 zone. The project has been designed to provide a sewer system in accordance with EVMWD requirements so each home is tied to this system. Therefore, the project meets this requirement.

The table on the following page summarizes compliance with the R-4 development standards. Based on this, the proposed site plan meets and exceeds the minimum development standards of the R-4 zone.

Development Standards Table (17.60.040 – R-4 Zone)

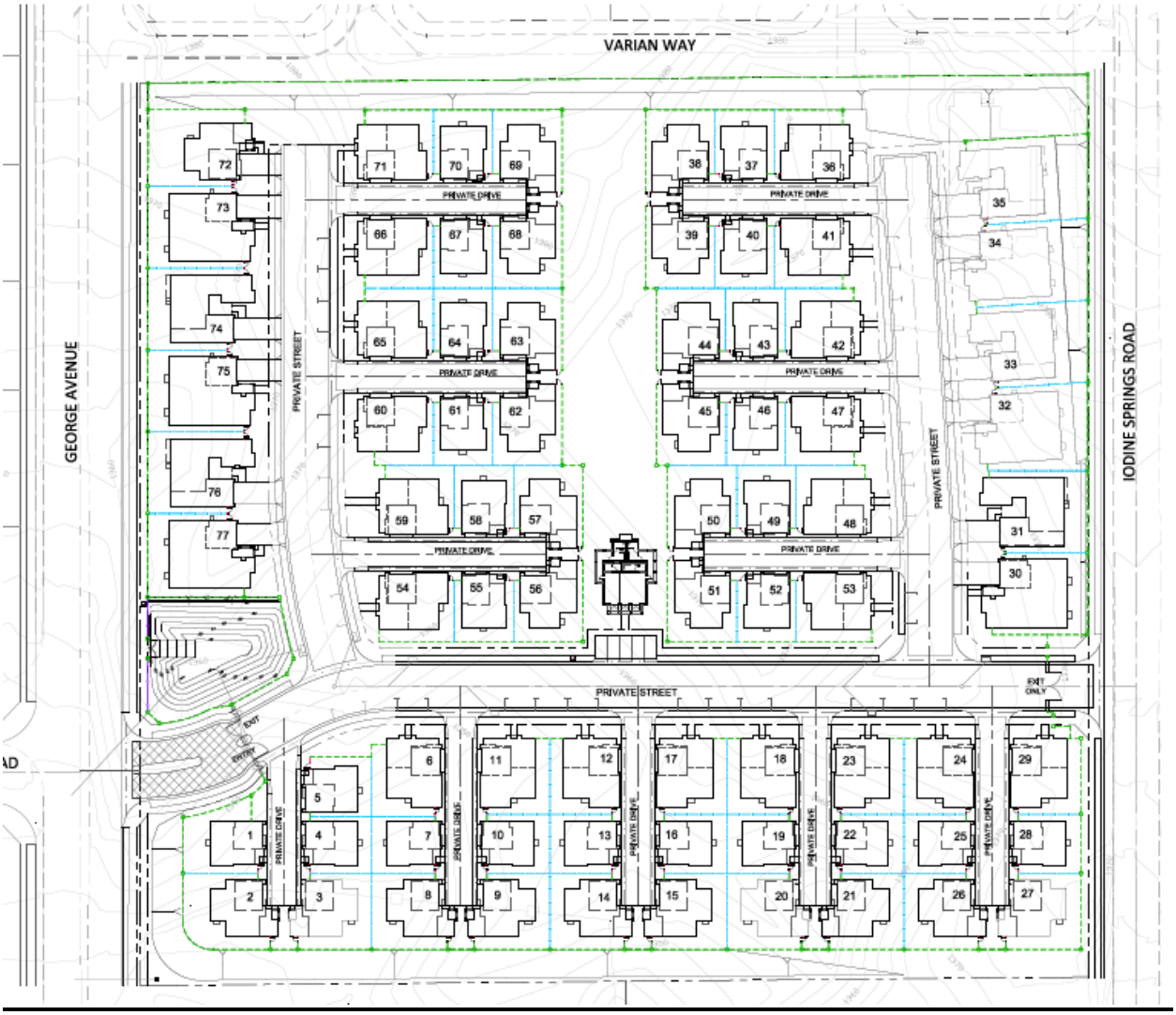
Development Standards	Minimum Dev. Standard	Proposed Project	Meets/Exceeds Requirements
Minimum Site Development Area	4 acres	11.25 acres	Yes
Minimum Lot Size	3,500 sq. ft.	N/A (Condo Map)	Yes
Minimum Lot Width/Depth	40 ft. / 80 ft.	730' x 657'	Yes
Required Setbacks			
Front Setback	20 ft.	25' min.	Yes
Rear Setback	10 ft.	15 ft. min.	Yes
Side Setback –			
Interior Side Yard	5 ft.	5 ft. min.	Yes
Corner Lot	10 ft.	14 ft. min.	Yes
Building Height	40 ft. max.	26 ft.	Yes
Density Range (MHDR)	5 - 8 units/acre	6.84 units/acre	Yes

Required Walls/Fencing:

A wall/fence plan is required as part of the final site plan of development package. The Countywide Design Standards and Guidelines outline specific wall and fence requirements for single family residential developments. For example, boundary walls along the perimeter of the tract, side yards visible from the street and side yard returns must be decorative block material.

The applicant is providing a 6-foot decorative "split-face" block wall along the perimeter (including decorative pilasters), and on side yards facing streets, including side yard returns consistent with this requirement. Interior side and rear fencing is also required for the project and can be either block or some other durable/similar material. The applicant has proposed vinyl fencing for the interior side yards. Based on these, the proposed wall/fence plan is consistent with the residential design guidelines. Refer to colored wall/fence plan on the following page.

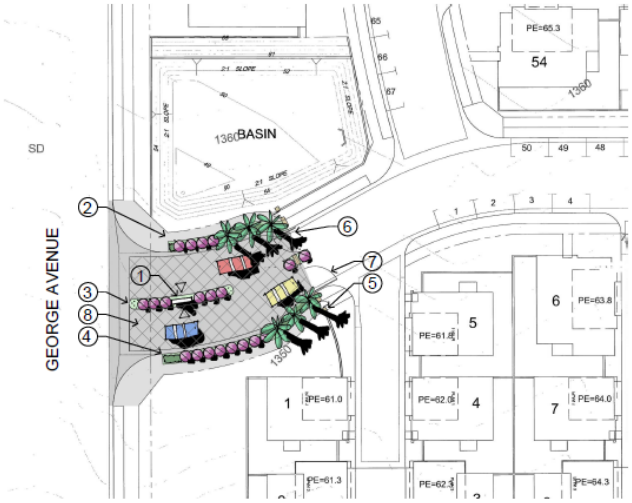
Wall/Fence Plan Exhibit



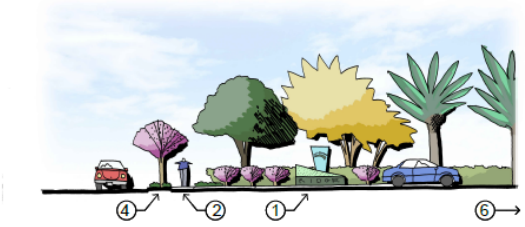
The blue lines represent interior side/rear yard vinyl fencing. The green lines represent a decorative “split-face” block wall with pilaster columns. The purple lines around the detention basin is tubular steel. The design details can be reviewed in the landscape plans (Attachment G).

Vehicular Access:

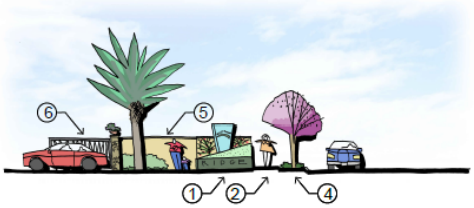
Primary vehicular access to and from the Nova Homes site is provided via a gated entry from George Avenue. Secondary access will be provided via Iodine Springs Road. For a detailed discussion of the traffic mitigation and improvements, please refer to the traffic/roadway/vehicular access discussion on page 16 of the staff report. The exhibit on the following page shows a colored/enhanced design of the primary and secondary access.



MAJOR ENTRY (GEORGE AVENUE) PLAN
20 SCALE



MAJOR ENTRY (GEORGE AVENUE) SECTION
NTS

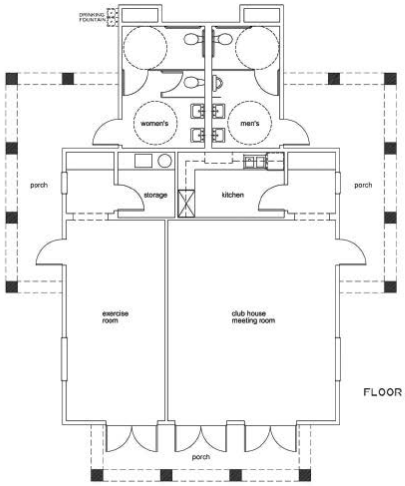


MINOR ENTRY (IODINE SPRINGS ROAD) SECTION
NTS

PLANTING PALETTE

Private Open Space Area:

In accordance with 17.60.040.G, the "recreation area" must be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the project. To meet this requirement, the applicant is providing a 0.44 acre private/common open space & recreation area in the center of the community. This area will include amenities for residents such as picnic tables/barbeques, grass area, 2 tot lots, pool (20' x 45'), Jacuzzi/spa (12' diameter), sun court with accent garden and a clubhouse building (1,000 square feet). This private open space area will be maintained by a homeowners association that will be established as part of the project development. The colored exhibit below and on the following page reflects the clubhouse design.



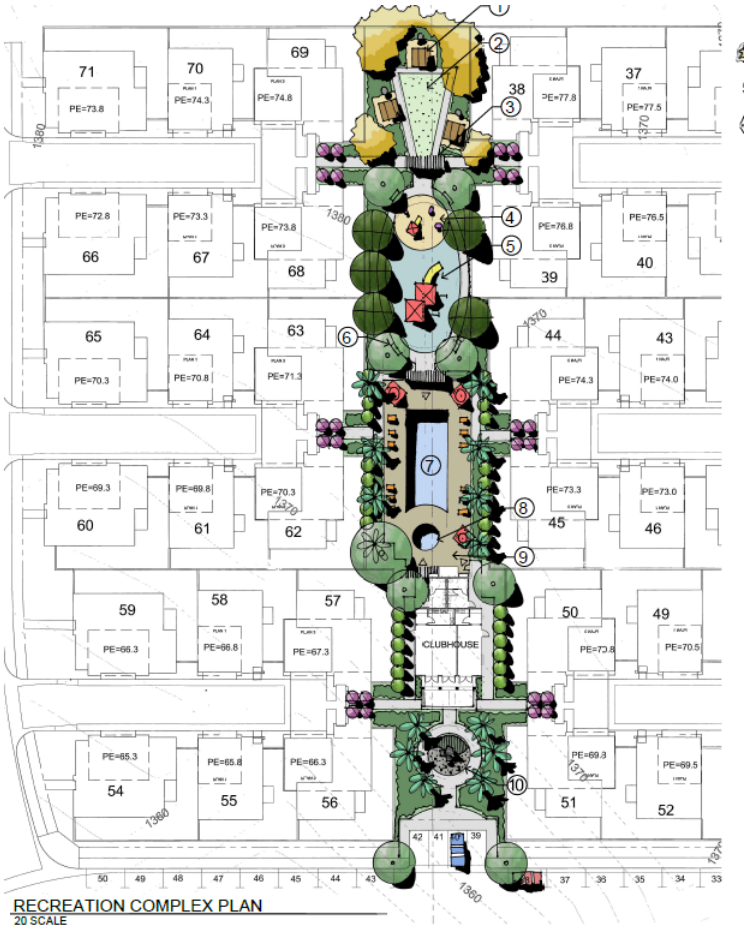
FLOOR PLAN

FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION



RECREATION COMPLEX PLAN
20 SCALE

Landscaping/Water Efficient Standards (Chapter 17.276):

The Applicant has provided a detailed conceptual landscape plan (refer to Attachment F for details, and exhibit below). 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 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.

Proposed Landscape Plan Exhibit

FEATURE LEGEND

1. MAJOR ENTRY
2. IODINE SPRINGS EXIT
3. CLUBHOUSE □ REC. AREA (POOL WITH FENCING)
4. DETENTION BASIN
5. ALLEY
6. TYP. INTERIOR STREET

Architectural Plans/Floor Plans:

The architectural design proposed for the project includes 3 elevation styles that are characterized as "Tuscan, Craftsman and Spanish" themes. These elevations incorporate appropriate architectural elements such as stucco and wood-sided walls, wood posts & railings, decorative gable end and beam details, corbels & wood trellises, decorative louvers and shutters. In addition, the City has implemented the Countywide Design Standards and Guidelines that provide specific architectural styles that include: design styles, building articulation, varied roof planes, 360-degree architectural detail, multiple floor plans (depending on the number of lots), and varied color/materials for the homes. As part of the final site plan of development package, the applicant has provided an architectural program that achieves the above items.

- Multiple Floor Plans/Elevations – Since the tract has 77 lots designated for single family homes, five (5) different floor plans with three (3) different elevations are proposed (Attachment G). The applicant has also varied the floor plans so the same floor plan/elevation is not repeated immediately adjacent to another unit. The site plan shows the actual plotting of the floor plan and elevation types.

- Building Articulation – The intent behind this guideline is to avoid long, unarticulated building facades by incorporating varying setbacks, projecting architectural features, and vertical/horizontal variation in the façade. As illustrated in the architectural design sheets, each dwelling unit type provides the required elements that achieve building articulation.

- Varied Roof Planes – Roof articulation is required and may be achieved by changes in building planes, gable/hip roofs, dormers, etc. As illustrated in the architectural design sheets, each dwelling unit type provides varied roof plans the required elements that achieve building articulation.

- 360-degree Architecture – This guideline is intended to create variation in the building planes and to avoid un-articulated facades. As illustrated in the architectural design sheets, each dwelling unit type provides architectural detail on all four elevations of the homes.

For reference purposes, the unit and floor plan information is provided in the table on the following page.

Typical Unit Types / Floor Plan

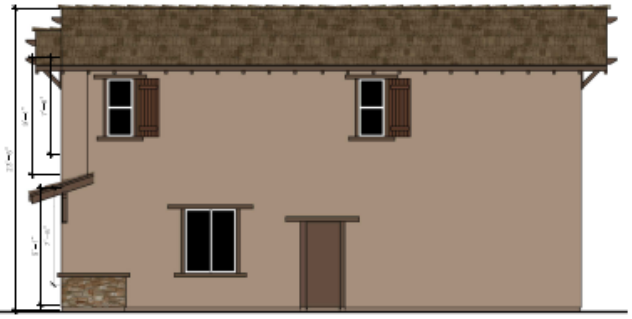
Unit Type	Unit Quantity	Unit Size (sq. ft.)	# of Bedrooms / Bathrooms
Plan 1 (2-story)	23	1,746 sq. ft.	3-Bed, 2-1/2 baths
Plan 2 (2-story)	20	2,951 sq. ft.	5-Bed, 4 baths
Plan 3 (2-story)	23	2,426 sq. ft.	3-Bed, 2-1/2 baths
Plan 4 (1-story)	6	2,254 sq. ft.	4-Bed, 3.5 baths
Plan 5 (2-story)	5	3,160 sq. ft.	5-Bed, 3-1/2 baths
Total Counts	77 Units	n/a	n/a

Staff has provided reduced size exhibits of the architectural elevations on the following pages.

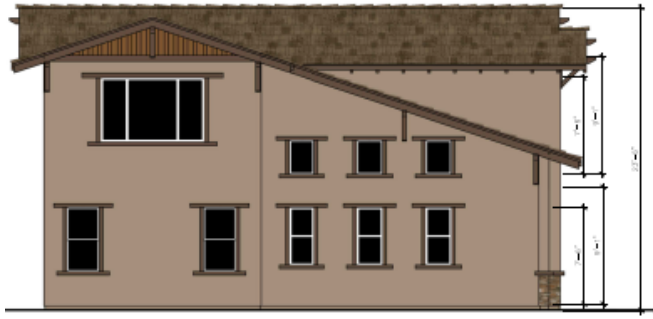
Proposed Architectural Elevations Exhibits

Plan 1 – Craftsman Theme

FRONT ELEVATION

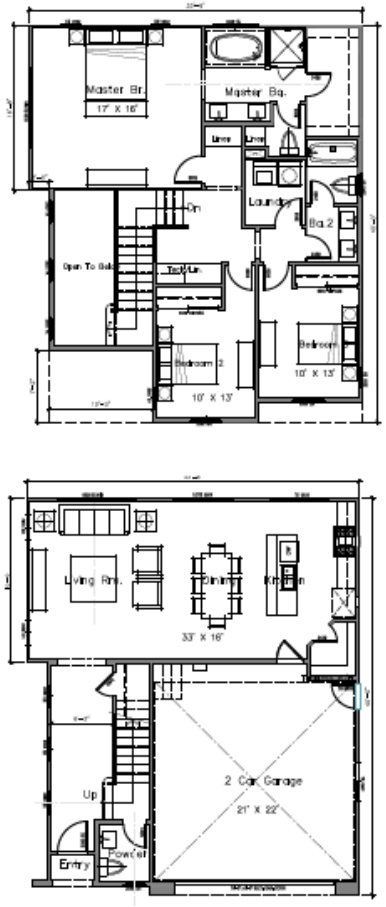


RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed Architectural Elevations Exhibits

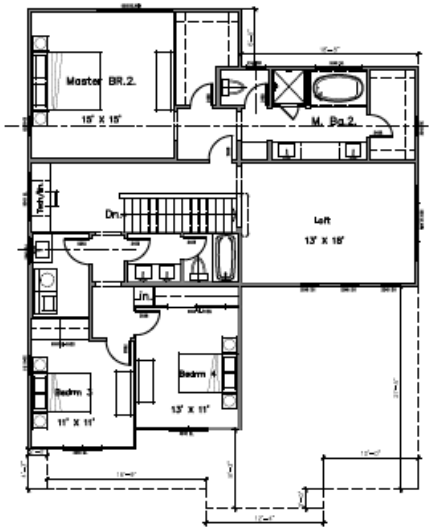
Plan 2 – Craftsman Theme

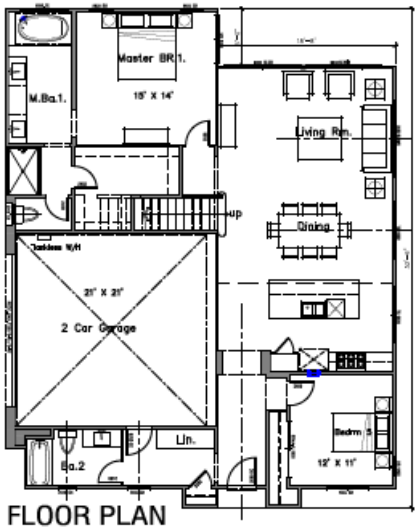
FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION





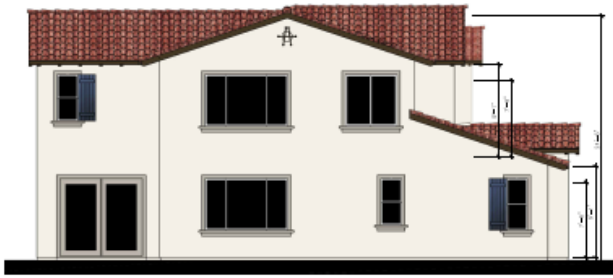
FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed Architectural Elevations Exhibits

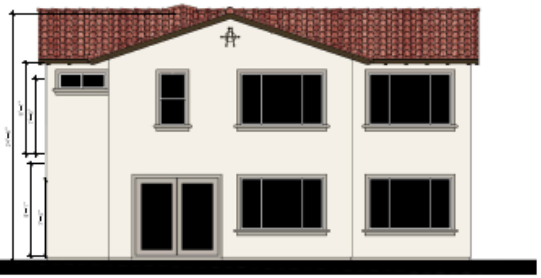
Plan 3 – Spanish Theme

FRONT ELEVATION

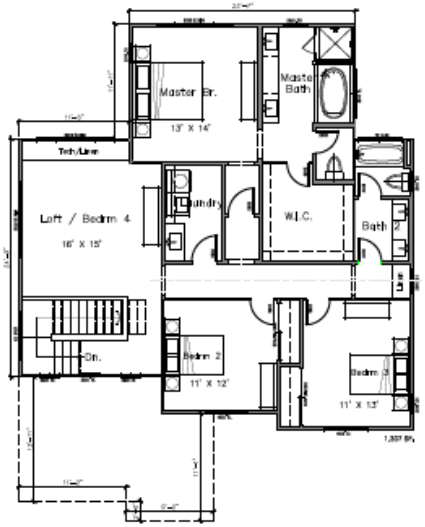
RIGHT ELEVATION

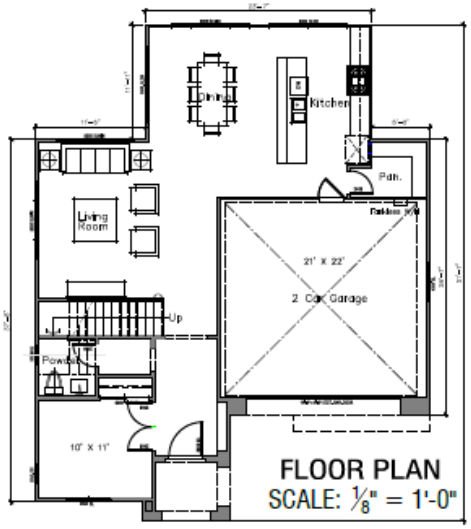


LEFT ELEVATION



REAR ELEVATION

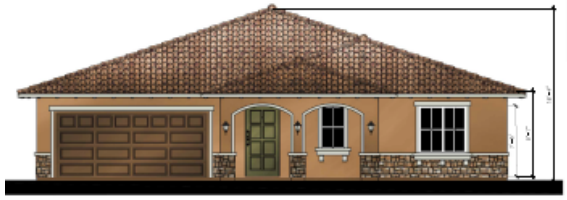




FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed Architectural Elevations Exhibits

Plan 4 – Tuscan Theme

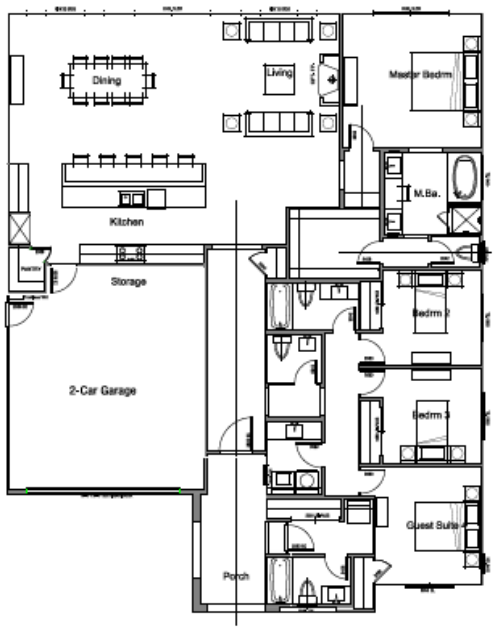


FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

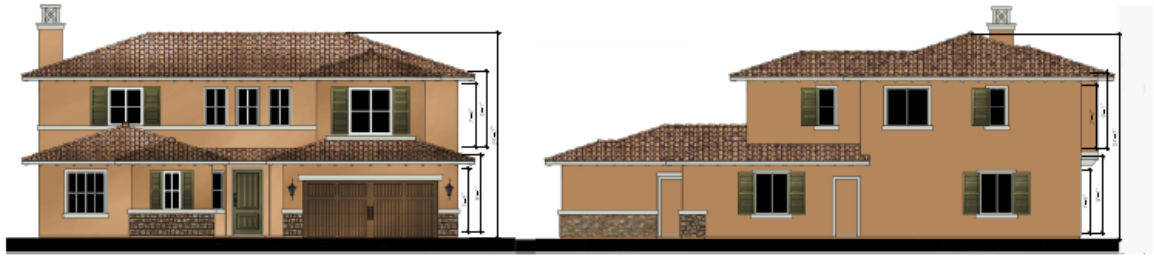
REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed Architectural Elevations Exhibits

Plan 5 – Tuscan Theme

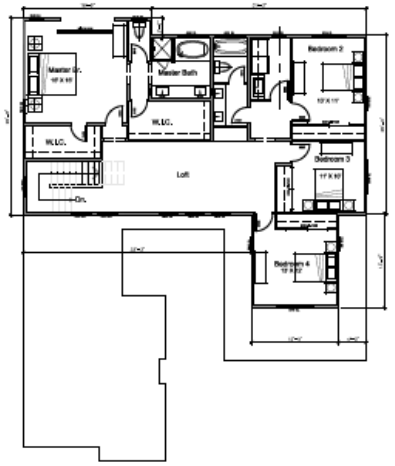


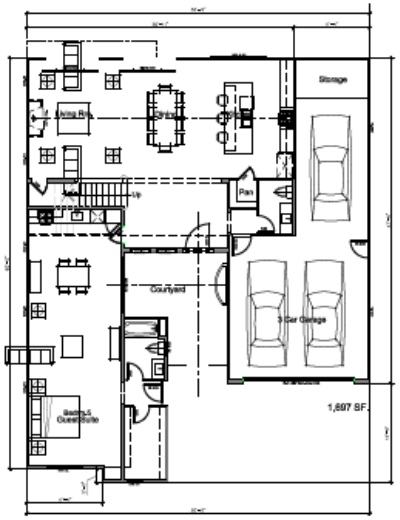
FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION





FLOOR PLAN
SCALE: $\frac{3}{32}$" = 1'-0"

PROJECT ANALYSIS / FINDINGS OF FACT:

CEQA Analysis/Findings:

Upon completion of the draft IS/MND, the Planning Department on June 30, 2016, provided a Notice of Intent (NOI) to the State Clearinghouse, Riverside County Clerk, Press Enterprise, and the City 's local distribution list regarding the preparation and public review of the draft IS/MND for the proposed Nova Homes Residential project. 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 commenced on June 30, 2016 and concluded on August 1, 2016. A second review period was set up with State Clearinghouse that began on August 2, 2016 and concluded on August 31, 2016. The draft IS/MND was also posted at city hall and on the city's website for public review.

The Planning Department received a total of five (5) written comment letters during the review/comment periods concerning the draft IS/MND for the proposed Nova Homes Residential project. In accordance with the City's Local CEQA Guidelines, the Planning Department has prepared detailed responses to the five (5) public comment letters. A copy of the city's responses were provided to each commenter 10 days prior to the original Planning Commission meeting (10/19/16). In addition, a Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with CEQA Guidelines to monitor compliance with the mitigation measures. A copy of the Response to Comments package and MMRP are provided for Council consideration in Attachment A, Exhibits 3 & 4.

The City Council has the authority to review the draft IS/MND. Based on the foregoing, the Planning Commission recommended City Council adoption of the IS/MND and MMRP based on the findings outlined below:

A. Review Period: That the City has provided two 30-day public review periods 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 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 City Council can conclude that the project will not have a significant effect on the environment with the proposed mitigation measures and Mitigation Monitoring and Reporting Program.

General Plan Amendment (GPA) Analysis:

In evaluating the GPA to change the existing land use designation Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR), the Planning Commission determined that the findings can be made by City Council to support approval. The MHDR land use designation is intended for the development of single family attached and detached residential uses at a density range of 5 – 8 units/acre. The proposed project density at 6.84 units/acres falls within the required range. In addition, the MHDR land use designation accommodates the proposed R-4 zoning as it is highly consistent according to the general plan.

The project also implements a number of general plan policies related to residential development and housing (refer to the findings below). The Planning Commission supported the proposed general plan amendment from MUPA to MHDR as the proposed density of 5 – 8 units/acre is more compatible with the surrounding land uses and densities than the existing land use density of 30 units/acre.

General Plan Amendment (GPA) Findings:

Pursuant to Government Code Section 65350 – 65362 and Chapter 17.08.040(F)(2) of the Zoning Ordinance, the Planning Commission has recommended the City Council make the following findings to approve GPA No. 15-0129.

A. The proposed change does not involve a change in or conflict with the City of Wildomar Vision, any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan.

Evidence: The proposed land use amendment for the Nova Homes Residential development project does not involve a change in or conflict with the City of Wildomar Vision (Chapter 2 of the General Plan), any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan in that the proposed land use designation Medium High Density

Residential (MHDR) falls within the "Community Development" Foundation Component of the General Plan. Thus, the proposed land use designation change do not conflict with the property's "Community Development" Foundation Component designation. The proposed deletion of Depasquale Road from the Circulation Element map through the project site also does not conflict with the property's "Community Development" Foundation Component designation as vehicular and pedestrian access in the general area will remain fully functional via the use of George Avenue and Iodine Springs Road.

Further, the Vision outlined in Chapter 2 of the General Plan states that each element of the General Plan contains a description of how it implements the Vision in the form of specific policies related to each element (page V-2). Thus, consistency with specific General Plan policies demonstrates consistency with the vision. The proposed Nova Homes Residential development project achieves the vision as it is consistent with those land use and housing policies discussed in Finding B below. Finally, the proposed general plan amendment is consistent with the general planning principles set forth in Appendix B to the General Plan, in that Appendix B encourages single family detached dwellings (App. B, Sec. I.G.) and the development of new housing in a manner that encourages a wide range of housing choices (i.e., ownership and/or rentals) within the City (App. B, Sec. I.D.).

B. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

Evidence: The proposed general plan amendment will contribute to the purposes of the General Plan and will not be detrimental in that as part of the IS/MND and development review process it was determined that the proposed Medium High Density Residential (MHDR) land use designation resulting in the development of the proposed single family residential development did not require any changes to other Elements of the Wildomar General Plan, other than the proposed elimination of Depasquale Road through the project site which will not impact circulation in the general area. Therefore, the proposed general plan amendment will result in the project being internally consistent.

The proposed land use change furthers the following land use and housing element policies related to the proposed project:

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

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

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

LU 22.1 The proposed project will accommodate the development of single family detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

In addition, the City of Wildomar's adopted 2013-2021 Housing Element includes Policy H-1 which states, "Ensure there is a sufficient supply of multi-family and single-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation (RHNA)". Per state law, land must be able to be developed at a density of 30 units per acre to be considered affordable to low, very low or extremely low income households. The City's RHNA for low, very low and extremely low income households is 1,574 units.

In furtherance of Policy H-1, the City re-designated 25.96 acres as Highest Density Residential (HHDR), which allows for development at 30 units per acre. Assuming only 80% of the HHDR land can actually be developed, this results in a development potential of 623 units at 30 units per acre. In addition, the City created a "Mixed Use Overlay" zone and applied the zone to most of the properties

within the City that already had a Mixed Use General Plan land use designation (totaling 117 acres), including a 5.84 acre portion of the Nova Homes project site (APN: 362-250-001). The Mixed Use Overlay requires 30% to 50% of a site to be developed with multi-family residential uses at a density of at least 30 units per acre.

The residential development potential on the Mixed Use land ranges from 1,053 units to 1,755 units at a density of 30 units per acre. Thus, the City's actions to implement Policy H-1 resulted in the potential for up to 2,378 units to be built that are affordable to low, very low and extremely low income households. This exceeds the City's RHNA for these income categories by 804 units. The Nova Homes Residential project would remove an additional 5.84 acres of land from the 116.99 acres of Mixed Use land in the City, leaving 76.61 acres of available to satisfy the City's RHNA (this remaining acreage includes the 35.54 acres removed as part of the Baxter Village project approved by Council on February 10, 2016). Thus, the remaining 76.61 acres of Mixed Use land could be developed with 689 to 1,149 units at 30 units to the acre. Therefore, a combined total of up to 1,772 units could be built on the 25.96 acres of HHDR land and 76.61 acres of remaining Mixed Use land in the City, which exceeds the City's RHNA for low, very low and extremely low income households by 198 units.

Therefore, the redesignation and rezoning of the Nova Homes Residential project site does not conflict with Policy H-1 because the City is still able to satisfy its RHNA obligations with the remaining property in the City that is designated HHDR or has the Mixed Use Overlay zoning.

C. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Evidence: The proposed general plan amendment is needed to address circumstances and conditions that that were unanticipated when the General Plan was adopted by the City Council. The economy, and the housing market in particular, have weathered a great recession. At the time the General Plan land use designation of MUPA was determined for the project site, there was a greater emphasis higher density/mixed use development opportunities. Post-recession, there is now a need for a more balanced approach with lower density uses on the site, which because of its location would be more compatible with the adjacent lower density single family residential neighborhoods to the north and west. Given the property's location away from Clinton Keith Road, the viability of retail uses on the site is no longer practical or economically feasible. With the approval of the 2013 – 2021 Housing Element in December 2013, single-family development opportunities were a specific policy (Policy H-1.1) that encourages the City to pursue so it can provide more home ownership opportunities to meet the City's RHNA. Given the type of project proposed and the amenities being provided, the proposed amendment meets this finding.

Change of Zone (CZ) Analysis:

The existing zoning for the entire project site is R-R (Rural Residential) which includes the Mixed-Use Overlay (MU-O) zone on a 5-acre portion of the site. The proposed change of zone would be remove the Mixed-Use Overlay zone designation and change the zoning from R-R to R-4. The MU-O zone would have required the project site to build a multi-family project with a density of at least 30 units per acre. The Planning Commission supported the proposed change of zone because the zoning designation is intended for the development of single family uses detached dwellings and it provides for home ownership opportunities.

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 has recommended the City Council make the following findings to approve Change of Zone No. 15-0129.

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

Evidence: The applicant is proposing to amend the general plan land use designations for the project site to remove the MU-O overlay zone district and change the existing zoning designation from R-R to R-4 to accommodate the proposed single-family residential development project. According to the general plan zoning consistency table, the R-4 zone is highly consistent with the MHDR general plan land use designation which allows for single family detached development, thus, it is consistent with the General Plan. The proposed zone change to R-4 will be consistent with, and implements, 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 detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

Tentative Tract Map No. 36952) Analysis:

The Nova Homes Residential project requires the approval of a tentative tract map to subdivide the project site to accommodate the single family development. Specifically, the tract map proposes to subdivide the 11.25 acre site into one (1) lot. While the project includes 77 single family detached dwellings, the ownership will reflect a "condominium" approach. Each family will own there home with all other areas being governed by a homeowners association. This approach was requested by staff in an effort to create the appearance of a traditional R-1 subdivision that would be compatible with the R-1 neighborhoods to the north (The Orchards) and west (Hartford Park).

The proposed tract map is also consistent with the MHDR land use designation which allows residential development within the 5 – 8 units/acre density range. The tract map also complies with the Subdivision ordinance (Title 16) and all applicable development standards of the R-4 zone (Chapter 17.60).

Tentative Tract Map No. 36952 Findings:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Commission has recommended the City Council make the following findings to approve Tentative Tract Map No. 36952.

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. 36952 is consistent with the City's General Plan in that the proposed land use designation of Medium High Density Residential (MHDR) is intended to provide for the development of single family detached residences at a density of 5 – 8 units/acre and with lot sizes that range from 4,000 square feet to 6,500 square feet. Given the lot size for the tract map is 11.25 acres, TM No. 36952 is consistent with the General Plan. With its close proximity existing and future commercial retail centers, the Nova Homes Residential project will provide opportunities for new residents to shop local consistent with General Plan policies. As these residences are proposed as "ownership units," the project will provide important housing opportunities to existing and future Wildomar residents. Given these facts, the proposed tract map is consistent with the General Plan. There is no specific plan governing this project or the general area. The project also promotes the following land use policies:

LU 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 detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

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

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

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

Evidence: The project site encompasses approximately 11.25+ acres and the tentative map proposes to subdivide the project area into one (1) lot for condominium purposes resulting in 77 single family residences. Given the density allowed by the MHDR land use designation (5 - 8 units/acre), the proposed single family project falls within this density range as it is established at 6.84 units/acre. Further, the project site with its proposed R-4 zoning has a minimum parcel development size of four (4) acres, and an individual minimum lot size of 3,500 square feet. The project site is 11.25 acres with one lot, thus, the project exceeds the minimum R-4 development standards. Given these facts, the proposed Tract Map is physically suitable for the type and proposed density of development.

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

Evidence: The City has prepared an Initial Study/Mitigated Negative Declaration for the Nova Homes Residential project, including Tentative Tract Map No. 36952. The IS/MND analyzed all the required environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The EIR was circulated for a 30-day public review period in accordance with CEQA law. All

comments on the IS/MND from the commenters have been responded to as outlined in the final MND/Response to Comments package. 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 Tract map meets this finding.

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

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

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

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

Plot Plan Analysis:

The proposed project requires the approval of a plot plan/final site plan of development to develop the project. Based on the proposed project description and development plans, the project complies with the development standards (i.e., setbacks, building height, etc.) of the R-4 zone (as described in the Project Description section) and MHDR land use designation. The project also complies with the all other applicable zoning ordinance standards related to parking, landscaping, etc.

Plot Plan Findings:

Pursuant to Section 17.216.040 of the Wildomar Zoning Ordinance, the Planning Commission has recommended the City Council make the following findings to approve Plot Plan No. 15-0129.

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

Evidence: The proposed single family development is consistent with the intent of the General Plan land use designation of MHDR as this land use is intended to accommodate single family attached or detached dwelling units at a density range of 5 – 8 units/acre. With a project density of 6.84 units/acre, the plot plan is consistent with the MHDR density requirements. Further, the single family development is allowed use in the R-4 zone subject to the approval of a plot plan and all development standards of Chapter 17.60. 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 single family development meets the purpose and intent of the R-4 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 detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

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

Evidence: The proposed project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project site, upon approval of the general plan amendment to MHDR and the change of zone to R-4, the proposed Nova Homes Residential project meets 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 development considered the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that primary access to the site will only occur from George Avenue and Iodine Springs Road in accordance with Public Works and Fire Department standards. Both streets will be fully dedicated and improved to Public Works street standards (including curb, gutter and sidewalks) to facilitate the safe off-site and on-site traffic flow generated by the project. Further, a traffic study was prepared for the proposed project and was extensively analyzed as part of the IS/MND, and traffic impacts have been properly mitigated. As a result, the proposed Nova Homes Residential 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 development of the construction of the proposed project has been designed and conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, requirements relating to storm water runoff management and other drainage control regulations. The project drainage has been designed to accommodate a series of filtration and detention areas (within

and around the drive aisles and parking areas) to capture storm runoff. Further the project was required to prepare a Hydrology/Hydraulic study and Preliminary Water Quality Management Plan as part of the IS/MND which analyzed and addressed in detail all drainage impacts that could have resulted from this project. As a result, the proposed Nova Homes Residential 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 36952) to subdivide the property to accommodate the proposed single family project. The tentative tract map has been conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Nova Homes Residential project meets this finding.

FISCAL IMPACT:

The Nova Homes project will not have a fiscal impact on the city's general fund. In accordance with the Development Impact Fee (DIF) ordinance adopted by Council (including parkland acquisition and park improvement fees), along with the required regional impact fees (i.e., TUMF, MSHCP, etc.), this project is required to pay approximately $1,762,000. These fees are paid typically prior to the issuance of building permits.

In addition, the proposed single family detached condominium project (77 dwelling units) is conditioned to be annexed into the city-wide CFD 2013-1 (refer to Public Works, Tract Map Condition No. 6). The residential development will pay its full share of park maintenance through the CFD services and the equivalent share of the Measure Z tax of $28/year/unit. The CFD revenue will be determined and finalized based on final plans and the level of maintenance required.

PUBLIC COMMUNICATION / NOTICING

In accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code section 17.08.100, 17.216.050, and 07.280.040, the City of Wildomar Planning Department, on December 28, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which the Nova Homes Residential project (PA No. 15-0129) would be considered by the City Council.

Further, 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 December 30, 2016 published a legal notice in the "Press Enterprise," a local newspaper of general circulation, notifying the general public

of the public hearing for which the Nova Homes Residential project (PA No. 15-0129) would be considered by the City Council. Since the project was continued from the January 11, 2017 Council meeting to a specific date, no additional noticing was required.

Submitted by:
Matthew C. Bassi
Planning Director

Approved by:
Gary Nordquist
City Manager

ATTACHMENTS:

A. Resolution No. 2017-01 - Initial Study/Mitigated Negative Declaration
   - Exhibit 1 - Nova Homes Residential Project IS/MND Document
   - Exhibit 2 - IS/MND Technical Appendices
   - Exhibit 3 - IS/MND Response to Comments Document
   - Exhibit 4 - IS/MND Mitigation Monitoring and Reporting Program (MMRP)

B. Resolution No. 2017-02 - General Plan Amendment No. 15-0129

C. Ordinance No. 130 - Change of Zone No. 15-0129

D. Resolution No. 2017-03 - Tentative Tract Map No. 36952
   - Exhibit 1 - TTM No. 36952 Conditions of Approval

E. Resolution No. 2017-04 - Plot Plan No. 15-0129
   - Exhibit 1 - Plot Plan No. 15-0129 Conditions of Approval

F. Nova Homes Residential TTM No. 36952 Exhibit

G. Nova Homes Development-Landscape Plans/Exhibits

H. Nova Homes Nova Homes Colored Elevations-Floor Plans

I. Ste. Marie/Burkett IS/MND Comment Letter (dated 1/11/17)

J. Nova Homes/BB&K IS/MND Response Letter (dated 1/19/17)

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)

NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION NOVA HOMES RESIDENTIAL PROJECT

An Initial Study/Mitigated Negative Declaration (MND) has been prepared by the City of Wildomar for the Nova Homes Residential Project (PA No. 15-0129). The MND and technical appendices will be available for public review/comment beginning on Thursday, June 30, 2016. All files can be downloaded from the City of Wildomar Environmental Documents Center webpage at http://www.cityofwildomar.org/environmental-documents.asp. A printed/hard copy of the MND document will also available for public review at the City of Wildomar Planning Department located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595 during regular business hours (8 a.m. - 5 p.m., Monday through Thursday, Closed Friday's).

The project site is located west side of Iodine Springs Road, east side of George Avenue, and north of Clinton Keith Road in Wildomar, California (APN: 362-250-001 and 362-250-026) and consists of single-family residential development. The project includes the following applications for consideration by the Wildomar Planning Commission:

1. **General Plan Amendment** – A General Plan Amendment to remove the existing land use designation of Mixed Use Planning Area (MUPA) and add the Medium High Density Residential (MHDR, 5 – 8 units/acre density) land use designation.
2. **General Plan Amendment** – A General Plan Amendment to the Circulation Element to remove the extension of Depasquale Road through the project site.
3. **Change of Zone** –A Change of Zone to remove the Mixed-Use Overlay Zone district designation from the site and to change the existing zoning designation from R-R (Rural Residential) to R-4 (Planned Residential).
4. **Tentative Tract Map No. 36952** – A Tentative Tract Map to subdivide the 11.25 acre site into one (1) lot for single family detached condominium purposes.
5. **Plot Plan No. 15-0129** – A Plot Plan to develop 77 detached single-family residential dwelling units with related on-site & off-site improvements and open space and recreational amenities.

The IS/MND identifies impacts that require mitigation in the following topic areas: biological resources, cultural resources, geology and soils, and noise. Significant and unavoidable impacts and cumulatively considerable impacts have not been identified in any of the environmental issue areas. The project is not located on any hazardous materials sites enumerated under Section 65962.5 of the California Government Code.

In accordance with Sections 15072(a) and (b) of the CEQA Guidelines, this public notice is posted to officially notify the public, public agencies, and responsible and trustee agencies that the required 30-day public review/comment period will commence on **Thursday, June 30, 2016 and conclude on Monday, August 1, 2016.** Any written comments (via email or letter) on the IS/MND must be submitted no later than 5 p.m. on July 30, 2016. Written comments may be mailed to Matthew C. Bassi, Planning Director, City of Wildomar Planning Department, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Email comments can be sent to mbassi@cityofwildomar.org. The Planning Commission is tentatively scheduled to review the IS/MND and proposed development project at their September 7, 2016 meeting.

Posted: June 30, 2016

INITIAL STUDY FOR THE

Nova Homes Residential Project

(Planning Application 15-0129)

Lead Agency:

CITY OF WILDOMAR

23873 Clinton Keith Road, Suite 201

Wildomar, CA 92595

Prepared by:

Michael Baker International

9755 Clairemont Mesa Boulevard #100

San Diego, CA 92124

June 2016

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APPENDICES INCLUDED ON ENCLOSED CD-ROM

1. **Appendix 1**
    a. Plot Plan/Development Plans Package (May 23, 2016)
    b. Architectural Elevations Exhibits (May 23, 2016)
    c. Preliminary Grading Plan (May 23, 2016)
    d. Tentative Tract Map No. 36952 (May 23, 2016)
    e. Landscape Plans (May 23, 2016)
    f. Wall and Fence Plan (May 23, 2016
    g. Maintenance Exhibit (May 23, 2016)
    h. Irrigation Exhibit (May 23, 2016)
2. **Appendix 2 -** Air Quality and Greenhouse Gas Impact Analysis, LSA Associates, Inc. (June 2015)
3. **Appendix 3 -** Biological Resources
    a. MSHCP Consistency Analysis and Habitat Assessment, LSA Associates, Inc. (March 2016)
    b. Delineation of Jurisdictional Waters, LSA Associates, Inc. (March 2016)
4. **Appendix 4** - Cultural Resources Assessment, LSA Associates, Inc. (June 2015)
5. **Appendix 5**
    a. Report of Preliminary Soils and Foundation Evaluations, Soils Southwest, Inc. (July 22, 2015)
    b. Geotechnical Fault Hazard Investigation, Leighton Consulting, Inc. (September 19, 2015)
    c. Paleontological Resources Assessment, LSA Associates, Inc. (March 2016)
6. **Appendix 6** – Phase I Environmental Site Assessment, Soils Southwest, Inc., (January 2016)
7. **Appendix 7**
    a. Hydrographs, TL Group Corporation (July 2015)
    b. Water Quality Management Plan (WQMP), TL Group Corporation (April 14, 2016)
    c. Existing Hydrology Map, TL Group Corporation (July 2015)
    d. Proposed Hydrology Map, TL Group Corporation (July 2015)
8. **Appendix 8**
    a. Noise Impact Analysis, LSA Associates, Inc. (June 2015)
9. **Appendix 9 –** Traffic Impact Analysis, Kunzman Associates, Inc. (July 2015)
10. **Appendix 10 –** Elsinore Valley Municipal Valley Water District Will Serve Letter

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 (https://www.cityofwildomar.org/environmental-documents.asp). https://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, 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 development applications: 1) General Plan Amendment No. 15-0129 to remove the existing land use designation of Mixed Use Planning Area (MUPA) and add the Medium High Density Residential (MHDR, 5 – 8 units/acre density) land use designation; 2) A General Plan Amendment to the Circulation Element to remove the extension of Depasquale Road through the project site; 3) Change of Zone No. 15-0129 to remove the Mixed-Use overlay district from the site and to change the existing zoning designation from R-R (Rural Residential) to R-4 (Planned Residential); 4) Tentative Tract Map No. 36952 to subdivide 11.25 acres of mostly vacant (an existing mobile home is located on the northeastern portion of the project site) land into one (1) numbered lot for condominium purposes and 5 lettered lots (Lots A through E); and 5)Plot Plan No. 15-0129 to develop 77 detached single-family residential dwelling units with related open space and recreational amenities.

The purpose of this Initial Study is to evaluate the potential environmental effects associated with construction and occupancy of the planned residential development project and to provide mitigation where necessary to avoid, minimize, or lessen environmental effects.

Project Location

The project site is located west side of Iodine Springs Road, east side of George Avenue, and north of Clinton Keith Road in Wildomar, California. The regional and local vicinity of the project site are shown in **Figures 1** and **2**. The Assessor's Parcel Numbers (APN) for the project site are 362-250-001 and 362-250-026.

Project Description

The proposed planned residential development project consists of the physical development of 77 detached single-family residential dwelling units on one (1) lot, including on-site recreational and open space amenities, on-site & off-site infrastructure, and a water basin on five lettered lots on APNs 362-250-001 and 362-250-026. The components of the residential development project are summarized in **Table 1**.

Table 1
Proposed Uses

Proposed Use	Acres
Residential	6.99
Lot A – Private Street	2.59
Lot B – Basin	0.19
Lot C – Recreation Area	0.43
Lot D – Slope	0.42
Lot E – Slope	0.63
Total	**11.25**

Site Development

The project site is approximately 11.25 gross acres (10.49 net acres). It is anticipated that the entire site would be graded to accommodate the proposed development. Initial estimates indicate that grading activities will result in 31,000 cubic yards of cut and 29,000 cubic yards of fill (**Figure 3**). No soil export is planned from the site, any excess material will be used in landscaping and development on the property. Once developed, the project site will be a private gated community.

Roadway Access

Site access would be provided via George Avenue and Iodine Springs Road. The project will construct a main entrance on George Avenue that will link up with Iodine Springs Road via a private street. The main project entrance will also line up with the existing Depasquale Road west of the site. Both access points would allow full access into the project site (right turn in, right turn out, left turn in, and left turn out movements) for residents only.

Off-Site Street Improvements

The section of George Avenue from the northern project boundary to the southern project boundary would be constructed at the ultimate half-section width (100-foot right-of-way) including landscaping and parkway improvements. The section of Iodine Springs Road from the northern project boundary to the southern project boundary would be constructed at a 30-foot half-street section width (a half-section allows for two lanes of traffic). Additionally, Varian Way would be constructed at a 12-foot partial-street section width for the entire length from George Avenue to Iodine Springs Road.

Water

The proposed project would receive potable water from the Elsinore Valley Municipal Water District (EVMWD). Existing water lines run along both George Avenue (12-inch PVC) and Iodine Springs Road (8-inch PVC). Connection to the EVMWD water supply would occur at Clinton Keith Road and/or George Avenue, which are both adjacent to the project site.

Sewer

The proposed project would receive wastewater service from the EVMWD. Connection to the EVMWD wastewater system would occur via an 8-inch PVC pipe at Iodine Springs Road adjacent to the project site.

II. EXISTING CONDITIONS

Physical Setting

The project site is currently undeveloped but highly disturbed. Site topography ranges in elevation from 1,340 feet above mean sea level (amsl) to 1,364 feet amsl.

The project site is characterized as heavily disturbed grassland. The adjacent properties to the south are also currently vacant. However, one of the parcels (APN 362-250-003) directly to the south of the project site, will be developed into a 40,120 square-foot commercial retail center including a 7-Eleven mini-mart/gas station (with alcohol sales) and six other commercial/retail buildings (i.e., Clinton Keith Village Retail Project, PA No. 15-0013). The adjacent properties to the east have low density residential uses on large lots or are vacant. The adjacent properties to the north are currently being developed with medium-

density residential single family uses (TM No. 31479). The adjacent property to the west are developed with single family residential units (Hartford Park Single Family Residential). As shown **in Figure 2**, the project is located east of George Avenue and west of Iodine Springs Road, both of which are designated as secondary roadways in the Wildomar General Plan Circulation Element with an ultimate right-of-way of 100 feet. Currently, neither roadway is developed to full width. There is a traffic signal at the Clinton Keith Road and George Avenue intersection.

Regulatory Setting

The City of Wildomar General Plan land use designation for the project site is Mixed Use Planning Area (MUPA), which allows development of a mixture of residential, commercial, office, entertainment, education, and/or recreational uses. The MUPA land use designation requires development devote at least 30 – 50 percent of the property for development of multi-family residential units at a density of 30 dwelling units per acre. The planned residential project proposes single family residential development at a density of 6.84 dwelling units per gross acre. The General Plan land use designations of the properties surrounding and immediately adjacent to the project site are Medium Density Residential (MDR) to the north; MUPA to the east; MDR to the west; and Commercial Retail (CR) and MUPA to the south (**Figure 4**). The project does not propose any mixed use or commercial development. Therefore, the proposed project includes a General Plan Amendment to remove the existing MUPA designation and add the Medium High Density Residential (MHDR) land use designation. This will accommodate the project as proposed and would not require residential uses of 30 dwelling units per acre and commercial development. (**Figure 5**).

As proposed, the project will construct a private street with a maximum right-of way of 56-feet at the southernmost boundary of the project site connecting George Avenue to Iodine Springs Road. In the Circulation Element, upon full buildout, Depasquale Road would be constructed as a 2-lane collector road connecting George Avenue to Iodine Springs Road with a minimum right-of-way width of 74-feet. The proposed project roadway location and right of way width for the private street does not reflect the General Plan Circulation Element roadway width and location for Depasquale Road. Therefore, with the implementation of the proposed project, the full buildout potential of Depasquale Road will not be met. As such, the project includes another General Plan Amendment to amend the Circulation Element of the City's General Plan to remove the extension of Depasquale Road through the proposed project.

The project site is zoned R-R (Rural-Residential) and has a Mixed Use Overlay District over the site. The R-R district only allows the development of single-family dwellings on 0.5-acre parcels. Second dwelling units are permitted by right, as long as they comply with the development standards and setbacks in Wildomar Municipal Code Chapter 17.16-010 (**Figure 6**). The Mixed Use Overlay District requires at least 30%, but not more than 50%, of the property to be developed with multifamily residential uses at a density of at least 30 units per acre consistent with the MUPA land use designation. Land within the Mixed Use Overlay Zone may be developed consistent with the Overlay Zone or the underlying zone, in this case R-R. Since the project is not proposing a mixed use development or ½ acre residential lots, the project includes a Change of Zone to 1) remove the MU (Mixed Use Overlay) zoning from the site and 2) change the existing zoning designation from R-R (Rural Residential) to R-4 (Planned Residential) to accommodate the proposed residential development and to be consistent with the proposed MHDR General Plan land use designation (**Figure 7**).

A Tentative Tract Map is required to subdivide the two existing parcels into one (1) residential lot and five lettered lots to accommodate future single family development and infrastructure improvements (**Figure 8**). Additionally, a Plot Plan (i.e., final site plan of development package) is required to develop the site with 77 detached single family residential dwelling units and related open space and recreational amenities (**Figure 9**).

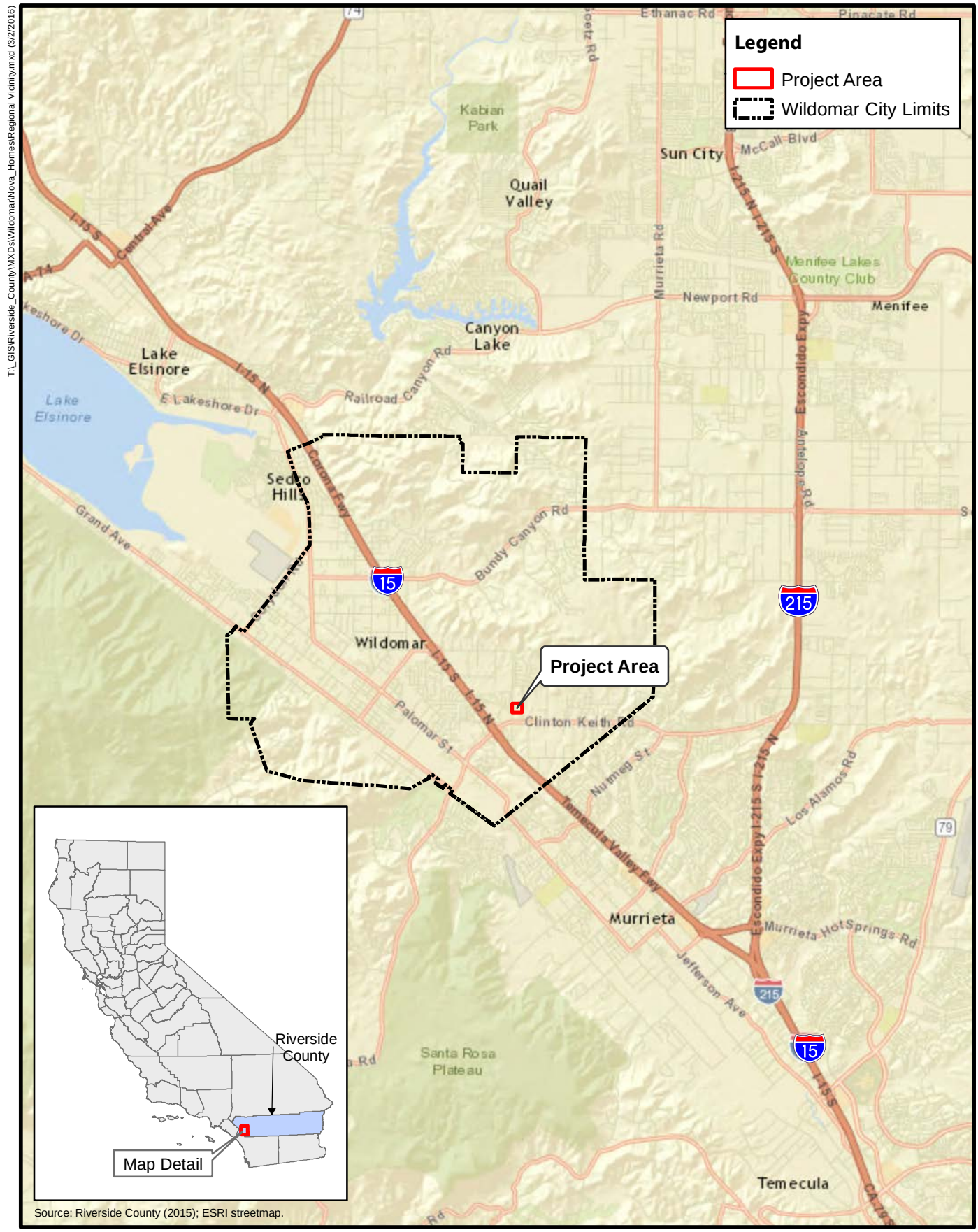

FIGURE 1
Regional Vicinity

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FIGURE 2
Project Location

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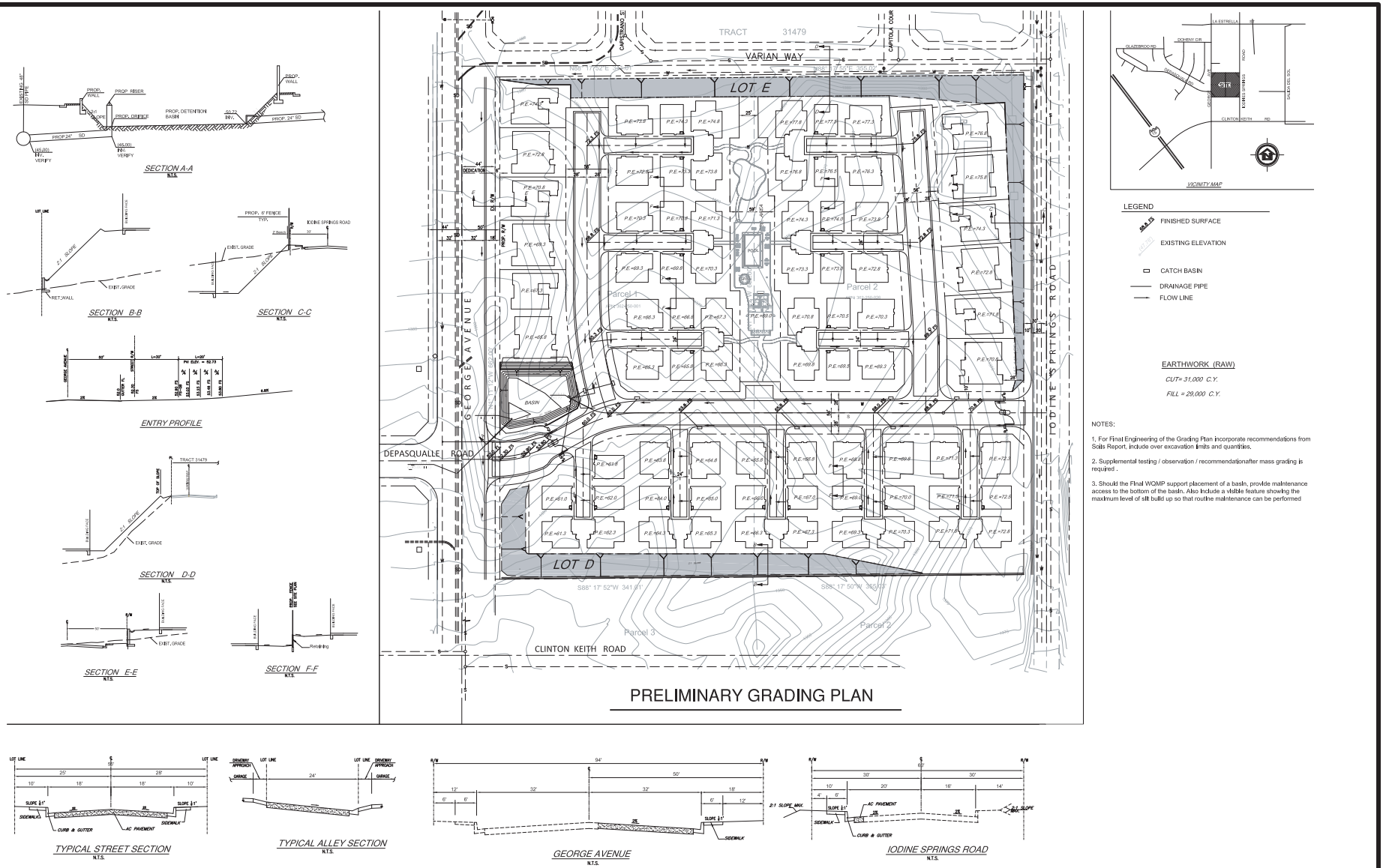

Source: TL Group Corp.

Not To Scale

FIGURE 3
Preliminary Grading Plan

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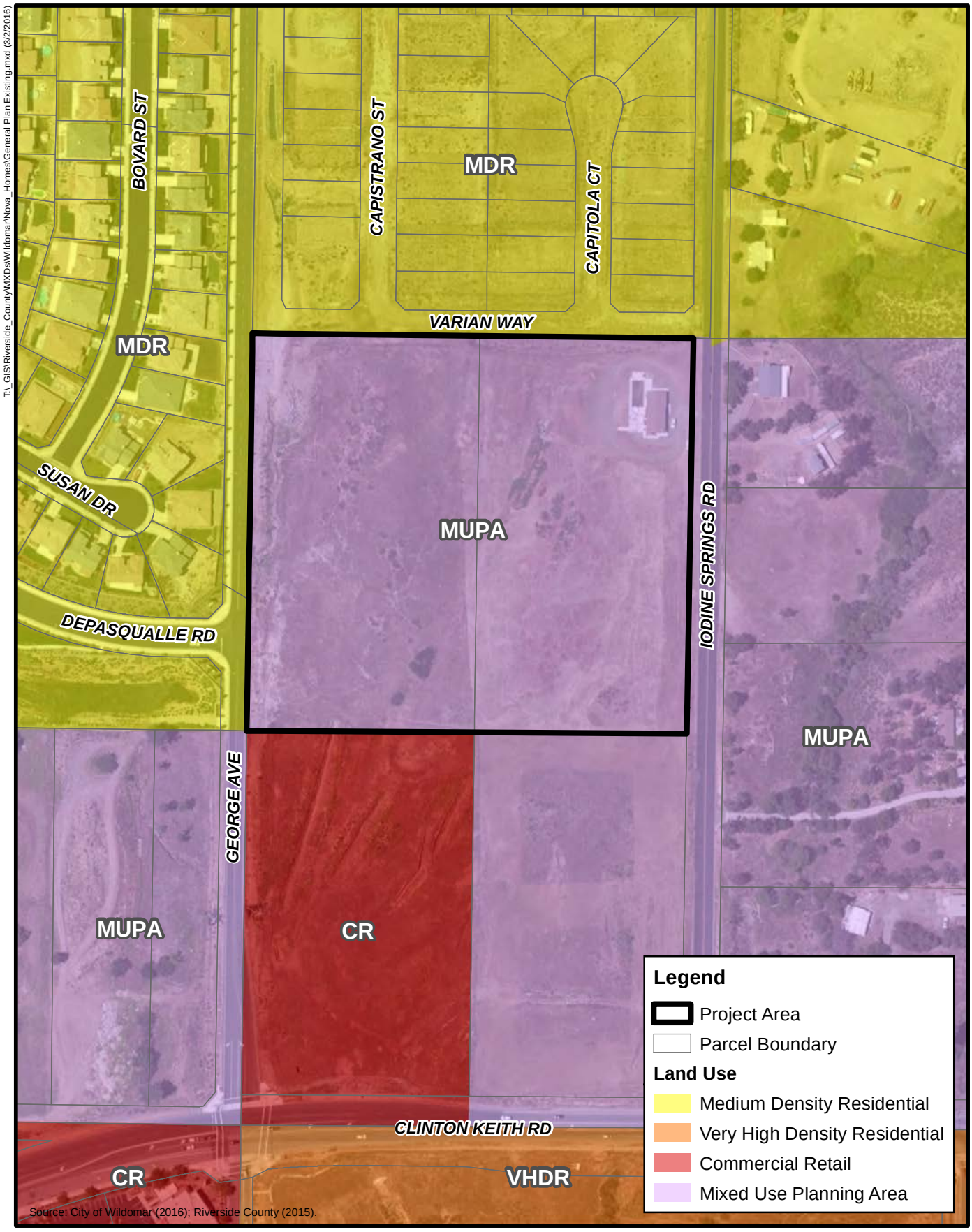

FIGURE 4
Existing General Plan Land Use

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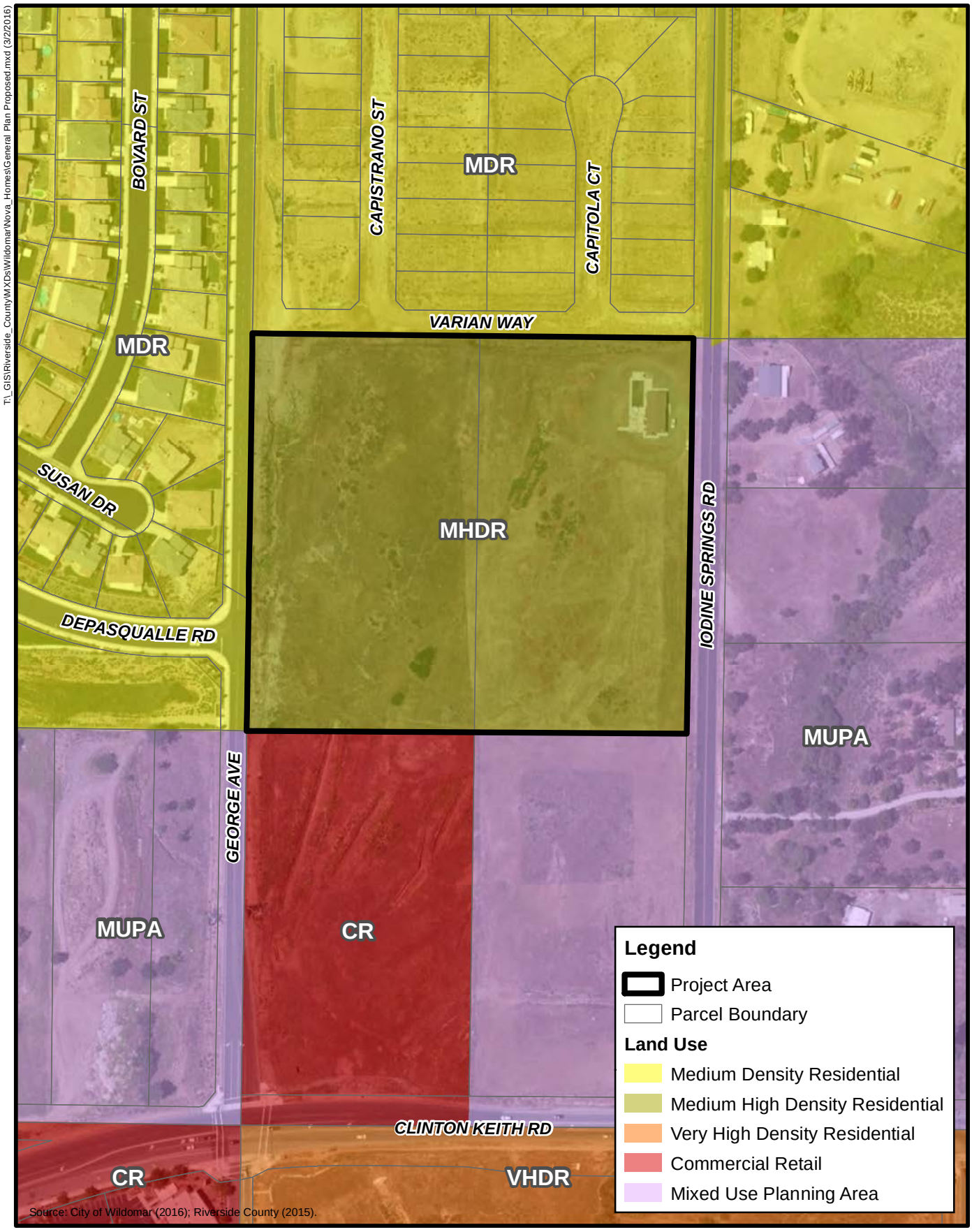

FIGURE 5
Proposed General Plan Land Use

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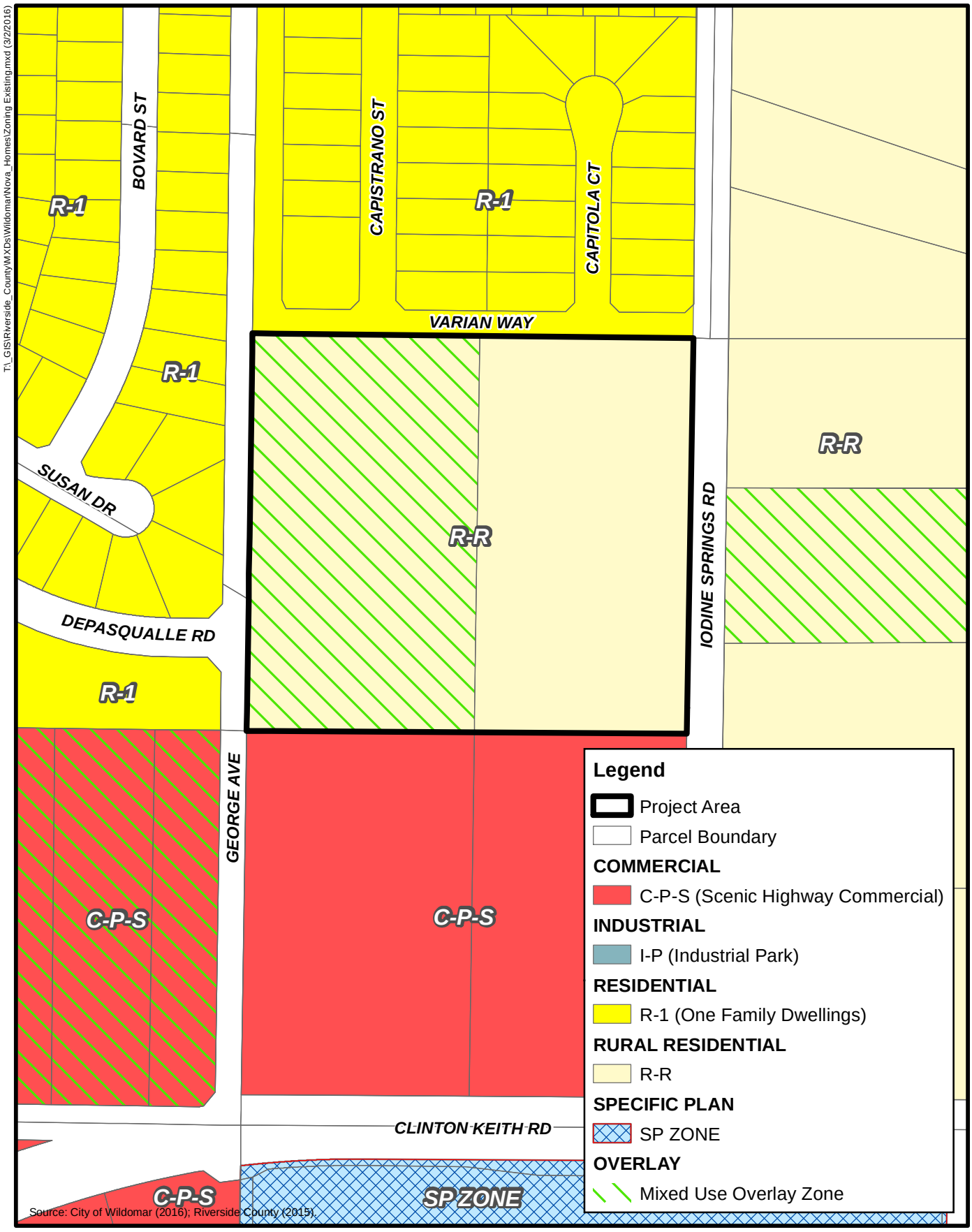

FIGURE 6
Existing Zone District

Michael Baker INTERNATIONAL

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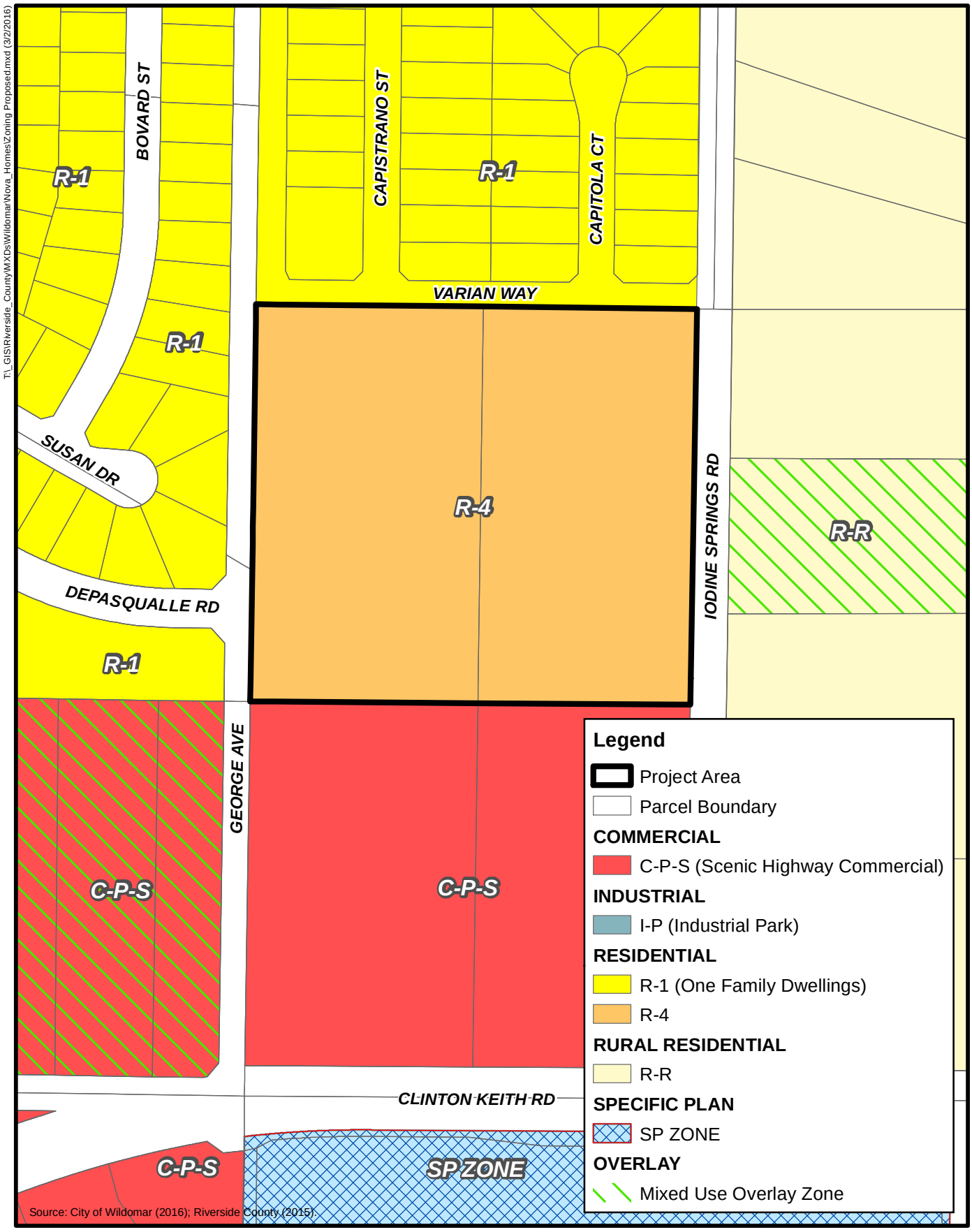

FIGURE 7
Proposed Zone District

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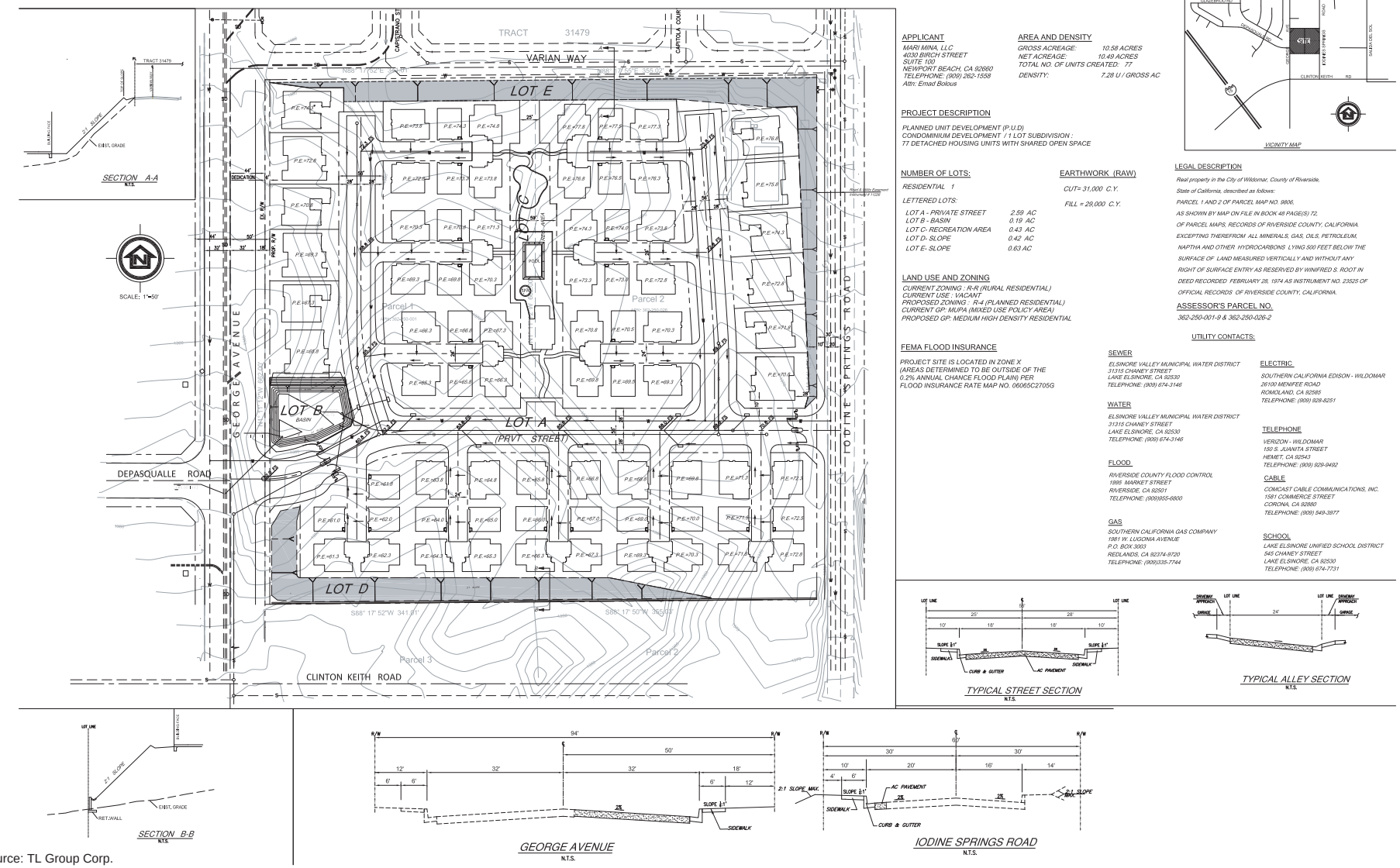

APPLICANT
MARI MINA, LLC
4030 BIRCH STREET
SUITE 100
NEWPORT BEACH, CA 92660
TELEPHONE: (909) 262-1558
Attn: Emad Botous

AREA AND DENSITY
GROSS ACREAGE: 10.58 ACRES
NET ACREAGE: 10.49 ACRES
TOTAL NO. OF UNITS CREATED: 77
DENSITY: 7.28 U / GROSS AC

PROJECT DESCRIPTION
PLANNED UNIT DEVELOPMENT (P.U.D)
CONDOMINIUM DEVELOPMENT / 1 LOT SUBDIVISION :
77 DETACHED HOUSING UNITS WITH SHARED OPEN SPACE

NUMBER OF LOTS:
RESIDENTIAL 1

LETTERED LOTS:

LOT A - PRIVATE STREET	2.59 AC
LOT B - BASIN	0.19 AC
LOT C- RECREATION AREA	0.43 AC
LOT D- SLOPE	0.42 AC
LOT E- SLOPE	0.63 AC

EARTHWORK (RAW)
CUT= 31,000 C.Y.
FILL = 29,000 C.Y.

LAND USE AND ZONING
CURRENT ZONING : R-R (RURAL RESIDENTIAL)
CURRENT USE : VACANT
PROPOSED ZONING : R-4 (PLANNED RESIDENTIAL)
CURRENT GP: MUPA (MIXED USE POLICY AREA)
PROPOSED GP: MEDIUM HIGH DENSITY RESIDENTIAL

FEMA FLOOD INSURANCE
PROJECT SITE IS LOCATED IN ZONE X
(AREAS DETERMINED TO BE OUTSIDE OF THE
0.2% ANNUAL CHANCE FLOOD PLAIN) PER
FLOOD INSURANCE RATE MAP NO. 06065C2705G

LEGAL DESCRIPTION
Real property in the City of Wildomar, County of Riverside, State of California, described as follows:
PARCEL 1 AND 2 OF PARCEL MAP NO. 9806,
AS SHOWN BY MAP ON FILE IN BOOK 48 PAGE(S) 72,
OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
EXCEPTING THEREFROM ALL MINERALS, GAS, OILS, PETROLEUM,
NAPTHA AND OTHER HYDROCARBONS LYING 500 FEET BELOW THE
SURFACE OF LAND MEASURED VERTICALLY AND WITHOUT ANY
RIGHT OF SURFACE ENTRY AS RESERVED BY WINIFRED S. ROOT IN
DEED RECORDED FEBRUARY 26, 1974 AS INSTRUMENT NO. 23525 OF
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO.
362-250-001-9 & 362-250-026-2

UTILITY CONTACTS:

SEWER
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
TELEPHONE: (909) 674-3146

WATER
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
TELEPHONE: (909) 674-3146

FLOOD
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET STREET
RIVERSIDE, CA 92501
TELEPHONE: (909)955-6800

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVENUE
P.O. BOX 3003
REDLANDS, CA 92374-9720
TELEPHONE: (909)335-7744

ELECTRIC
SOUTHERN CALIFORNIA EDISON - WILDOMAR
26100 MENIFEE ROAD
ROMOLAND, CA 92585
TELEPHONE: (909) 928-8251

TELEPHONE
VERIZON - WILDOMAR
150 S. JUANITA STREET
HEMET, CA 92543
TELEPHONE: (909) 929-9492

CABLE
COMCAST CABLE COMMUNICATIONS, INC.
1581 COMMERCE STREET
CORONA, CA 92880
TELEPHONE: (909) 549-3977

SCHOOL
LAKE ELSINORE UNIFIED SCHOOL DISTRICT
545 CHANEY STREET
LAKE ELSINORE, CA 92530
TELEPHONE: (909) 674-7731

Source: TL Group Corp.

Not To Scale

FIGURE 8
Tentative Tract Map No. 36952

Michael Baker INTERNATIONAL

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VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (PER TITLE REPORT)
PARCEL 1 AND 2 (APN: 362-250-001-9, 362-250-026-2) OF PARCEL MAP NO. 9806, AS SHOWN BY MAP ON FILE IN BOOK 48 PAGE(S) 72, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL MINERALS, GAS, OILS, PETROLEUM, NAPTHA AND OTHER HYDROCARBONS LYING 500 FEET BELOW THE SURFACE OF LAND MEASURED VERTICALLY AND WITHOUT ANY RIGHT OF SURFACE ENTRY AS RESERVED BY WINIFRED S. ROOT IN DEED RECORDED FEBRUARY 28, 1974 AS INSTRUMENT NO. 23525 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OWNER / APPLICANT:
MARI MINA, LLC
ATT: EMAD BOLOUS
4030 BIRCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL. (909) 262-1558

REPRESENTATIVE:
NOVA HOMES INC.
ATT: TOM MUNGARI
1232 VILLAGE WAY, SUITE A
SANTA ANA, CA 92705
TEL. (714) 540-1144

PREPARED BY:
NOVA HOMES INC.
1232 VILLAGE WAY, SUITE A
SANTA ANA, CA 92705
TEL. (714) 540-1144

ASSESSOR'S PARCEL NO'S:
362-250-001-9 & 362-250-026-2

UNIT USE:
EXISTING: VACANT, EXISTING SINGLE FAMILY
PROPOSED: 1 LOT DEVELOPMENT WITH 77 UNITS

ZONING:
EXISTING ZONING: RURAL RESIDENTIAL (R-R)
PROPOSED ZONING: PLANNED RESIDENTIAL (R-4)

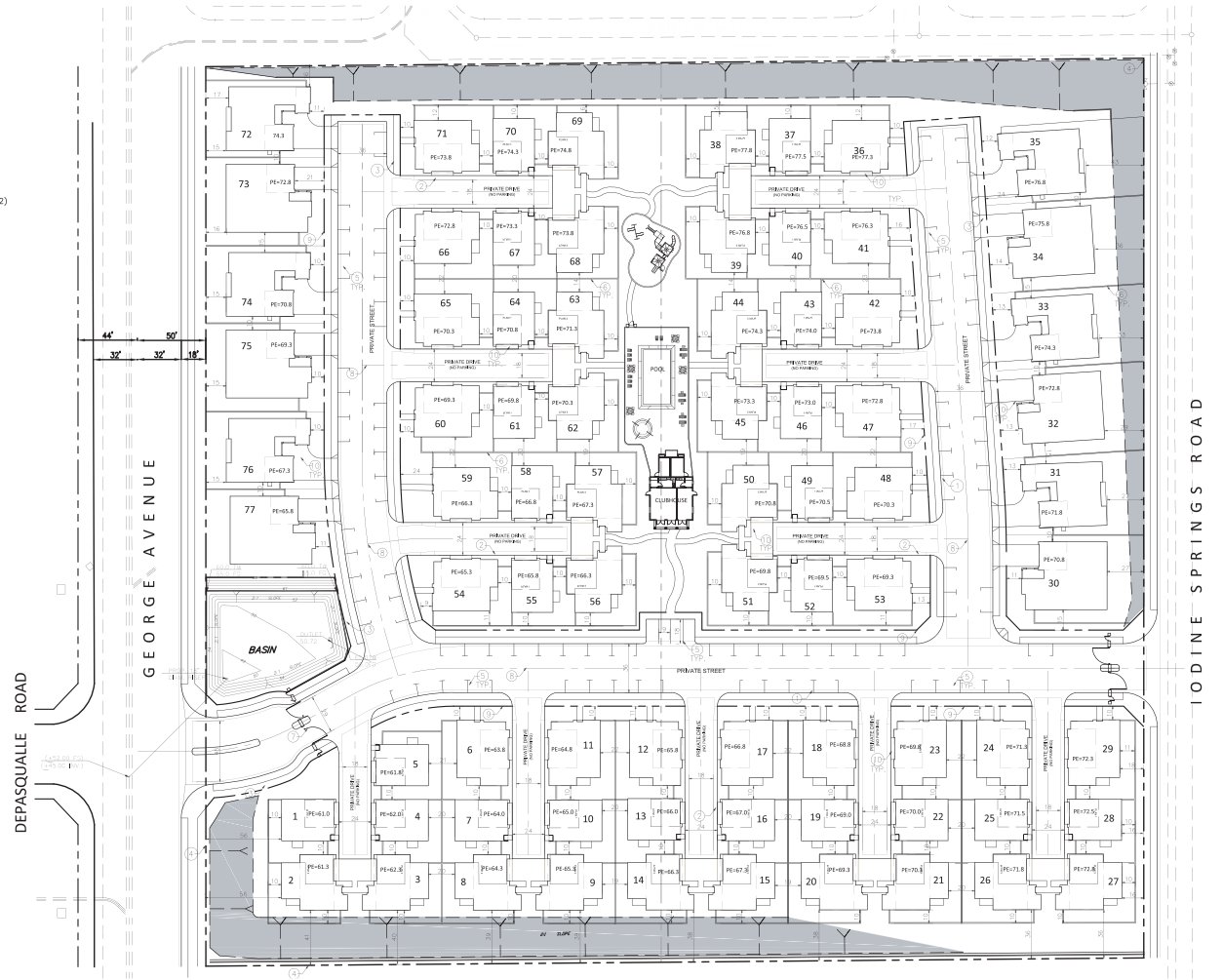
GENERAL PLAN:
EXISTING: MIXED USE POLICY AREA (MUPA)
PROPOSED: MEDIUM HIGH DENSITY RESIDENTIAL

PROJECT NOTES:

GROSS ACREAGE:	11.7 ACRES
NET ACREAGE:	10.5 ACRES
TOTAL # OF UNITS:	77
DENSITY:	6.6 DU/GROSS AC.

FEMA INSURANCE
PROJECT SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP NO. 06065C2705G

*PLEASE NOTE THAT EVERY HOME HAS ITS OWN TRASH BINS.



TABULATION

PLAN #	SQUARE FOOTAGE	# BEDROOM	# STORIES	# UNITS
1	1,746	3	2	23
2	2,125	4	2	20
3	2,451	4/OPT. 5	2	22
4	3,107	4/OPT. 5	2	6
5	3,346	5	2	6
TOTAL				77
PROVIDED PARKING				77

PROJECT ACREAGE		DENSITY	
GROSS:	11.7	DU/AC:	6.6

LEGEND
--- STREET CENTER LINE
--- CURB LINE
--- STREET R/W LINE
--- PROPERTY BOUNDARY

NOTES
1. PROPOSED 6" CURB & GUTTER
2. PROPOSED 3" ROLL-CURB
3. PROPOSED SIDEWALK
4. PROPERTY BOUNDARY
5. PROPOSED PARKING STALLS
6. PROPOSED FENCE
7. PROPOSED GATES
8. STREET CENTERLINE
9. RIGHT OF WAY
10. PROPOSED DRIVEWAY

0 80 160
FEET

Source: Nova Homes, Inc..

FIGURE 9
Plot Plan

Michael Baker INTERNATIONAL

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T:_CS\Work\Wildomar, City of\Nova Homes Residential 15-01291\Figures

View to the North

View to the West

View to the Northwest

View to the Southwest

View to the South

Source: Michael Baker International

FIGURE 10
Site Photos

Michael Baker INTERNATIONAL

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III. ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. **Project Title:** Nova Homes Residential Project (Planning Application No. 15-0129)

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 on the east side of George Avenue and the west side of Iodine Springs and approximately 600 feet north of Clinton Keith Road in Wildomar, California; APNs 362-250-001 and 362-250-026; Township 6 South, Range 3 West Section 31, San Bernardino Meridian; Latitude 33.583985 and Longitude 117.2478; Murrieta, California, USGS 7.5-minute quadrangle.

5. **Project Sponsor's Name and Address:**

   Nova Homes, Inc., 1232 Village Way, Suite A Santa Ana, CA 9270592705

6. **General Plan Designation:** Mixed Use Planning Area (MUPA)

7. **Zoning:** Rural-Residential (R-R) and Mixed Use Overlay

8. **Description of Project:**

   The project includes a General Plan Amendment from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR) and a Change of Zone from R-R (Rural-Residential) and Mixed Use Overlay to R-4 (Planned Residential). The proposed project also proposes the subdivision of 11.25 gross acres into one (1) parcel for condominium purposes that will allow the development of 77 detached single-family residential dwelling units (with open space and recreational amenities)), and infrastructure and a water basin on five lettered lots.

9. Surrounding Land Uses and Setting:

ADJACENT LAND USE, LAND USE, AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
North	Single Family (R-1) development (under construction)	Medium Density Residential (MDR)	R-1 (One Family Dwelling)
South	Vacant	Commercial Retail (CR) and Mixed Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial)
East	Vacant	Mixed Use Planning Area (MUPA)	R-R (Rural Residential) and MUO (Mixed Use Overlay)
West	Hartford Park Community	Medium Density Residential (MDR)	R-1 (One-Family Dwelling)

10. Other Public Agencies Whose Approval Is Required:

- California Department of Fish and Wildlife
- San Diego Regional Water Quality Control Board
- Elsinore Valley Municipal Water District

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

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 views of mountain ridgelines to the north, west, and south. Existing residential uses block views of the mountains in the distance to the north and partially block mountain views to the west (**Figure 10**). As shown in **Appendix 1**, the proposed housing structures would have a maximum height of 25-feet 4-inches, which would alter existing views of the project site 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 (**Figure 10**). 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 (hereinafter referred to as the City of Wildomar Design Standards and Guidelines). Compliance with these existing standards would ensure that the proposed residential units feature quality design and architecture and are compatible with the character of the adjacent uses. The proposed buildings will not block views of the surrounding mountains from adjacent properties **(Figure 10)**. 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, and very sparse, vegetation. The project's new buildings will be seen from Clinton Keith Road and from some adjacent properties, which include residential uses, located directly east and west of the project site. 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 (**Figure 10**). 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. Therefore, implementation of the proposed project would not have a substantial adverse effect on a scenic resource and this impact is less than significant.

c) **Less Than Significant Impact**. The proposed development would be consistent with the existing development pattern and character along Clinton Keith Road, with building materials and colors that complement the existing and planned residential and commercial development on adjacent properties. Furthermore, the proposed development is subject to the City of Wildomar Design Standards and Guidelines (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. 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 all aspects of development. Compliance with the ordinance, which is verified as part of the building permit application review and then prior to occupancy to ensure correct installation and operation, will result in a less than significant impact on nighttime light pollution. 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, according to Section 8.64.090 of the City of Wildomar Municipal Code, all light fixtures located along the perimeter would be provided 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. Compliance with the ordinance would not adversely affect day or nighttime views in the area, and the project would not contribute to night sky pollution such that it would interfere with nighttime use of the Palomar Observatory. 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.

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 (DOC 2016). 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 and borrow pits; and water bodies smaller than 40 acres. The project site is surrounded on the east and south by land designated as Other Land and on the west and north by land designated as Urban and Built-Up Land. Therefore, project implementation 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) **No 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 has 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 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 SCAG's 2012 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 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. As previously described, the project proposes a General Plan Amendment and Change of Zone to change the existing land use designation from MUPA to MHDRT. The proposed General Plan Amendment will allow the development of residential units at a reduced density compared to the density allowed under the current land use designation. For instance, under the current MUPA designation, a minimum of 209 dwelling units are required. The project is proposing a General Plan Amendment to allow the development of only 77 dwelling units. Since the project proposes to reduce the density allowed on the project site, it would not exceed the population or job growth projections used by the SCAQMD to develop the Air Quality Management Plan. Thus, no impact would occur, as the project is consistent with both criteria.

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. 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.

f. Installation and utilization of a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.

The proposed project would also be subject to SCAQMD Rule 1113, which limits the volatile organic compounds of architectural coatings used in the SoCAB, thus reducing the amount of reactive organic gas (ROG) off-gassed as paint dries. The estimated maximum daily construction emissions, accounting for compliance with SCAQMD Rules 403 and 1113, are summarized in **Table 3-1**. Detailed construction model outputs are presented in **Appendix 2**.

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

Construction Phase	Reactive Organic Gas	Nitrogen Oxide	Carbon Monoxide	Sulfur Oxide	Coarse Particulate Matter	Fine Particulate Matter
Site Preparation	5.33	56.97	43.76	0.03	9.98	6.76
Grading	6.85	79.14	52.10	0.06	7.23	4.96
Building Construction	4.91	36.88	35.29	0.05	4.51	2.72
Painting	69.48	2.52	3.80	0.00	0.57	0.29
Paving	2.44	22.44	15.66	0.02	1.42	1.20
Maximum Daily Emissions[1]	**74.39**	**79.14**	**52.10**	**0.06**	**9.98**	**6.76**
SCAQMD Threshold	75.00	100.00	550.00	150.00	150.00	55
Exceed Threshold?	No	No	No	No	No	No

*Source: LSA Associates 2015a. See **Appendix 2** 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, t(LSTs)). 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.

For this project, the appropriate source receptor area (SRA) for the localized significance thresholds is the Lake Elsinore area (SRA 25) since this area includes the project site. Localized significance thresholds apply to CO, nitrogen dioxide (NO_2), PM_{10}, and $PM_{2.5}$.

The nearest existing sensitive receptor to the development boundaries is located approximately 23 meters to the south. The SCAQMD recommends that receptors within 25 meters be evaluated at 25 meters. As such, LSTs for receptors at 25 meters are utilized in this analysis.

Table 3-2 presents the results of localized emissions during construction activity. The required implementation of SCAQMD Rule 403 would reduce PM_{10} emissions during construction. $PM_{2.5}$, which is a subset of PM_{10}, is also reduced by the measures required by SCAQMD Rule 403. **Table 3-2** identifies the Rule 403–controlled localized impacts at the nearest receptor location in the vicinity of the project site.

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)	**79.04**	**50.84**	**7.01**	**4.90**
SCAQMD Localized Threshold	*371*	*1,965*	*13*	*8*
Significant?	No	No	No	No

*Source: LSA Associates 2015a. See **Appendix 2** 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 considered to be less than significant.

Operational Emissions

Operational activities associated with the proposed project will result in emissions of ROG, NO_X, 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	SOx	PM_{10}	$PM_{2.5}$
Summer						
Area Source Emissions	12.93	0.07	6.45	0.00	0.13	0.13
Energy Use Emissions	0.06	0.52	0.22	0.00	0.04	0.04
Vehicle Emissions	3.00	9.48	33.84	0.08	5.75	1.62
Total	**16.00**	**10.707**	**40.51**	**0.08**	**5.93**	**1.80**
Winter						
Area Source Emissions	12.93	0.07	6.45	0.00	0.13	0.13
Energy Use Emissions	0.06	0.52	0.22	0.00	0.04	0.04
Vehicle Emissions	2.93	9.89	31.47	0.07	5.75	1.62
Total	**15.92**	**10.48**	**38.14**	**0.707**	**5.93**	**1.80**
SCAQMD Threshold	55.00	55.00	550.00	150.00	150.00	NA
Significant?	No	No	No	No	No	NA

*Source: LSA Associates 2015a. See **Appendix 2** 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. Nonetheless, for the purposes of full disclosure, **Table 3-4** shows the calculated emissions for the proposed operational activities compared with the appropriate LSTs.

Table 3-4
Operational Local Significance Threshold (LST) Impacts (Pounds per Day)

Emissions Source	Nitrogen Oxide	Carbon Monoxide	PM_{10}	$PM_{2.5}$
On-Site Emissions	**0.37**	**7.50**	**0.31**	**0.19**
LST Thresholds	371	1,965	4	2
Significant Emissions?	No	No	No	No

*Source: LSA Associates 2015a. See **Appendix 2** for modeling details.*

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**, **3-3,** and **3-4**).

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 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.** The potential impact of toxic air pollutant emissions resulting from development on the project site has also been considered. Sensitive receptors to toxic air pollutants 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 air toxic impacts 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, the California Air Resources Board (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 2,100 feet west 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.

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 idling at intersections. Vehicle emissions standards have become increasingly more 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 unique 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.

In the 1992 CO Plan, a CO hot-spot analysis was conducted for four busy intersections in Los Angeles County during the peak morning and afternoon time periods. The intersections evaluated were Long Beach Boulevard and Imperial Highway (Lynwood), Wilshire Boulevard and Veteran Avenue (Westwood), Sunset Boulevard and Highland Avenue (Hollywood), and La Cienega Boulevard and Century Boulevard (Inglewood). The analysis in the 1992 CO Plan did not result in a violation of CO standards. The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which has a traffic volume of approximately 100,000 vehicles per day. The Los Angeles County Metropolitan Transportation Authority evaluated the level of service in the vicinity of the Wilshire Boulevard/Veteran Avenue intersection and found it to be LOS E at peak morning traffic and LOS F at peak afternoon traffic. While this analysis was done in Los Angeles County, the traffic level needed to surpass the CO threshold can be and has been used throughout the state to determine whether a proposed project will result in a potential carbon monoxide impact.

At buildout of the project, the highest number of average daily trips would be 733 (Kunzman Associates 2015), which is lower than the values studied in the 1992 CO Plan. 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 this intersection would yield higher CO concentrations if modeled in detail. The SoCAB has been designated as attainment for CO since 2007, and even very busy intersections do not result in exceedances of the CO standard.

Historical air quality data show that existing CO levels for the project area and the general vicinity do not exceed either state or federal ambient air quality standards. The CO 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, also calculated with the CalEEMod model, 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.

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 does not contain land uses typically associated with emitting objectionable odors. The proposed project would have no impact associated with odors.

STANDARD CONDITIONS AND REQUIREMENTS

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?		✓		

Environmental Setting

A habitat assessment of the project site was performed by LSA Associates in March 2016 (**Appendix 3**). This habitat assessment was used to evaluate the project site's suitability for the presence of special-status species and characterize the environmental setting on and adjacent to the site. In addition to the

information provided by the habitat assessment, a thorough query of available data and literature from local, state, federal, and nongovernmental agencies was used to evaluate the potential biological impacts of the proposed project.

Database searches were performed on the following websites:

- US Fish and Wildlife Service's (USFWS) Information Planning and Conservation (IPaC) System (2015a)
- USFWS's Critical Habitat Portal (2015b)
- California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) (2015a)
- California Native Plant Society's (CNPS) Inventory of Rare, Threatened, and Endangered Plants of California (2015)

A search of the USFWS's IPaC System and Critical Habitat Portal database was performed for the project area to identify federally protected species and their habitats that may be affected by the proposed project. The query of the Critical Habitat Portal revealed no critical habitat in the project vicinity. In addition, a query of the CNDDB was conducted to identify known occurrences for special-status species in the following nine US Geological Survey (USGS) 7.5-minute quadrangles: Wildomar, Murrieta, Bachelor Mtn., Fallbrook, Temecula, Winchester, Lake Elsinore, Pechanga, and Romoland. Lastly, the CNPS database was queried in the above-mentioned quadrangles to identify special-status plant species with the potential to occur on the project site. The raw data of the search results is provided in **Appendix 3.**

The proposed project site is located in Wildomar in Riverside County, California, at the intersection of Depasquale Road and George Avenue and bordered on the east by Iodine Springs Road. The project site is located in the Elsinore Area Plan of the Western Riverside County Multiple Species Conservation Plan (MSHCP) (County of Riverside 2003b), but is not located within or adjacent to a Criteria Area or Conservation Area. The MSHCP formally determines conservation planning for all of western Riverside County. The MSHCP identifies plants, wildlife, and habitat that need to be preserved or protected. It also outlines procedures for mitigation of future land development and determines under what circumstances an "incidental take" can be permitted.

According to the habitat assessment, the site is highly disturbed from past and present land uses. The site consists of roughly 2.95 acres of buckwheat scrub and roughly 8.05 acres of nonnative annual grassland dominated by California buckwheat (*Eriogonum fasciculatum*) and red brome (*Bromus madritensis* ssp. *rubens*). A full list of plant species can be found in the MSHCP Consistency Analysis and Habitat Assessment (**Appendix 3**). There are two drainage features in the project site. One drainage (Drainage 2) is a considered a swale with no wetland features and no connection to any Traditional Navigable Waters (TNW). The other (Drainage 1) is an earthen ephemeral drainage feature with an established bed and bank and nexus to a TNW. However, the adjacent property has recently been developed into residential housing which has retained the flows that supported Drainage 1. Drainage feature 1 will no longer have a direct water source and will not be able to support hydrologic characteristics regulated by USACE, CDFW and RWQCB and not considered to be jurisdictional.

Special-Status Species

Candidate, sensitive, or special-status species are commonly characterized as species that are at potential risk or actual risk to their persistence in a given area or across their native habitat. These species have been identified and assigned a status ranking by governmental agencies such as the CDFW, the USFWS, and private organizations such as the CNPS. The degree to which a species is at risk of extinction is the determining factor in the assignment of a status ranking. Some common threats to a species' or population's persistence include habitat loss, degradation, and fragmentation, as well as human conflict and intrusion. For the purposes of this biological review, special-status species are defined by the following codes:

1. Listed, proposed, or candidates for listing under the federal Endangered Species Act (50 Code of Federal Regulations [CFR] 17.11 – listed; 61 Federal Register [FR] 7591, February 28, 1996, candidates)
2. Listed or proposed for listing under the California Endangered Species Act (Fish and Game Code [FGC] 1992 Section 2050 et seq.; 14 California Code of Regulations [CCR] Section 670.1 et seq.)
3. Designated as Species of Special Concern by the CDFW
4. Designated as Fully Protected by the CDFW (FGC Sections 3511, 4700, 5050, 5515)
5. Species that meet the definition of rare or endangered under the California Environmental Quality Act (CEQA) (14 CCR Section 15380) including CNPS List Rank 1B and 2

The query of the USFWS, CNPS, and CNDDB databases revealed several special-status species with the potential to occur in the project vicinity. A summary of each species with the potential to occur on the project site and potential impacts including mitigation measures is presented in Issue a) below.

DISCUSSION

a) **Less Than Significant Impact With Mitigation Incorporated.** Based on the results of database searches, historic records, and known regional occurrences, western burrowing owl (*Athene cunicularia*) and coastal California gnatcatcher (*Polioptila californica californica*) are the only special-status species with the potential to occur on the project site. No other special-status plants or animals have the potential to occur on the project site.

The initial site survey was conducted in on July 28, 2015, by LSA biologists. The site was surveyed on foot, and all plant and wildlife species observed were recorded. The site was assessed for vegetative communities, habitat suitability for special-status species, and the presence of potentially jurisdictional features and waters of the United States. Since the site is within the MSHCP western burrowing owl survey area, a western burrowing owl habitat assessment was conducted. A summary of each special-status species with the potential to occur in the project site is included below.

Western Burrowing Owl (*Athene cunicularia*)

The western burrowing owl is a California species of special concern and an MSHCP covered species. Burrowing owls generally occupy mammal burrows in open areas of dry, open, rolling hills, grasslands, fallow fields, sparsely vegetated desert scrub with gullies, washes, arroyos, and

along the edges of human disturbed lands. This species can also be found inhabiting golf courses, airports, cemeteries, vacant lots, and road embankments with friable soils for nesting. The elevation range for this species extends from 200 feet below mean sea level (amsl) to 12,000 feet amsl at the Dana Plateau in Yosemite (Bates 2006).

There are several occurrences of western burrowing owl within 5 miles of the project site; suitable habitat (i.e., ground squirrel burrows) is present on-site. Project implementation may result in the loss of western burrowing owls through destruction of active nesting sites and/or incidental burial of adults, young, and eggs, should they become established on-site. In order to reduce impacts to western burrowing owls to a less than significant level, mitigation measures **BIO-1, BIO-3,** and **BIO-4** require all vegetation clearing activities to occur outside of nesting bird season, and if vegetation clearing occurs during the nesting season, focused surveys for western burrowing owl are required. If western burrowing owls are found, subsequent actions are required to appropriately buffer nests until individuals have fledged. Implementation of mitigation measures **BIO-1, BIO-3,** and **BIO-4** would reduce any potential impacts to western burrowing owl to a less than significant level.

Coastal California Gnatcatcher (*Polioptila californica californica*)

The coastal California gnatcatcher is a federally threatened species, a California species of special concern, and is an MSHCP covered species. This species is found in coastal sage scrub, California buckwheat, and sage habitat. They breed from approximately February 15 through August 31.

Although the project site contains relatively low nesting habitat, the species was observed on the site during the field survey. In addition, several occurrences of coastal California gnatcatcher have been recorded nearby. Mitigation measure **BIO-1** requires all vegetation clearing activities to occur outside of the nesting bird season. Mitigation measure **BIO-2** requires that preconstruction surveys be conducted for coastal California gnatcatchers and other migratory birds if vegetation is removed during the nesting season. If active coastal California gnatcatcher nests are found in or near the project site, no work will be conducted until the young have fledged or the nest is not active. Implementation of these mitigation measures would reduce impacts to a less than significant level.

Habitats on and adjacent to the project site may also provide suitable nesting habitat for birds protected under the Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code. The removal of vegetation during construction activities could result in noise, dust, human disturbance, and other direct/indirect impacts to nesting birds on or in the vicinity of the project site. Incorporation of mitigation measure **BIO-1** would ensure that potential impacts to these species are less than significant with mitigation incorporated by requiring vegetation to be removed outside of nesting bird season and requiring preconstruction surveys for nesting birds if vegetation is removed during nesting season.

b) **No Impact.** Sensitive habitats include (a) areas of special concern to resource agencies; (b) areas protected under CEQA; (c) areas designated as sensitive natural communities by the CDFW; (d) areas outlined in Section 1600 of the FGC; (e) areas regulated under Section 404 of the federal Clean Water Act (CWA); and (f) areas protected under local regulations and policies (MSHCP).

There are no sensitive habitats present on the project site. Therefore, there will be no impact to sensitive habitat as a result of the project.

c) **No Impact.** Two drainage features are present on the project site; however, neither of these features are jurisdictional under Section 404 of the CWA. Drainage 1 is an earthen drainage feature that flows into Murrieta Creek. However, the development of the adjacent property has retained the flows that supported Drainage 1. As a result, the drainage feature will revert to uplands and will no longer support hydrologic characteristics regulated by USACE, CDFW, and RWQCB. Drainage 2 is a swale that lacks an ordinary high water mark, wetland vegetation or bed and bank. Neither of these features are considered jurisdictional; therefore, there will be no impacts to wetlands as a result of the project.

d) **No Impact.** Wildlife corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic location to another. Movement corridors may provide favorable locations for wildlife to travel between different habitat areas, such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations within their range. A review of the CDFW Biogeographic Information and Observation System (2015b) was performed for the project to determine whether the project site is located within an Essential Connectivity Area. No wildlife corridors for resident migratory wildlife species occur on or adjacent to the site. In addition, the project is not located within a "Special Linkage Area" as defined by the MSHCP. As a result, no impact to the movements of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites would occur as a result of the proposed project.

e) **No Impact.** No trees have been identified on the project site. The City of Wildomar has not adopted any ordinances or policies for the protection of trees or other biological resources, except for the ordinances requiring payment of the MSHCP fee and the Stephens' Kangaroo Rat mitigation fee. Payment of both fees is required as a standard condition of approval. 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). The project site is located within the Elsinore Area Plan of the MSHCP but it is not located in or adjacent to a Criteria Cell or conservation area. Since the site is not located in a Criteria Cell, there are no conservation requirements on the property. The project site is subject to review for consistency with Section 6.3.2–Additional Survey Needs and Procedures. A discussion of the proposed project's consistency with these MSHCP sections follows.

Consistency with MSHCP Section 6.3.2: Section 6.3.2 sets forth the survey requirements for various plant and animal surveys. The project site is not located within a Criteria Area Species Survey Area. However, the project is located in an additional survey area for burrowing owl. No sign of burrowing owl was observed during the July 28, 2015, field survey; however, there is the potential that this species could become established on-site in the future. As such, project-related activities could result in impacts to this species. However, implementation of mitigation measures

BIO-1, BIO-3, and **BIO-4** would ensure that potential impacts to burrowing owls are avoided or mitigated to a less than significant level.

A final component of the MSHCP is mitigation fee areas, which are land areas that occur within the MSHCP and require a fee for development activities to occur. These fees are used to fund the minimization of impacts to certain endemic species. The proposed project is located in the MSHCP mitigation fee area (Wildomar Municipal Code Section 3.42.080). A standard condition for the proposed project includes the payment of these fees to comply with the overlying habitat conservation plan (the MSHCP).

With implementation of mitigation measures and adherence to the standard conditions and requirements, any impacts will be less than significant with mitigation incorporated.

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 All developers of the proposed project site shall conduct construction and clearing activities outside of the avian nesting season, February 15–September 15, where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) 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 may have the potential to disturb or otherwise harm nesting birds.

If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The exclusion zones shall remain in force until all young have fledged.

Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications.

If construction activities are proposed to occur during the non-breeding season (September 15–February 14), a survey is not required, no further studies are necessary, and no mitigation is required.

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

Enforcement/Monitoring: *City of Wildomar Planning Department*

BIO-2 If coastal California gnatcatchers are found nesting within or near the project site (approximately 250 feet), all construction-related activities will be suspended until a qualified biologist determines that the young birds have fledged or the nest is no longer active.

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

Enforcement/Monitoring: *City of Wildomar Planning Department*

BIO-3 Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted 14 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed.

Surveys shall be completed within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.

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

Enforcement/Monitoring: *City of Wildomar Planning Department*

BIO-4 If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:

Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 15 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist.

If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied.

If the relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site that is consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (3/7/2012). The relocation plan must include all of the following:

- The location of the nest and owls proposed for relocation.
- The location of the proposed relocation site.

- The number of owls involved and the time of year when the relocation is proposed to take place.
- The name and credentials of the biologist who will be retained to supervise the relocation.
- The proposed method of capture and transport for the owls to the new site.
- A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).
- A description of efforts and funding support proposed to monitor the relocation.

If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. Any identified loss shall be reported to the CDFW.

Timing/Implementation: *Prior to 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?			✓	

BACKGROUND

A cultural resource assessment (LSA Associates 2015c) was prepared for the proposed project and is provided as **Appendix 4** to this document. The reader is referred to the appendix for a detailed description of the prehistory, ethnography, oral tradition, and history of the project area. The assessment prepared for the proposed project included a cultural records search conducted by an LSA archaeologist at the Eastern Information Center located at the University of California, Riverside. LSA also examined the California State Historic Property Data File, which includes the National Register of Historic Places (National Register), California Historical Landmarks, and California Points of Historical Interest, various local historic registers, and historic maps.

In reading the subsequent analysis, it will be helpful to understand the definitions of historical resource and archaeological resource as defined by the CEQA Guidelines and the Public Resources Code. Note that the term "cultural resources" is used to generally refer to historical and archaeological resources.

Section 15064.5 of the CEQA Guidelines defines "historical resources" as a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources, included in a local register of historical resources, or identified as significant in a historical resource survey. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource is considered by the lead agency to be historically significant if the resource meets the criteria for listing on the California Register of Historical Resources:

A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

B. Is associated with the lives of persons important in our past;

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

D. Has yielded, or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed in or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

Public Resources Code Section 21083.2(g) defines "unique archaeological resource" as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.

3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

DISCUSSION

a) **Less Than Significant Impact**. LSA Associates conducted a historic architecture assessment of the proposed project site to determine whether historical resources, as defined by CEQA, were identified within or adjacent to the project area. Data from the Eastern Information Center indicates there have been 47 previous cultural resources studies conducted within a 1-mile radius of the project, none of which included any portion of the project area. Although no resources were previously documented within the project area, there are eight within the study area, including a historic refuse site and standing ruins; historic foundation remnants of the locally renowned but historically obscure Oak Springs Ranch; and one residence built in 1922. The former site of the Oak Springs Ranch is the closest resource, located across the street from the southern boundary of the project area. However, no historical resources were found on the project site during site investigations and records searches. Therefore, impacts are less than significant.

b) **Less Than Significant Impact With Mitigation Incorporated**. Results of the records search at the Eastern Information Center indicated that there are six prehistoric archaeological resources within a 1-mile radius of the project site; however, none were identified on-site.

Although the cultural resources assessment concluded that there are no known archaeological resources on the project site, there is potential for such resources to be discovered during earth-disturbing construction activities. The presence of recorded archaeological resources in the surrounding area further indicates the potential for such resources to be present on the project site. Implementation of mitigation measures **CUL-1** through **CUL-5** would ensure that any archaeological resources discovered on the project site would be properly managed, reducing this impact to a less than significant level.

In addition, pursuant to Assembly Bill (AB) 52 and CEQA Section 21080.3.1, the City of Wildomar notified the tribes that may be impacted by the proposed project. A letter, which included a description of the proposed project and its location and a City contact person to start the consultation process, was mailed on December 13, 2015. A copy of that letter is included in **Appendix 4** of this document. At the time this document was written, the City had received two responses: one from the Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians dated January 25, 2016, and January 21, 2016, respectively. The response letters are also included in **Appendix 4** of this document.

c) **Less Than Significant Impact**. The cultural resources assessment did not identify any records of formal or informal cemeteries on or near the project site. While it is unlikely that human remains would be disturbed during project implementation, should human remains be encountered during ground-disturbing activities, required compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 would ensure that any human remains discovered on the project site would be properly managed, thereby reducing this impact to a less than significant level.

STANDARD CONDITIONS AND REQUIREMENTS

1. 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 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. All parties are aware that the most likely descendant may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer shall accommodate on-site reburial in a location mutually agreed upon by the Parties.

2. 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 appropriate Native American tribal representative(s) 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 Tribal representative(s) 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.

MITIGATION MEASURES

CUL-1 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 Pechanga and Soboba Tribes. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological 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, and the Archaeological Resources Treatment and Monitoring Agreement required by mitigation measure **CUL-2**. 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 shall take into account the religious beliefs, customs, and practices of the appropriate Tribe If such resources are determined to be significant by the archeologist, impacts to the resource shall be mitigated as provided for in the agreement required by **CUL-2**, if applicable, or in accordance with **CUL-3**.

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

Enforcement/Monitoring: *City of Wildomar Planning Department and Building and Safety Department*

CUL-2 At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the City Planning Department, Pechanga and Soboba Tribes with notification of the proposed grading and shall coordinate with the City of Wildomar and the Tribes to develop an Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the handling of archaeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, 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 shall not conflict with mitigation measures **CUL-1**, **CUL-3, CUL-4,** and **CUL-5**. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

Timing/Implementation: *Thirty days prior to any ground-disturbing construction activities.*

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

CUL-3 With the exception of archaeological resources, sacred items, burial goods, and human remains for which the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure **CUL-2** provides a plan for treatment and final disposition, all significant archaeological

resources that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a curation facility, that meets the standards set forth in 36 CFR Part 79 for federal repositories.

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

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

CUL-4 All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified archaeologist in consultation with the appropriate 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 and CEQA Guidelines Section 15064.5.

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

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

CUL-5 To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued as soon the qualified professional is satisfied that construction will not disturb archaeological resources.

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

The project site is located in the Northern Peninsular Range on the structural unit known as the Perris Block. The Perris Block is bounded on the northeast by the San Jacinto Fault Zone, on the southwest by the Elsinore Fault Zone, and on the north by the Cucamonga Fault Zone. The southern boundary of the Perris Block is not as distinct but is believed to coincide with a complex group of faults trending southeast from the Murrieta area. The Peninsular Range is characterized by large Mesozoic-age intrusive rock masses flanked by volcanic, metasedimentary, and sedimentary rocks. Various thicknesses of alluvial sediments derived from the erosion of the elevated portions of the region fill the low-lying areas. Undocumented fill, alluvium, and Pauba Formation bedrock underlie the subject property and surrounding area (EnGEN 2007).

a)

i) **Less Than Significant Impact**. 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 Modified Mercalli Intensity 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 2002).

The proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known active faults traverse the site (Soils Southwest 2015; **Appendix 5**). However, known active

faults traverse the project site directly to the south of the proposed project site (EnGEN 2007). Leighton & Associates (2005; **Appendix 5**) conducted approximately 1,250 linear feet of exploratory fault trenches of the active faults traversing the adjacent site. Fault trenches included excavating, cleaning, and logging of the traversing faults. Leighton & Associates' review of previous investigations and data gathered during fault trenching identified on-site, recent (Holocene) fault activity. Additionally, the Elsinore Fault Zone (Temecula Valley Segment), which is an Alquist-Priolo Special Earthquake Study Zone, is located approximately 0.80 mile southwest of the project site. The soils study prepared for the project did not identify any faults within the boundaries of or near the project site. However, the studies prepared for the adjacent project site did identify on-site and nearby faulting. Due to the project site's proximity to the faults that traverse the adjacent property, there may be a potential that the fault segments that traverse the adjacent property also traverse the project site. The studies (EnGEN 2007; Leighton & Associates 2005; **Appendix 5**) prepared for the adjacent property concluded that the potential for ground rupture associated with a seismic event on a nearby fault is considered high. Based on GIS information, no faults have been mapped within the boundaries of the project site. However, due to its proximity to several active faults, there is a potential for strong ground shaking.

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 Alquist-Priolo Fault Zoning Act. 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 Temecula Valley Segment of the Elsinore 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 commercial structures on the project site would therefore expose structures, residents, and visitors to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

The Elsinore Fault Zone generally trends northwest–southeast and is a major right lateral strike-slip fault that has displayed Holocene displacement and associated strong earthquakes in 1856, 1894, and 1910. To estimate the potential ground shaking, EnGEN Corporation (2007) analyzed the seismic parameters using the probabilistic ground motion analysis using the computer software FRISKSP. The results of this analysis indicate that this segment of the Elsinore Fault Zone could produce seismic shaking with a maximum credible peak horizontal ground acceleration of 0.68 g. Peak acceleration is the measure of earthquake acceleration (intensity) on the ground (e.g., how hard the earth shakes in a given geographic area). Peak acceleration is expressed in "g"

(the acceleration due to earth's gravity, equivalent to g-force). As shown in **Table 6-1,** peak acceleration of 0.68 g is equivalent to an earthquake with a magnitude range of 6.5–6.9 (as measured on the Richter scale). While listing peak accelerations is useful for comparison of the potential effects of fault activity in a region, other considerations are important in seismic design, including the frequency and duration of motion and the soil conditions underlying the site.

Additionally, this segment of the Elsinore Fault Zone has a maximum credible earthquake magnitude of 6.8. The maximum credible earthquake is defined as the maximum earthquake that seems possible to occur under the presently known tectonic framework.

Table 6-1
Modified Mercalli Intensity Scale for Earthquakes

Richter Magnitude Scale Msa= 1+2/3 Iob	Modified Mercalli Scale	Effects of Intensity	Average Peak Ground Velocity (centimeters/ second)	Average Peak Acceleration
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.	—	0.0035–0.007 g
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.	1–3	0.015–0.035 g
4.6–4.9	V	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.	3–7	0.035–0.07 g
5.0–5.5	VI	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.	7–20	0.07–0.15 g
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.	20–60	0.15–0.35 g
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.	60–200	0.35–0.7 g

Table 6-1, continued

Richter Magnitude Scale Msa= 1+2/3 Iob	Modified Mercalli Scale	Effects of Intensity	Average Peak Ground Velocity (centimeters/ second)	Average Peak Acceleration
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.	200–500	0.7–1.2 g
7.5–7.9	X	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.	≥ 500	>1.2 g
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 2015

[a] *Peak acceleration is expressed in "g" (the acceleration due to earth's gravity, equivalent to g-force).*

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) have 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 With Mitigation Incorporated.**

Liquefaction (Above Groundwater). 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. On-site testing didn't encounter groundwater at a depth of 12 feet below existing grade. But based on review of data available from the Department of Water Resources Water Data Library, the shallowest groundwater level is estimated at 7 feet below the current grade surface elevation of 1,330.41 feet above mean sea level (Soils Southwest 2015). Additionally, according to Riverside County Map My County, the project site is located in an area mapped as having moderate liquefaction potential (County of Riverside 2016). However, a geotechnical investigation conducted by Soils Southwest (dated July 8, 2015) concluded that on-site conditions should be considered non-susceptible to seismically induced liquefaction. The rationale behind the conclusion is based on on-site conditions, which include very dense gravelly soils or granitic bedrock, neither of which is known to have high liquefaction potential. As such, based on the conclusions presented in the geotechnical report, impacts associated with liquefaction are considered less than significant.

Seismically Induced Settlement (Below Groundwater). Settlement occurs primarily in loose to moderately dense, dry or saturated granular soil. Settlement caused by ground shaking is often non-uniformly distributed, which can result in differential settlement. Soils Southwest (2015; **Appendix 5**) did not conduct any analysis to determine the settlement potential at the project site; however, due to the potential earthquake magnitude, peak acceleration potential, and proximity of the project site to the Elsinore Fault Zone, there may be a potential for some seismically induced settlement. The soils study concluded that a supplemental settlement analysis may be needed; therefore, implementation of mitigation measure **GEO-2** is required to reduce impacts. Adherence to the structural design requirements of the CBC would further reduce impacts. As such, impacts associated with seismically induced settlement are considered less than significant with implementation of mitigation measure **GEO-2**.

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. 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. 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 With Mitigation Incorporated**. 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 because of the relatively level terrain of the site and surrounding developed properties. As discussed in Issue a.iii), implementation of mitigation measures **GEO-2** would minimize the potential for damage and safety hazards associated with ground failure such as lateral spreading, subsidence, liquefaction, and collapse. Therefore, these impacts would be less than significant with mitigation incorporated.

d) **Less Than Significant Impact With Mitigation Incorporated**. 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. Based on the geotechnical study conducted by Soils Southwest (2015; **Appendix 5**), the silty sandy alluvial soils found at grade on the project site are expected to have very low expansion potential. However, based on the potential for soils with a higher expansion potential to be present near finished grade, additional expansion index testing should be conducted during site development. Therefore, implementation of mitigation measures **GEO-3** and **GEO-4** is required for impacts to be less than significant. 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.

Therefore, compliance with development requirements specific to soil conditions found on the project site, as detailed in mitigation measures **GEO-3** and **GEO-4** will result in a less than significant impact regarding expansive soils.

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. The potential impact for paleontological resources is determined to be high for Pleistocene-age vertebrate fossils (County of Riverside 2016). A Paleontological Resources Assessment was conducted by LSA Associates, Inc., (2016) to determine whether paleontological resources exist on site. The methods used to determine significance included literature review, locality search, and field survey. Based on the literature review, the project site is underlain by the Pleistocene Pauba Formation, which was deposited from approximately 120,000 to 600,000 years ago and also the Cretaceous monzogranite to granosiorite of the Paloma Valley Ring Complex, which was deposited from 66.0 million years ago (ma) to 145.0 ma. The Pauba Formation is known to produce significantly important vertebrate fossils form the Irvingtonian North American Land Mammal Age. However, since the Paloma Valley Ring Complex formed from magma below the earth surface, they would not contain fossils and therefore this formation has no paleontological sensitivity. Due to the high paleontological potential found in the Pauba Formation, 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 measures **GEO-5** through **GEO-7** will reduce impacts on paleontological resources to less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

GEO-1 The project applicant shall incorporate the recommendations of the geotechnical/geological engineering study dated July 22, 2015, prepared by Soils Southwest, Inc. (**Appendix 5**) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.

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

Enforcement/Monitoring: *City of Wildomar Planning Department and Building and Safety Department*

GEO-2 Prior to the issuance of any grading or building permit, the project applicant shall submit a subsequent seismic settlement study to the City of Wildomar for review and approval. The seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level seismic settlement study into project plans as directed by the City Engineer. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the seismic settlement study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.

Timing/Implementation: *Reviewed as part of the construction plans, and verified prior to occupancy*

Enforcement/Monitoring: *City of Wildomar Planning Department and Building and Safety Department*

GEO-3 To prevent the potential for damage associated with expansion potential, additional expansion testing shall be conducted during site development. If the results of expansion testing indicate moderate to highly expansive soils, the project applicant shall ensure that those soils are presaturated to a moisture content and depth specified by the geotechnical engineer, thereby "pre-swelling" the soil prior to constructing the structural foundation or hardscape. This method shall be used in conjunction with a layer of imported nonexpansive fill material placed directly below foundations and slabs to control seasonal moisture fluctuations. In addition, stronger

foundations, such as rigid mat or grid footing foundations, which can resist small ground movements without cracking, shall be constructed.

Timing/Implementation: *Reviewed as part of the construction plans, and verified prior to occupancy*

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

GEO-4 **Concrete Slab on Grade.** Specific design recommendations shall be incorporated into project design as specific in the geotechnical study prepared by Soils Southwest, Inc. (**Appendix 5**) dated July 22, 2015. Specific requirements include concrete slab reinforcement methods and materials and concrete curing. In addition, joints (isolation, contraction, and construction) shall be placed in accordance with the American Concrete Institute (ACI) guidelines. Special precautions shall be taken during placement and curing of all concrete slabs. Excessive slump (high water/cement ratio) of the concrete and/or improper curing procedures used during either hot or cold weather conditions could result in excessive shrinkage, cracking, or curling in the slabs. All concrete proportioning, placement, and curing shall be performed in accordance with ACI recommendations and procedures.

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

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

GEO-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*

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 21st 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 project 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 visitors, employees, and residents. 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 GHG Significance Threshold Working Group was formed to assist 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 is comprised of 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	32
Area	20
Energy	275
Mobile	1,067
Waste	41
Water Usage	29
Total	**1,464**
SCAQMD Threshold	*3,000*
Significant?	**NO**

*Source: LSA Associates 2015a. See **Appendix 2** 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; however, no action on the legislation has been taken as of this writing (April 2016).

SCAG's 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), adopted April 4, 2012, which establishes GHG emissions goals for automobiles and light-duty trucks for 2020 and 2035, establishes an overall GHG target for the project region consistent with both the target date of AB 32 (2020) and the post-2020 GHG reduction goals of Executive Order 5-03-05 (2005) and Executive Order B-30-15 (2015). As identified in Table 7-1, mobile-source emissions are the most potent contributor of GHG emissions with the proposed project. SCAG was tasked by CARB to achieve a 9 percent per capita reduction compared to 2012 vehicle emissions by 2020 and a 16 percent per capita reduction by 2035, which CARB confirmed the

project region would achieve by implementing its RTP/SCS (CARB 2013). The RTP/SCS contains GHG-reducing programs, including multimodal transportation investments such as bus rapid transit, light rail transit, heavy rail transit, commuter rail, high-speed rail, active transportation strategies (e.g., bikeways and sidewalks), transportation demand management strategies, transportation systems management, highway improvements (interchange improvements, high-occupancy vehicle lanes, high-occupancy toll lanes), arterial improvements, goods movement strategies, aviation and airport ground access improvements, and operations and maintenance to the existing multimodal transportation system. SCAG's RTP/SCS identifies that land use strategies which focus new housing and job growth in areas served by high quality transit and other opportunity areas would be consistent with a land use development pattern that supports and complements the proposed transportation network, which emphasizes system preservation, active transportation, and transportation demand management measures. The 2012 RTP/SCS incorporates local land use projections and circulation networks from the cities' and counties' general plans. 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 2012 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 SCS'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. Accordingly, the population that would be generated as a result of the project is within this anticipated growth. As previously stated, under the current MUPA designation, a minimum of 209 dwelling units are required; the project proposes a General Plan Amendment to allow the development of only 77 dwelling units. 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 provides 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 2012). 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 GHG reduction targets for the year 2020 or 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 2012 RTP/SCS to achieve the greenhouse gas reduction goals and strategies for passenger vehicles.

In addition to project consistency with the 2012 RTP/SCS, it 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 measures, 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).

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 member agencies of WRCOG, 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. Since the proposed General Plan Amendment and zone change are required to allow the development of residential units at a reduced density compared to the density allowed under the current land use designation, the project would not exceed the population densities assumed in the GHG inventory contained in the CAP. (Under the current MUPA designation, a minimum of 209 dwelling units are required. The project is proposing a General Plan Amendment to allow the development of only 77 dwelling units.)

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 Phase I Environmental Site Assessment (ESA) prepared for the project site by Soils Southwest, Inc., in March 2016 (**Appendix 6**). The Phase I ESA consists of historical property use research, a regulatory agency records search, and site reconnaissance to identify potential recognized environmental conditions on the project site.

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, consisting of 77 detached single-family homes. Typically, residential development is not expected to 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 construction or operation of future developments, 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 implementation of the proposed project would be less than significant.

c) **Less Than Significant Impact**. Ronald Reagan Elementary School is located approximately 0.26 miles from the proposed project site. However, all requests for development or a change in occupancy will 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 project site is not included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control (DTSC) or the State Water Resources Control Board (SWRCB) pursuant to Government Code Section 65962.5 as of February 2016 (DTSC 2016; SWRCB 2016). The site is not a land use associated with hazardous materials. The project site is not known or anticipated to have been contaminated with hazardous materials, and no hazardous material storage facilities are known to exist on-site.

The Phase I identified two hazardous materials sites within 1 mile of the project site: Prompt Cleaners and RePlanet LLC. However, the Phase I ESA prepared for the Clinton Keith Village Center development project, which is located directly south of the proposed project site on APN 362-250-003, identified three (one of them being Prompt Cleaners) hazardous materials sites within 1

mile of Clinton Keith Village Center that were reported in the agency database records search. These properties are also within 1 mile of the proposed project site. The properties listed in **Table 8-1** are known to be associated with the use and/or storage of hazardous materials or petroleum hydrocarbons. The facilities from both studies have been included in **Table 8-1**.

Table 8-1
Hazardous Materials Sites

Site/Facility Name	Address	Distance from Project Site	Cleanup Status	Associated Project Impacts
Prompt Cleaners	23905 Clinton Keith Road	0.25 Miles WSW	Active	None
RePlanet LLC	23893 Clinton Keith Road	0.30 Miles SW	Active	None
USA Station No. 638238	23905 Cat Road	0.27 Miles West	Closed	None
Clinton Keith Chevron	23805 Clinton Keith Road	0.32 Miles WSW	Active	None

Source: EnGEN 2013; Soils Southwest 2016

According to the Phase I ESA (EnGEN 2013; Soils Southwest, Inc.), there are no records of unauthorized releases or violations associated with these sites. 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 9.6 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 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 Figure 2, Skylark Airfield Area of Influence, of the Wildomar General Plan, the proposed project site is outside of the area of influence (City of Wildomar 2008). Therefore, there would be no impact.

g) **Less Than Significant Impact**. Access to the project site is available via George Avenue and Iodine Springs Road. 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 George Avenue to Iodine Springs Road. 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. LRA VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data.

In 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in VHFHSZs 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, including the project site, have been designated very high fire hazard severity zones. 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, which includes Section 4905.2 "Construction Methods and Requirements within Established Limits."). Fire Code Chapter 49 cites specific requirements for wildfire-urban interface areas that include, but are not limited to, providing defensible space and hazardous vegetation and fuel management. Wildomar is covered under the Riverside County Operational Area Emergency Operations Plan (2006) and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (2012). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction 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.

Considering the existing emergency plans, the project site's location in a very high fire hazard severity zone will not result in any significant exposure of individuals or structures to the threat of wildfire.

STANDARD CONDITIONS AND REQUIREMENTS

1. Compliance with the 2013 California Building Code (or most current version) and the 2013 Edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations).

2. Adherence to California Fire Code Chapter 49, which cites specific requirements for wildfire-urban interface areas.

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?				✓

A preliminary Water Quality Management Plan (WQMP) was prepared for the proposed project by TL Group Corp. on April 14, 2016 (**Appendix 7**).

DISCUSSION

a, e, f) **Less Than Significant Impact.** Wildomar Municipal Code Section 13.12.050 requires development to comply with a Municipal Separate Storm Sewer System (MS4) Permit from the San Diego Regional Water Quality Control Board. Section F.1 of the MS4 permit specifies requirements for new developments, and Section F.1.D provides details on the requirements for standard stormwater mitigation plans (SSMPs, also known as WQMPs). The WQMP for this project is provided in **Appendix 7** to 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 into 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.

<u>Construction</u>

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 of 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, and **Appendix 7**).

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 incorporate 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 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's on-site drainage system directs on-site drainage through "best management practice" (BMP) facilities that improve water quality, and into a storm drain system located in Lot B. From Lot B stormwater flows will ultimately be conveyed to the existing 54-inch reinforced concrete pipe in George Avenue. Existing onsite stormwater flows are 10.88 cubic feet per second (cfs) for 2-year storm events and 18.84 cfs for 10-year storm events. During project implementation, onsite stormwater flows are expected to remain the same for 2-year storm events and incrementally increase to 18.89 cfs for 10-year storm events. The incremental increase during 10-year storm events would not result in a substantial increase in stormwater flows beyond what the project currently conveys. (TL Group Corp. 2015; **Appendices 7c and 7d**).

TL Group Corp. (2015) prepared a preliminary Water Quality Management Plan (WQMP) for the proposed project (see Appendix 7). 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 Proposed Project – Santa Ana River Watershed

Receiving Waters	EPA-Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use
Cole Canyon	N/A	MUN, AGR, IND, PROC, REC-1, REC-2, BIOL, WARM, WILD	N/A
Murrieta Creek	Copper, Chlorpyrifos, Toxicity	MUN, AGR, IND, PROC, GWR, REC-1, REC-2, WARM, WILD	N/A
Santa Margarita River	Enterococcus, Fecal Coliform, Phosphorus, Total Nitrogen as N, Toxicity	MUN, AGR, IND, REC-1, REC-2, WARM, COLD, WILD, RARE	N/A

Source: TL Group 2015

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 repressurization.
- Industrial Process Supply (PROC) – Includes uses of water for industrial activities that depend primarily on water quality.
- Groundwater Recharge (GWR) – Includes uses of water for natural or artificial recharge of groundwater for purposes of future extraction, maintenance of water quality, or halting of saltwater intrusion into freshwater aquifers.
- Preservation of Biological Habitats of Special Significance (BIOL) – Includes uses of water that support designated areas or habitats, such as established refuges, parks, sanctuaries, ecological reserves, or Areas of Special Biological Significance, where the preservation or enhancement of natural resources requires special protection.
- 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) – Includes uses of water that support habitats necessary, at least in part, for the survival and successful maintenance of plant

or animal species established 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:

- Extended Detention Basin – Dry extended detention ponds (a.k.a. dry ponds, extended detention basins, detention ponds, extended detention ponds) are basins whose outlets have been designed to detain the stormwater runoff from a water quality design storm for some minimum time (e.g., 48 hours) to allow particles and associated pollutants to settle. Unlike wet ponds, these facilities do not have a large permanent pool. They can also be used to provide flood control by including additional flood detention storage. Targeted constituents include sediment, nutrients, trash, metals, bacteria, oil and grease, and organics.
- Vegetated Swale – Vegetated swales are open, shallow channels with vegetation covering the side slopes and bottom that collect and slowly convey runoff flow to downstream discharge points. They are designed to treat runoff through filtering by the vegetation in the channel filtering through a subsoil matrix and/or infiltration into the underlying soils. Swales can be natural or man-made. They trap particulate pollutants (suspended solids and trace metals), promote infiltration, and reduce the flow velocity of stormwater runoff. Vegetated swales can serve as part of a stormwater drainage system and can replace curbs, gutters, and storm sewer systems.

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 proposed project 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 Elsinore Basin Groundwater Management 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 it is outside the project boundaries.

Currently, the proposed site is largely permeable. However, with the exception of landscaped and water quality areas, the proposed project site will be covered by impervious surfaces such as buildings, parking areas and drive aisles. 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 anticipated as part of buildout of the Wildomar General Plan. The proposed project would be consistent with the General Plan that was used by EVMWD to prepare the UWMP.

EVMWD adopted a Water Shortage Contingency Plan on February 5, 1992. EVMWD's Water Shortage Contingency Plan was prepared to comply with Assembly Bill 11x (1991). The bill modified Section 10632 of the California Water Code and required every urban water supplier to file a plan, because of the worsening 1986–1992 drought. The key elements of the EVMWD's Water Shortage Contingency Plan are ordinances with phased water use restrictions and a drought rate structure. EVMWD has two water shortage ordinances: Nos. 78 and 81. The drought plan stages and reduction goals (applied to the base years specified in the ordinances) are presented in **Table 9-2**. Determination of a Stage I, II, III, IV or V condition is at the discretion of EVMWD's General Manager in consultation with the Board of Directors. EVMWD does not have a Stage V reduction for its retail customers. For its wholesale customers, a Stage V reduction would result in a mandatory reduction of 20 percent. A mandatory reduction of 50 percent would occur under Stage V for retail agricultural customers with interruptible deliveries. However, EVMWD does not serve any customer with interruptible deliveries. The trigger levels (to move from one stage to the next) depend on the local water situation and actions taken by Metropolitan. Metropolitan's actions represent the principal trigger(s) for EVMWD's action, because cutbacks in the imported water supply to EVMWD will require action to mitigate those impacts. Currently, EVMWD is recognizing a Stage 4a Drought Alert for all customers. During this stage, the following actions are prohibited:

- Washing down sidewalks and driveways;
- Watering during or within 48 hours after a rain event; and
- Filling, refilling, or adding water to your uncovered pool or spa.

Fines for Stage 4a noncompliance include written notices for the first two violations and then monetary fines for the third through fifth violations. The sixth violation may result in a flow restrictor being installed. In addition, EVMWD has also implemented a drought surcharge to residential users. Surcharges are based on indoor/outdoor or inefficient/excessive uses. As with non-drought rates, the surcharges are the highest for inefficient and excessive uses.

Table 9-2. Water Supply Shortage Stages and Conditions for EVMWD

Stage	Voluntary or Mandatory Reduction	Reduction Goal (%)			
		Retail Customers (Firm Deliveries)	Wholesale Customers (Firm Deliveries)	Retail Customers Interruptible Deliveries)	Retail Agricultural Customers (Interruptible Deliveries)
I	Voluntary	10	10	Non-specific	Non-specific
II	Mandatory	5	5	20	20
III	Mandatory	10	10	30	30
IV	Mandatory	15	15	40	40
V	Mandatory	N/A	20	N/A	50

Source: EVMWD UWMP 2010

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. The will-serve letter from EVMWD is located in **Appendix 10**. 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. 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. While the stormwater runoff is channeled into the stormwater system, the proposed project would not alter this general drainage pattern.

Furthermore, the required SWPPP for the project includes best management practices designed to prevent erosion both during and after construction (see Issue a, e, f) 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. 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.** The County of Riverside identifies dam inundation hazard areas throughout the county. A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County; these maps were compiled into geographic information system (GIS) digital coverage of potential dam inundation zones. The county's dam inundation zones are identified in Figure S-10 of the Wildomar General Plan (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 7**).

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 and commercial uses. Currently, the project site is vacant land zoned R-R (Rural Residential) and Mixed Use Overlay and the project will include a rezone to R-4 (Planned Residential) 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.** The proposed project will include a General Plan Amendment to change the existing land use designation from MUPA (Mixed Use Planning Area) to MHDR (Medium High Density Residential) and a Change of Zone from R-R (Rural Residential) and Mixed Use Overlay to R-4 (Planned Residential). The proposed project will result in a density of approximately 6.84 dwelling units per gross acre, which is consistent with the General Plan MHDR density range of 5–8 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 Amendment from MUPA to MHDR will guarantee that the project site is appropriately designated by the General Plan for the proposed use. General Plan Policy LU 22.2 accommodates higher density residential development near community centers, transportation centers, employment, and service areas. The General Plan land use designations of the properties surrounding and immediately adjacent to the project site are Medium Density Residential (MDR) to the north; MUPA to the east; MDR to the west; and Commercial Retail (CR) and MUPA to the south. Therefore, the project site will be near community centers, transportation centers, employment, and service area uses. 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 or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities. The proposed project includes .43 acres of a private recreation area.

The project will also include a General Plan Amendment to the Circulation Element removing the extension of Depasquale Road through the project site. As previously described, the road proposed to connect George Avenue to Iodine Springs Road will not be developed to the minimum right-of-way of 74-feet, as required in the City's General Plan Circulation Element. Instead, it will be developed to a maximum right-of-way width of 56-feet. Additionally, the location of the roadway does not reflect the buildout scenario roadway location in the General Plan Circulation Element for Depasquale Road. However, the proposed roadway meets Policy C 3.6 which requires developers to be responsible for the improvement of streets and highways service access to developing commercial, industrial, and residential areas with road construction or widening as part of the project. Therefore, as proposed, the private roadway constructed by the proposed project meets General Plan Policy C 3.6. Additionally, the proposed roadway will be sized to adequately meet the demands for the density of development approved and also to facilitate traffic flow into and through the project site. Therefore, impacts associated with this issue will be less than significant.

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 with the MSHCP would result in the project having no impact related to this issue area. In addition, the project is consistent with the RTP/SCS as stated in Section 7, Part B. 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 and 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. 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. Section 3.44.060 requires that the applicant pay appropriate development impact fees prior to issuance of a certificate of occupancy for the development project.

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

MITIGATION MEASURES

None required.

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.** Wildomar, including 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. The General Plan Open Space-Mineral Resources (OS-MIN) land use designation allows mineral extraction and processing facilities, based on the applicable Surface Mining and Reclamation Act (SMARA) classification. Those land areas held in reserve for future mining activities are also designated OS-MIN. No areas within the city boundaries are designated as OS-MIN. Additionally, the proposed project site is not located on parcels zoned Mineral Resources (M-R). Parcels in the M-R zone promote development associated with mining and quarrying activities that support the extraction of mineral resources. In addition to local regulations, all projects are required to comply with applicable state and federal regulations. 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?			✓	

SETTING

A Noise Impact Analysis was prepared by LSA Associates (2015) (see **Appendix 8**). The analysis was prepared to evaluate the potential noise impacts and mitigation measures associated with the residential development bounded by George Avenue to the west, Iodine Springs to the east, La Estrella Street to the north, and Clinton Keith Road to the south.

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 in land use designation,

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 completed. According to the Noise Impact Analysis prepared for the project (2015), 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 55 decibels (dBA) with trucks passing at 50 feet. However, the projected construction traffic would be minimal when compared to the existing traffic volumes on George Avenue, Iodine Springs Road, and other affected streets; and its associated long-term noise level change would not be perceptible (LSA 2015d). 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, building erection, and tenant improvement within the building. Noise levels associated with typical construction equipment are summarized in **Table 12-1.**

Table 12-1
Typical Construction Equipment Noise Levels

Equipment Description	Spec 721.560 L_{max} at 50 Feet	Actual Measured L_{max} at 50 Feet
Backhoe	80	78
Compactor (ground)	80	83
Crane	85	81
Dozer	85	82
Dump Truck	84	76
Excavator	85	81
Flat Bed Truck	84	74
Front-End Loader	80	79
Grader	85	N/A
Jackhammer	85	89
Pickup Truck	55	75
Pneumatic Tools	85	85
Pumps	77	81
Rock Drill	85	81
Roller	85	80
Scraper	85	84
Tractor	84	N/A
Vibratory Pile Driver	95	101

Source: LSA 2015
Note: Noise levels reported in this table are rounded to the nearest whole number.
Lmax = maximum instantaneous sound level.

According to the Noise Impact Analysis (2015), the nearest noise sensitive receptor to the project site, a residence located to the west of the site at approximately 60 feet, would experience short-term construction noise at a maximum level of 86 decibels. The second nearest residence, located 70 feet to the east of the site, would experience short-term construction noise at a maximum level of 85 decibels (LSA 2015). These calculations account for the maximum noise levels generated by scrapers, dozers, and heavy-duty trucks combined.

The Wildomar General Plan does not set decibel standards for temporary construction noise impacts. The General Plan contains four policies pertaining to temporary construction noise (Policies N 12.1 through 12.4), but those policies do not set decibel standards and generally require that the City make reasonable efforts to minimize temporary construction noise impacts on adjacent uses. Wildomar Municipal Code Chapter 9.48, Noise Regulation, contains noise standards in addition to the standards included in the General Plan, but Section 9.48.010 specifically states that the noise standards contained in that chapter are not thresholds of significance for the purposes of CEQA review. In addition, Section 9.48.020(I) of the Wildomar Municipal Code states that sound emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling are exempt from the noise standards contained in the noise ordinance, provided:

1. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and

2. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

To determine a threshold for construction noise, worker noise safety standards of other agencies were reviewed. The rationale is that if a maximum construction noise level is generally safe for construction workers who are exposed to the noise all day, then the noise level should be also be safe for adjacent residents who are typically farther from the noise source and exposed only briefly during the day. Noise standards from the California Department of Transportation (Caltrans), the American National Standards Institute (ANSI), the American Conference of Governmental Industrial Hygienists (ACGIH), the Federal Railroad Administration (FRA), and the California Department of Industrial Relations (DIR) were reviewed. Their limits are as follows:

Caltrans Standard Specifications Section 14-8

Do not exceed 86 dBA LMax (maximum instantaneous sound level) at 50 feet from the job site activities from 9 p.m. to 6 a.m.

The American National Standards Institute

A10.46-2007, Hearing Loss Prevention in Construction and Demolition Workers. Applies to all construction and demolition workers with potential noise exposures (continuous, intermittent, and impulse) of 85 dBA and above.

The American Conference of Governmental Industrial Hygienists

The ACGIH has established exposure guidelines for occupational exposure to noise in its Threshold Limit Values (TLVs) (85 dBA PEL with a 3 dBA exchange rate).

Federal Railroad Administration

49 CFR 227, Occupational Noise Exposure for Railroad Operating Employees. Requires railroads to conduct noise monitoring and implement a hearing conservation program for employees whose exposure to cab noise equals or exceeds an 8-hour time-weighted-average of 85 dBA. This final rule became effective February 26, 2007.

California Department of Industrial Relations

Employers shall make hearing protectors available to all employees exposed to an 8-hour time-weighted average of 85 decibels or greater at no cost to the employees. Hearing protectors shall be replaced as necessary. The DIR also establishes time-based exposure limits to different noise levels; however, their table starts at the 90 dBA level.

As shown above, these agencies seem to settle on 85 dBA as a reasonable threshold of noise exposure for construction workers. It should be noted that this threshold is based on worker protection, which assumes continuous exposure for the worker. Construction activities would be intermittent and temporary, and it is unlikely that a noise-sensitive receptor would be exposed to construction-related noise levels above 85 dBA continuously for the length of the project's construction. However, the City has determined that exposure of noise-sensitive receptors to construction noise levels above 85 dBA would result in a potentially significant impact.

As shown on **Figure 10**, all of the residences on the west side of George Street are more than 50 feet from the nearest construction area. According to the Noise Impact Analysis (2015), the nearest noise sensitive receptor to the project site, a residence located to the west of the site at approximately 60 feet, would experience short-term construction noise at a maximum level of 86 decibels. Noise from construction activities at the western portion of the project site (i.e., the portion of the site within 60 feet of the nearest residence) would be sporadic and limited during the construction period. Nonetheless, in order to address this impact, mitigation measure **NOI-1** requires that the construction contractor follow best management practices that include, but are not limited to, restricting grading and excavation activities to the hours of 9:00 a.m. to 4:00 p.m. on non-holiday Mondays through Fridays. This ensures that the loudest construction activities occur outside of recognized weekend, holiday, sleeping, and rest time. Mitigation measure **NOI-1** also requires the use of grading and excavation equipment that has been certified to generate noise levels of no more than 85 dBA at a distance of 50 feet, either erecting a temporary noise barrier or developing the proposed masonry wall along the western and eastern perimeters of the site, and coordinating with the adjacent residents such that the residents are fully aware of the construction schedule.

Compliance with mitigation measure **NOI-1** will ensure notification of the neighborhood, a contact to call concerning noise, a requirement to conduct the noisiest construction activities (e.g., grading and trenching) during the time of day when most residents are at work, and that the

noise wall is constructed to reduce noise during the noisiest construction activities of the project. This will ensure that noise levels are at or below the 85 dBA threshold; therefore, this impact is less than significant with mitigation incorporated.

Operational Noise

The primary source of noise associated with the proposed project would be traffic-related noise. According to the Noise Impact Report (2015d), the proposed project would not result in significant traffic noise impacts to off-site sensitive uses as it takes a doubling of the traffic volume to have a 3 dBA increase in traffic noise. 3 dBA is the amount of noise level increase required to register as perceptible to the average human ear. Vehicular traffic trips associated with the proposed residential development are anticipated to be small after being distributed onto adjacent roadways in the project area (LSA 2015d).

In terms of on-site traffic noise, the Federal Highway Administration (FHWA) highway traffic noise prediction model (FHWA RD-77-108) 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, a noise impact analysis was conducted by LSA Associates, Inc. (2015d) using the input parameters required by the Riverside County Department of Public Health. The department's requirements for determining and mitigating traffic noise impacts to residential structures were followed, including a hard-site condition, level of service (LOS) C traffic volume, and vehicle mix for George Avenue (collector), Iodine Springs Road (collector), La Estrella Street (collector), and Clinton Keith Road (urban arterial) in the project vicinity.

Table 12-2 shows the traffic noise levels adjacent to roadway links in the project vicinity using the input parameters required by the Riverside County Department of Public Health. These noise levels represent the worst-case scenario, which assumes that no shielding is provided between the traffic and the location where the noise contours are drawn (LSA 2015). The specific assumptions used in developing these noise levels and model printouts are provided in **Appendix 8**.

Table 12-2
Level of Service C Traffic Noise

Roadway	ADT	Centerline to 70 CNEL (ft)	Centerline to 65 CNEL (ft)	Centerline to 60 CNEL (ft)	CNEL (dBA) 50 Feet from Outermost Lane
George Avenue (2-lane collector)	10,400	<50	115	363	68.1
Iodine Springs Road (2-lane Collector)	10,400	<50	115	363	68.1
La Estrella Street (2-lane collector)	10,400	<50	115	363	68.1
Clinton Keith Road (4-lane urban arterial)	28,700	250	787	2,489	75.5

Source: LSA Associates 2015
ADT = average daily traffic; CNEL = community noise equivalent level; dBA = A-weighted decibels; ft = foot/feet

Table 12-2 shows that the LOS C traffic volumes on George Avenue, Iodine Spring Road, and La Estrella Street would have the 65 and 60 dBA community noise equivalent level (CNEL) impact zones extend up to 115 and 363 feet, respectively, from the roadway centerline. Also, the 70, 65, and 60 dBA CNEL impact zones extend up to 250, 787, and 2,489 feet, respectively, from the roadway centerline of Clinton Keith Road.

Proposed dwelling units closest to La Estrella Street and Clinton Keith Road would not have property lines within 115 and 787 feet, respectively, from the roadway centerline (LSA 2015). In addition, there will be future development between the project site and these roads that will provide further shielding from traffic. Therefore, dwelling units would not be located within the 65 dBA CNEL impact zone, and no further noise analysis is required (LSA 2015). However, proposed dwelling units adjacent to George Avenue and dwelling units adjacent to Iodine Springs Road would have property lines within 115 feet of the centerline of these roadways (LSA 2015). These dwelling units would be located within the 65 dBA CNEL impact zone. The outdoor area near the property line would be exposed to traffic noise reaching 69 dBA CNEL (LSA 2015).

Therefore, mitigation measures, such as a 6-foot-high freestanding wall, would be required for outdoor active use areas adjacent to George Avenue. The Riverside County Department of Public Health specifies an exterior-to-interior noise reduction of 20 dBA when windows are closed. Building façade upgrades are required for residential structures that would experience interior noise levels exceeding the 45 dBA CNEL noise standard when windows are closed. Mitigation measure **NOI-2** would ensure the proposed project is not exposed to vehicular traffic noise impacts.

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 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.

As previously described, 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.

The nearest residence to the project site is located at 60 feet of the site's western boundary. Based on the vibration levels presented in **Table 12-3**, ground vibration generated by construction equipment would not exceed the FTA threshold of 85 VdB at this residence.

The Caltrans threshold for groundborne vibration is 0.3 inches/second, peak particle velocity (inches/second, PPV), which is considered the vibration level able to result in structural damage for sensitive buildings and residences. If this groundborne vibration level threshold is exceeded, the result may be "architectural" damage to normal dwellings. Groundborne vibration levels associated with representative construction equipment are summarized in **Table 12-4**.

Table 12-4
Representative Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity at 25 Feet (in/sec)
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozers/Tractors	0.003
Large Bulldozer	0.089
Caisson Drilling	0.089

Source: FTA 2006; Caltrans 2004

As noted, the nearest residential structure to the project site is approximately 60 feet of the western construction fence line. Based on the vibration levels presented in **Table 12-4**, ground vibration generated by heavy-duty equipment would not be anticipated to exceed approximately 0.08 inches per second peak particle velocity at 25 feet. Therefore, predicted vibration levels at the nearest residence would not exceed the Caltrans recommended criteria.

As demonstrated, construction activities associated with the proposed project would not exceed either the FTA or Caltrans recommended thresholds for groundborne vibration impacts. Once construction is completed, all construction-generated groundborne vibration would cease.

There would be no source of ground vibration associated with the proposed project operations.

This impact is less than significant.

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 9.6 miles southeast of the project site. In addition, Ryan Field airport is located approximately 15 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) **Less Than Significant Impact**. Skylark Field is located approximately 5 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, less than significant 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. Construction of the proposed project would potentially result in relatively high noise levels and annoyance at the closest off-site residential uses. The following best management practices (BMPs) would reduce short-term construction-related noise impacts resulting from the proposed project:

1. Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the project site, directly across the street from the project site providing a schedule for major construction activities that will occur for the duration of the construction period. In addition, the notification will include the identification of and contact number for a community liaison and a designated construction manager who would be available on-site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and the construction manager will be located at the construction office, City Hall, and the police department.
2. During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. In addition, site grading and excavation activity shall be limited to weekdays between 9:00 a.m. and 4:00 p.m., and no construction activities shall occur on Saturdays, Sundays, or federally recognized holidays.

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

4. The construction contractor shall utilize grading and excavation equipment that is certified to generate noise levels of no more than 85 dBA at a distance of 50 feet.

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

6. The construction contractor shall erect a temporary noise construction barrier along the eastern and western perimeters of the project site. If a temporary construction barrier is deemed technically infeasible, the contractor shall construct a masonry wall along the eastern and western perimeters of the project prior to any other phase of construction activity, including site grading. The applicant shall demonstrate that the temporary barrier achieves a noise reduction of at least 5 decibels during construction activities.

7. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

8. The construction contractor shall monitor the effectiveness of noise attenuation measures by taking noise measurements.

Timing/Implementation: *Prior to any earth movement permit or activity*

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

NOI-2 **Traffic Noise Impacts.** The following mitigation measures shall be implemented for the proposed project for vehicular traffic noise impacts:

1. A minimum sound wall height of 6 feet along the western property line along George Avenue for Lot Numbers 1 through 6 and Lot Numbers 76 and 77.

2. A minimum sound wall height of 6 feet along the eastern property line along Iodine Springs Road for Lot Numbers 43 through 51.

3. D Double-paned windows with minimum sound transmission class (STC) 30 for first-floor bedrooms on Lot Numbers 49, 50, and 51, and for second-floor bedrooms on Lot Numbers 1 through 6 and Lot Numbers 45 through 51 that are directly exposed to traffic noise.

4. Mechanical ventilation, such as an air conditioning system, in all residential units.

Timing/Implementation: *Prior to certificate of occupancy*

Enforcement/Monitoring: *City of Wildomar Planning Department and Building and Safety 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 development will result in 77 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 254 new residents. The addition of 254 residents to the city's current (2016) population of 35,168 represents a 0.7 percent increase in population and is considered less than significant.

b, c) **No Impact.** Since the project site is currently 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 3.2 miles southwest of the project site (RCFD 2016), 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.

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 pursuant to Wildomar Municipal Code Section 3.44.080, which include a fee for fire service impacts. In addition, all new development in Wildomar is required to annex into Community Facilities District 2013-1, which provides funding for police and fire services to new development, among other things. 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 Wildomar by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 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). As discussed in Issue a) in subsection 13, Population and Housing, the project is not anticipated to 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 pursuant to Wildomar Municipal Code Section 3.44.080, which include a fee for police service impacts. In addition, all new development in Wildomar is required to annex into Community Facilities District 2013-1, which provides funding for police and fire services to new development, among other things. 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. 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) **Less than Significant Impact.** The City of Wildomar owns and manages three public parks with a combined acreage of 14.727 acres: Marna O'Brien Park, Regency Heritage Park, and Windsong Park. The City of Wildomar requires 0.0066 acres per multi-family residential dwelling unit or 0.0093 acres per single-family residential dwelling unit of parkland to be set aside to comply with the Quimby Act (Wildomar 2015). **Table 14-1** 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 acres per unit (0.0066 or 0.0093, depending on the type of residential development) and the most currently adopted DIF fee schedule applicable to parkland dedication. Based on **Table 14-1**, the proposed project is required to provide approximately 0.72 acres of parkland or pay equivalent in-lieu fees.

Table 14-1. 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 52015
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

As identified in **Table 14-22**, the City currently has a deficit of approximately 91.23 acres of parkland based on the City's standard of 3 acres of parkland per 1,000 in population. With the increase in people that would result from development of the project, the City would still have a parkland deficit. However, this deficiency is an existing condition that would not be significantly increased by the proposed project. However, the project does not propose any dedicated

parkland. As a result, the applicant is required to pay the currently adopted Parkland In-Lieu fees to offset the parkland dedication in compliance with the Quimby Act Ordinance (Section 16.20.020 of the Wildomar Municipal Code) and the City's Development Impact Fee Program (Chapter 3.44, Fees, of the Wildomar Municipal Code), which includes a Parkland Acquisition Fee and a Park Improvement Fee. Payment of fees would reduce impacts to less than significant levels.

Table 14-2. Existing Parkland and Parkland Requirements

	Without Project (Existing)	With Project
Population[1]	35,168	35,422
Parkland Required[2]	105.50 acres	106.27 acres
Existing Parkland[3]	14.27 acres	14.27 acres
Parkland Deficit	Deficit of 91.23 acres	Deficit of 92.00 acres

Sources:
1. Department of Finance 2016
2. City of Wildomar requirement for 3.0 acres of parkland per 1,000 residents
3. Only includes City parks

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 254 new residents. Considering the 2016 population of Wildomar of 35,168 the proposed project would result in an estimated 0.07 percent population increase. Impacts to community support services by a population increase of 0.7 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 pursuant to Wildomar Municipal Code Section 3.44.080 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) **Less Than Significant.** The City of Wildomar owns and manages three public parks with a combined acreage of 14.27 acres: Marna O'Brien Park, Regency Heritage Park, and Windsong Park. The City of Wildomar requires 0.0066 acres per multi-family residential dwelling unit or 0.0093 acres per single-family residential dwelling unit of parkland to be set aside to comply with the Quimby Act (Wildomar 2015). **Table 14-1** illustrates how the acreage per residential unit was derived. Alternatively, the developer may pay "in-lieu fees" rather than dedicating parkland, and those fees would be based on the acres per unit (0.0066 or 0.0093, depending on the type of residential development). Therefore, for the proposed project, the required amount of parkland would be approximately 0.72 acres or equivalent in-lieu fees.

As identified in **Table 14-2**, the City currently has a deficit of approximately 91.23 acres of parkland based on the City's standard of 3 acres of parkland per 1,000 in population. With the increase in people that would result from development of the project, the City would still have a parkland deficit. However, this deficiency is an existing condition that would not be significantly increased by the proposed project. However, the project does not propose any dedicated parkland. As a result, the applicant is required to pay the currently adopted Parkland In-Lieu fees to offset the parkland dedication in compliance with the Quimby Act Ordinance (Section 16.20.020 of the Wildomar Municipal Code) and the City's Development Impact Fee Program (Chapter 3.44, Fees, of the Wildomar Municipal Code), which includes a Parkland Acquisition Fee and a Park Improvement Fee. Payment of fees would reduce impacts to less than significant levels.

b) **Less Than Significant Impact.** The proposed project includes 0.43 acres of a private recreational facility. Impacts related to the construction of this facility are considered throughout the analysis in this document and mitigated when applicable. As a result, the proposed project would not result in any significant impacts.

STANDARD CONDITIONS AND REQUIREMENTS

1. In compliance with the City's Development Impact Fee Program (Chapter 3.44, Fees, of the Wildomar Municipal Code), the applicant is required to the pay in-lieu fees. as identified in **Table 14-2**.

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?				✓

DISCUSSION

A traffic impact analysis (TIA) was prepared for the proposed project by Kunzman Associates in July 2015 (see **Appendix 9**).

SIGNIFICANCE THRESHOLD

Based on the City's guidelines, a significant impact occurs when the addition of project traffic, as defined by the "with project" scenario, causes an intersection that operates at an acceptable level of service 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.

The California Department of Transportation (Caltrans) advocates the use of *Highway Capacity Manual* intersection analysis methodology to analyze the operation of signalized intersections. This methodology describes the operation of a signalized intersection using a range of level of service from LOS A (free-flow conditions) to LOS F (severely congested conditions), based on the corresponding stopped delay experienced per vehicle. Caltrans endeavors to maintain a target level of service at the transition between LOS C and LOS D on state highway facilities. Caltrans establishes LOS D as deficient.

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.

METHODOLOGY

Trip Generation

The trips generated by the project are determined by multiplying an appropriate trip generation rate by the quantity of land use. Trip generation rates are predicated on the assumption that energy costs, the availability of roadway capacity, the availability of vehicles to drive, and lifestyles remain similar to what are known today. A major change in these variables may affect trip generation rates.

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 use. By multiplying the trip generation rates by the land use quantity, the traffic volumes are determined. **Table 16-1** exhibits the trip generation rates, project peak-hour volumes, and project daily traffic volumes. The trip generation rates are from the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012. The proposed development is projected to generate approximately 733 daily vehicle trips, 57 of which occur during the morning peak hour and 77 of which occur during the evening peak hour.

Table 16-1
Project Trip Generation Summary

Land Use	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Trip Generation Rates							
77 Single-Family Detached Residential Units	0.19	0.56	0.75	0.63	0.37	1.00	9.52
Trips Generated							
77 Single-Family Detached Residential Units	14	43	57	49	28	77	733

Source: Kunzman Associates 2015

Project Trip Distribution

To determine the trip distributions for the proposed project, peak-hour traffic counts of the existing directional distribution of traffic for existing areas in the vicinity of the site, and other additional information on future development and traffic impacts in the area were reviewed.

Project Trip Assignment

Based on the identified trip generation and distributions, project average daily traffic volumes were calculated, as shown on **Figure 11**. Morning and evening peak-hour intersection turning movement volumes expected from the project are shown on **Figures 12** and **13**, respectively.

Modal Split

The traffic-reducing potential of public transit was considered in the analysis prepared for the project (Kunzman Associates 2015). Essentially, the traffic projections are conservative in that public transit might be able to reduce the estimated traffic volumes.

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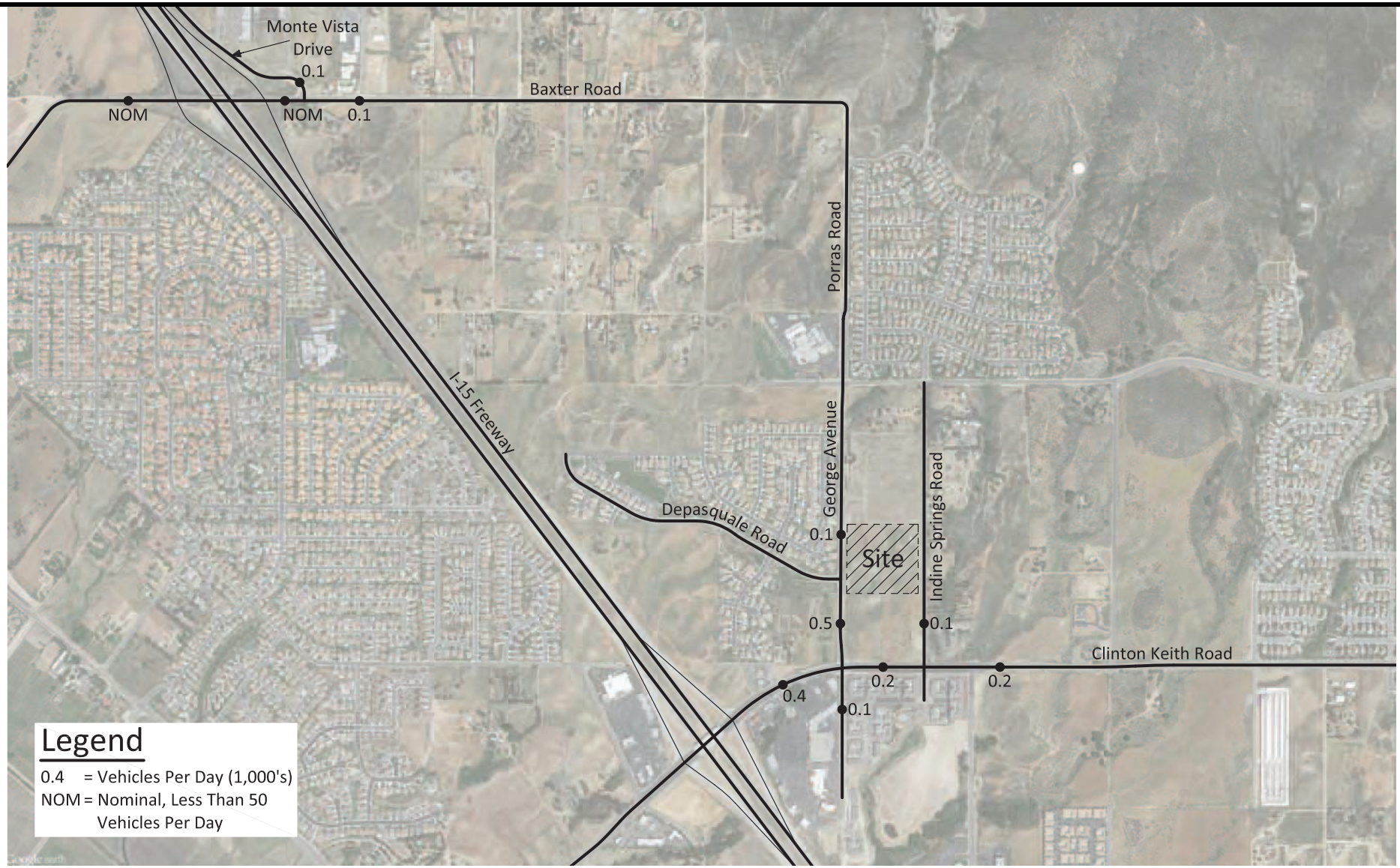

Source: Kunzman Associates, Inc.

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FIGURE 11
Project Average Daily Trip Volumes

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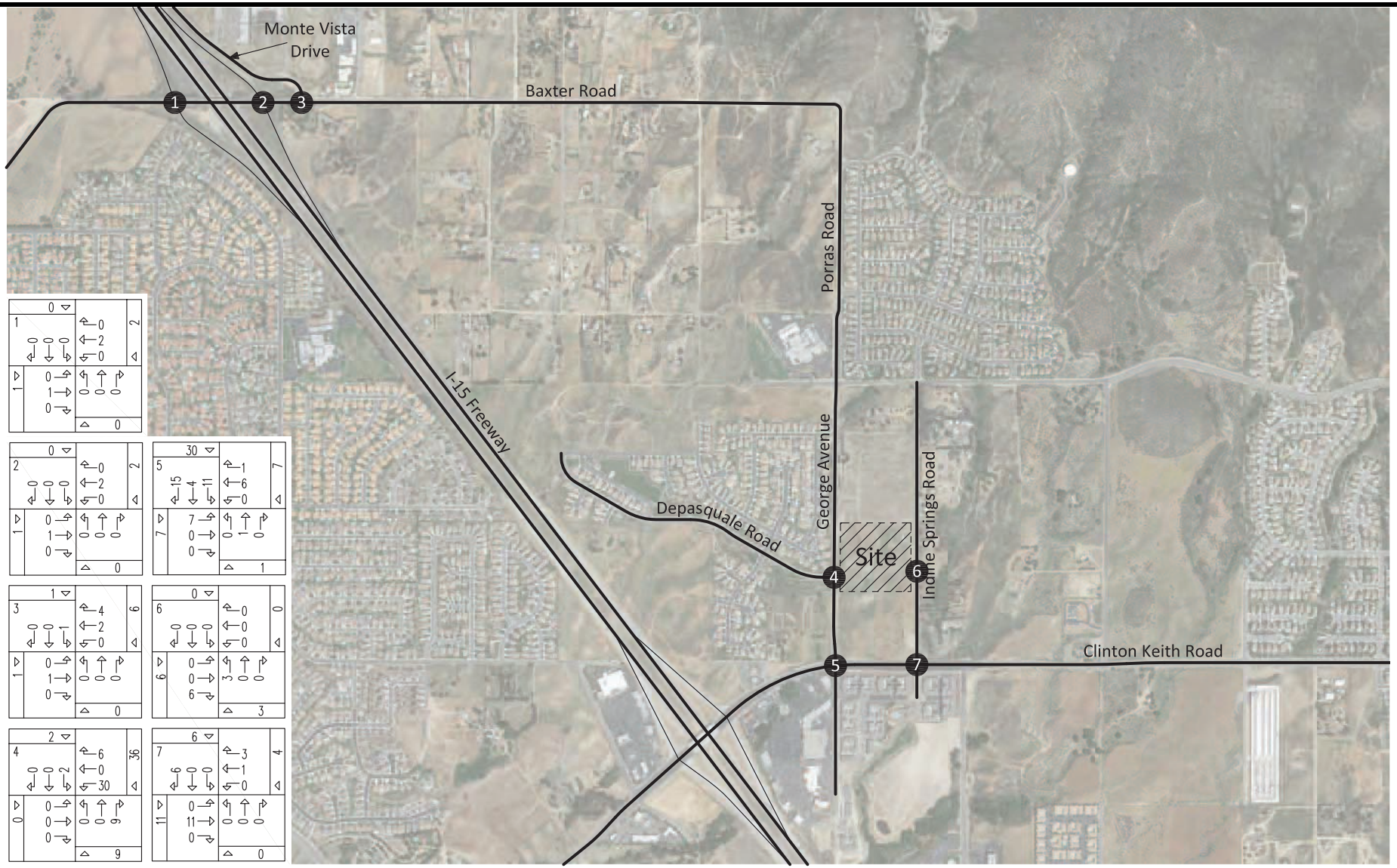

Source: Kunzman Associates, Inc.

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FIGURE 12

Project Morning Peak Hour Intersection Turning Movement Volumes

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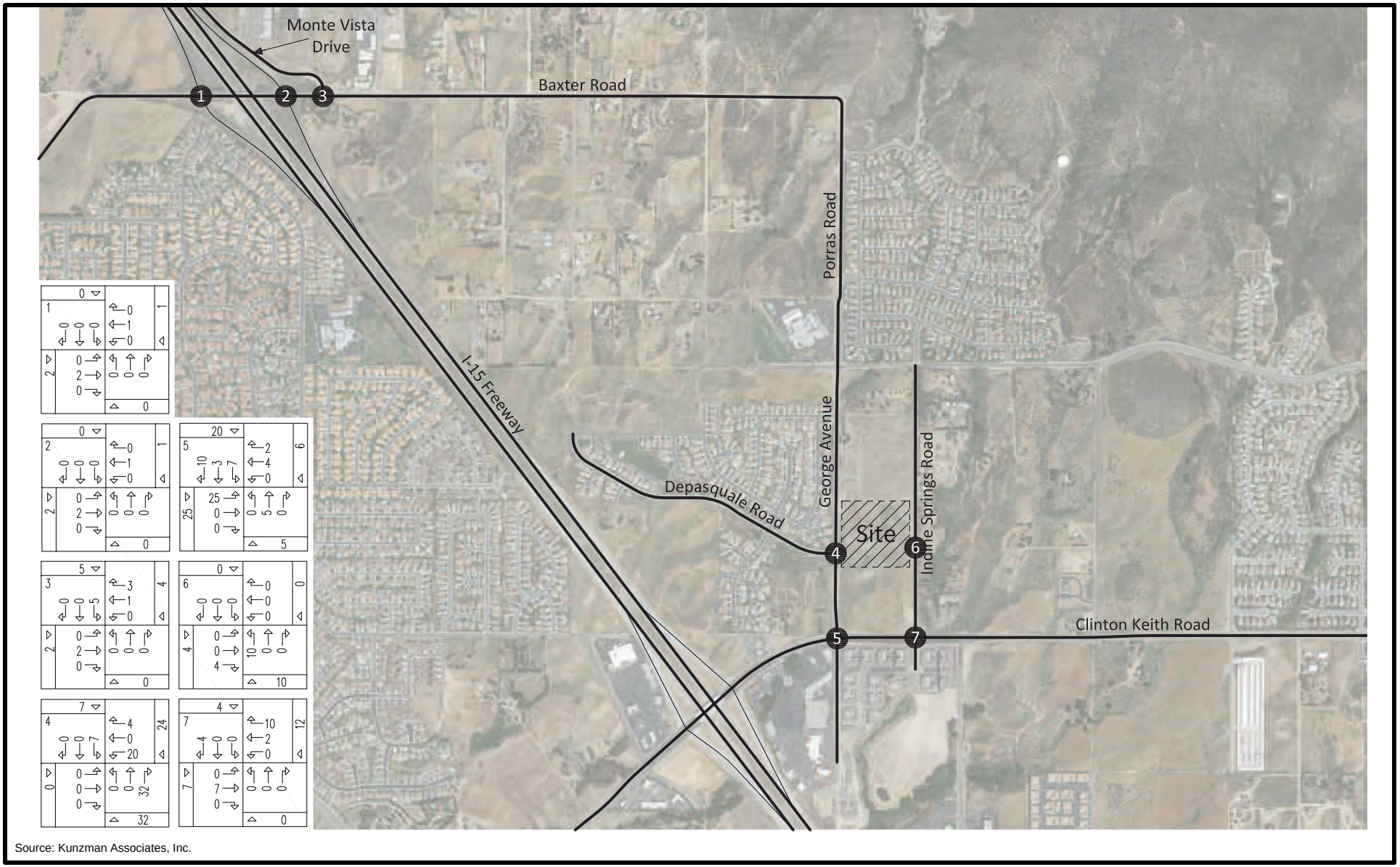

Source: Kunzman Associates, Inc.

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FIGURE 13

Project Evening Peak Hour Intersection Turning Movement Volumes

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Intersection Capacity Analysis

The levels of service at the unsignalized and signalized intersections were calculated using the delay methodology in the Highway Capacity Manual. This methodology views an intersection as consisting of several lane groups. A lane group is a set of lanes serving a movement. If there are two northbound left turn lanes, then the lane group serving the northbound left turn movement has two lanes. Similarly, there may be three lanes in the lane group serving the northbound through movement, one lane in the lane group serving the northbound right turn movement, and so forth. It is also possible for one lane to serve two lane groups. A shared lane might result in there being 1.5 lanes in the northbound left turn lane group and 2.5 lanes in the northbound through lane group. For each lane group, there is a capacity. That capacity is calculated by multiplying the number of lanes in the lane group times a theoretical maximum lane capacity per lane times 12 adjustment factors. Each of the 12 adjustment factors has a value of approximately 1.00. A value less than 1.00 is generally assigned when a less than desirable condition occurs. For a full explanation of the calculations used to determine intersection (unsignalized and signalized) level of service, the reader is referred to Appendix D of the TIA (**Appendix 9**).

Levels of service thresholds for both unsignalized and signalized intersections are shown in **Table 16-2**. For unsignalized intersections, the level of service rating is based on the weighted average control delay expressed in seconds per vehicle. For signalized intersections, level of service is directly related to the average control delay per vehicle and is correlated to a LOS designation as described in **Table 16-2**.

Table 16-2
Level of Service Thresholds for Unsignalized and Signalized Intersections

Level of Service	Description	Average Control per Vehicle (seconds)	
		Signalized	Unsignalized
A	Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00	0 to 10.00
B	Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00	10.01 to 15.00
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00	15.01 to 25.00
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00	25.01 to 35.00
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00	35.01 to 50.00
F	Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths	80.01 and up	50.01 and up

Source: Kunzman Associates 2015
V/C = volume-to-capacity

Traffic Operations Analysis Methodology

The scope of the TIA was approved by the City of Wildomar. The TIA evaluated the following three scenarios:

- *Existing Plus Project* – The existing year (2015) with project analysis determines direct project-related traffic impacts that would occur on the existing roadway system in the theoretical scenario of the project being placed on existing conditions. Based on discussions with City staff, project impacts were determined through a comparison of the existing versus existing with project traffic conditions. As such, the existing with project scenario is provided to assess direct project impacts and to identify the associated project mitigation measures. **Figure 14** shows the average daily traffic volumes that can be expected for Existing Plus Project traffic conditions.

- *Existing Plus Ambient Growth Plus Project* – This scenario evaluates existing (2015) traffic combined with ambient growth and project traffic. To account for ambient growth on roadways, traffic volumes have been calculated based on a 2 percent annual growth rate of existing traffic volumes over a two-year period. **Figure 15** shows the average daily traffic volumes that can be expected for Existing Plus Ambient Growth Plus Project traffic conditions.

- *Existing Plus Ambient Growth Plus Project Plus Cumulative* (2015) – This scenario evaluates existing traffic combined with ambient growth, project traffic, and cumulative traffic. Opening year of the project is estimated to be 2017 and constructed in a single year. **Figure 16** shows the average daily traffic volumes that can be expected for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions.

Based on calculations conducted by Kunzman Associates (2015), traffic from the project is estimated to generate a net total of 733 daily vehicle trips, 57 of which occur during the morning peak hour and 77 of which occur during the evening peak hour. Some of the intersections are already operating at an unacceptable level of service. In these instances, the intersections were studied further to determine whether the proposed project resulted in a significant change in the delay or level of service, or if additional improvements were warranted as a result of the proposed project. **Table 16-3** lists the intersections studied and their current morning AM and PM levels of service.

Table 16-3
Existing Intersection Levels of Service

ID	Intersection Location	Jurisdiction	Peak-Hour Delay LOS		Existing LOS	
			AM	PM	AM	PM
1	***I-15 Southbound Ramp/Baxter Road***	***Caltrans***	***99.9***	***23.6***	***F***	C
2	I-15 Southbound Ramp/Baxter Road	Caltrans	27.2	16.2	D	C
3	***Monte Vista Drive/Baxter Road***	***Wildomar***	***56.5***	***9.8***	***F***	A
4	George Avenue/Depasquale Road	Wildomar	11.5	9.2	B	A
5	George Avenue/Clinton Keith Road	Wildomar	16.2	13.8	B	B
7	Iodine Springs Road/Clinton Keith Road	Wildomar	10.9	12.8	B	B

Source: Kunzman Associates 2015
Note: Bold, italic font in the table indicates existing unacceptable level of service.

Cumulative Analysis Methodology

The CEQA Guidelines require that other reasonably foreseeable development projects that 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 development 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 utilized 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 level of service, then 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.

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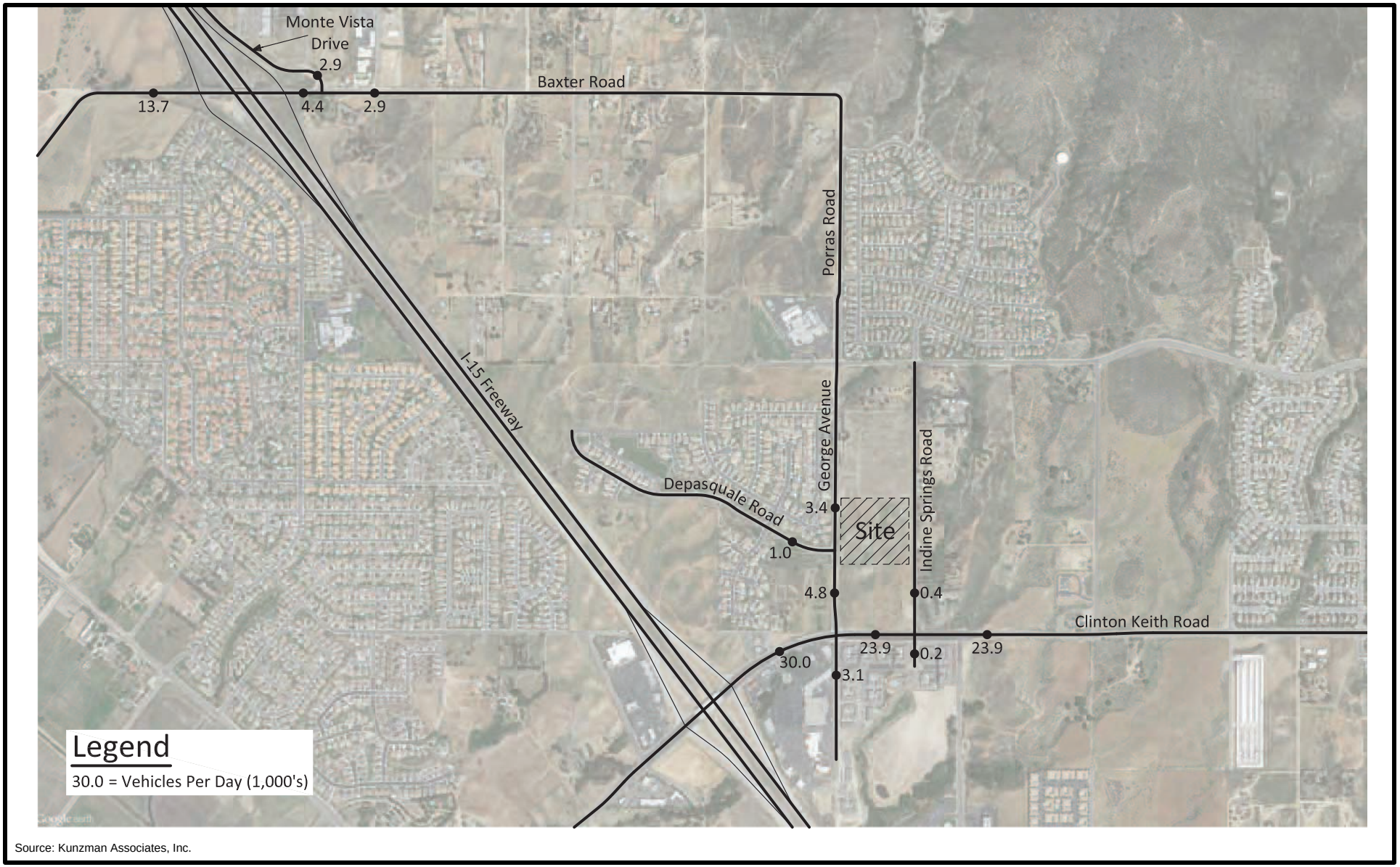

Source: Kunzman Associates, Inc.

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FIGURE 14

Existing Plus Project Average Daily Traffic Volumes

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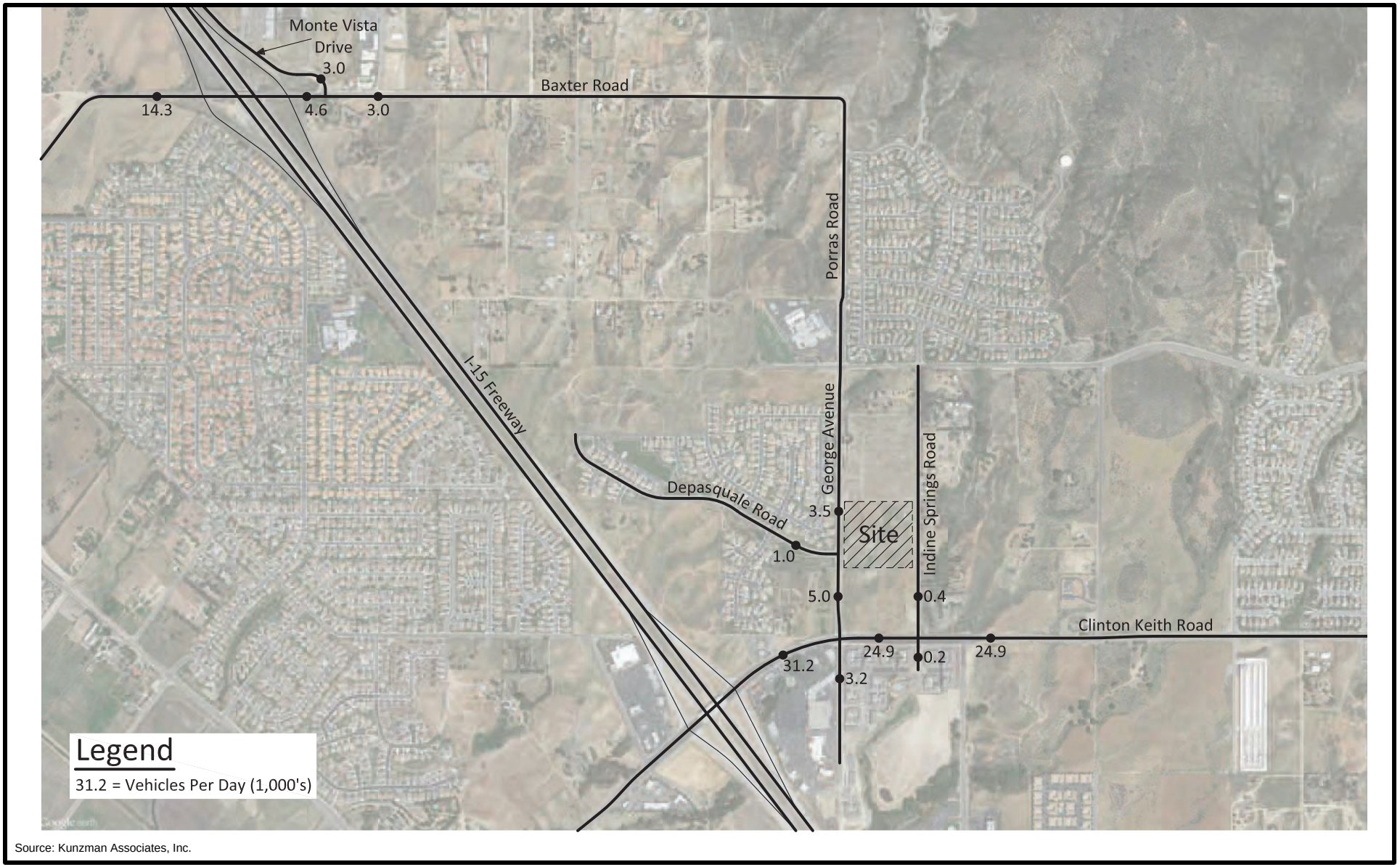

Source: Kunzman Associates, Inc.

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FIGURE 15

Existing Plus Ambient Growth Plus Project Average Daily Traffic Volumes

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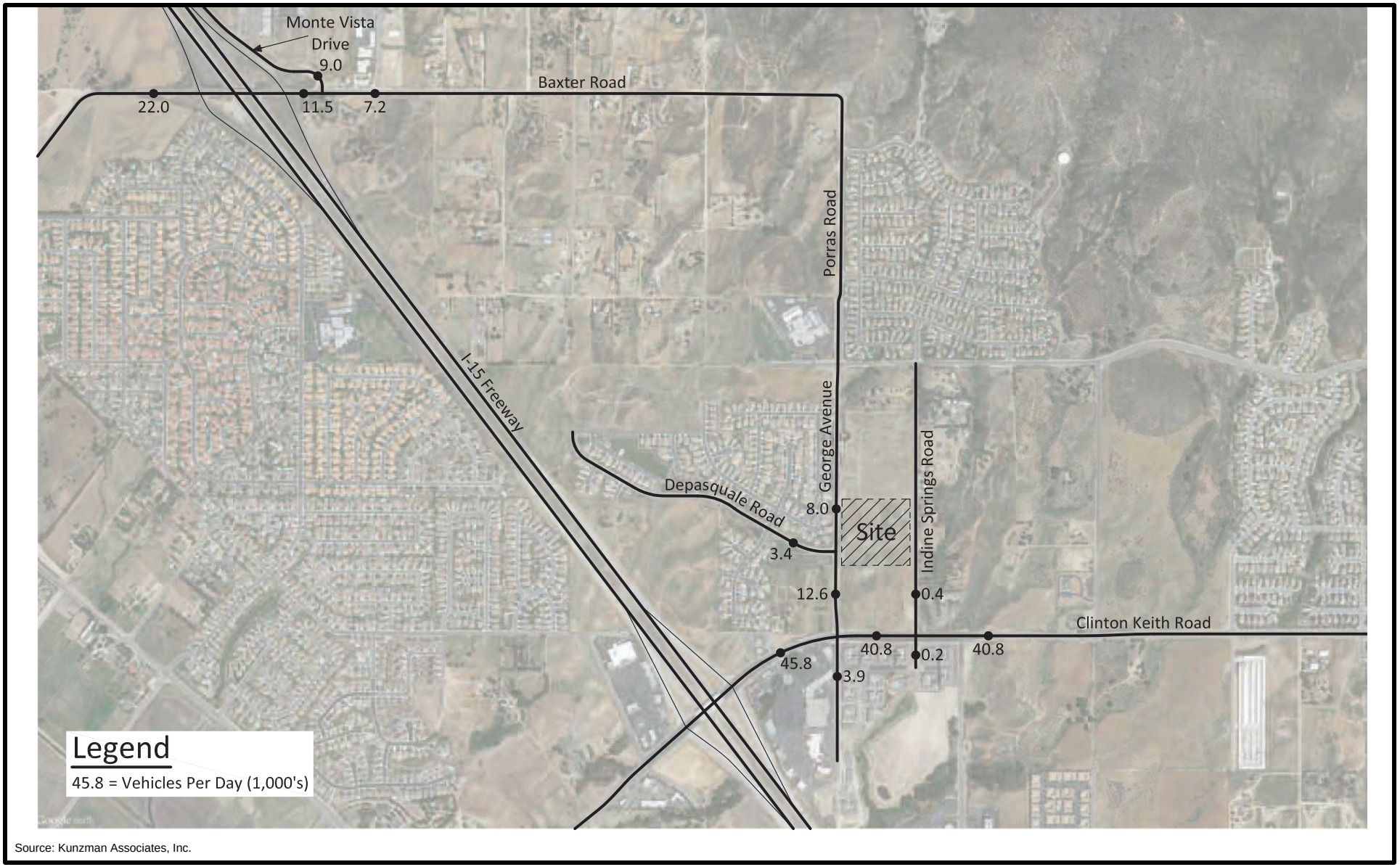

Source: Kunzman Associates, Inc.

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FIGURE 16

Existing Plus Ambient Growth Plus Project Plus Cumulative Average Daily Traffic Volumes

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a) **Less Than Significant Impact.**

Existing Plus Project

The Existing Plus Project delay and levels of service for the study area roadway network are shown in **Table 16-4**, which shows delay values based on geometrics at the study area intersections with and without improvements. For Existing Plus Project traffic conditions, the following study area intersections are projected to operate at unacceptable levels of service during the peak hours without improvements:[1]

- I-15 Freeway Southbound Ramps (NS) at
  - Baxter Road (EW) – #1
- Monte Vista Drive (NS) at
  - Baxter Road (EW) – #3

As shown in **Table 16-4**, intersections 1 and 3 have an existing unacceptable level of service in the AM peak hour. The addition of project traffic would not result in an increase of delay greater than 5.0 seconds at these intersections. Traffic from the proposed project will not result in an unacceptable level of service at any intersection operating at an acceptable level of service under existing conditions.

As proposed, the project will construct a private street with a maximum right-of way of 56-feet at the southernmost boundary of the project site connecting George Avenue to Iodine Springs Road. In the Circulation Element, upon full buildout, Depasquale Road would be constructed as a 2-lane collector road connecting George Avenue to Iodine Springs Road with a minimum right-of-way width of 74-feet. The proposed project roadway location and right of way width for the private street does not reflect the General Plan Circulation Element roadway width and location for Depasquale Road. However, this configuration would result in the focus of traffic to Clinton Keith Road, which is designated a Major Highway and is currently at buildout with 4-through lanes. Traffic related impact analysis includes the removal of the extension of Depasquale Road through the project site. As shown in **Table 16-4**, impacts to both George Avenue/Clinton Keith Road and Iodine Springs Road/Clinton Keith Road intersections would not result unacceptable LOS.

Existing Plus Ambient Growth Plus Project

The Existing Plus Ambient Growth Plus Project delay and levels of service for the study area roadway network are shown in **Table 16-4,** which shows delay values based on geometrics at the study area intersections without and with improvements. For Existing Plus Ambient Growth Plus Project traffic conditions, the following study area intersections are projected to operate at unacceptable levels of service during the peak hours, without improvements:[2]

1 Increase in delay time indicated is “without improvements” scenario.

- I-15 Freeway Southbound Ramps (NS) at
  - Baxter Road (EW) – #1
- Monte Vista Drive (NS) at
  - Baxter Road (EW) – #3

Intersections 1 and 3 have an unacceptable level of service in the AM peak hour (LOS E or F) under existing conditions. The addition of traffic from other approved projects in the Existing Plus Ambient Growth Plus Project scenario would result in greater than 5.0-second delays, resulting in potentially significant impacts at intersection 3 during the AM peak hour. As shown in Table 16-4, the proposed project does not increase the delay by 5.0 seconds at these intersections, however project traffic is part of the cumulative impact at these intersections. The project's contribution of a fraction of a second to the delays at these intersections is not cumulatively considerable, but nonetheless the project should be required to contribute its fair share toward the cost of the improvements at these intersections. Improvements to the intersection at Monte Vista Drive and Baxter Road are included as part of the City DIF funding program, including the construction of a southbound left turn lane, eastbound left turn land, and installation of a traffic signal at the Monte Vista Drive / Baxter Road intersection. Construction of these improvements is also a condition of approval and/or mitigation measure for several approved projects, including Walmart (SCH#2014011014) and Cornerstone Community Church (SCH#2013111005). Because a number of projects will contribute to the same improvement, the City will coordinate the design and construction of the interim intersection improvements. With the construction of these improvements, the Monte Vista Drive / Baxter Road intersection is projected to operate within acceptable levels of service during the peak hours, reducing impacts at this intersection to less than significant levels. Payment of the City's DIFs is both an ordinance of the City and a standard condition of approval and represents the project's fair share of the costs of the improvements. Existing Plus Ambient Growth Plus Project delay worksheets are provided in Appendix D of the TIA (**Appendix 9**).

Furthermore, the private street constructed by the project to connect George Avenue to Iodine Springs Road instead of constructing Depasquale Road as reflected in the City's General Plan, would result in the focus of traffic to Clinton Keith Road. However, as shown in **Table 16-4**, impacts to both George Avenue/Clinton Keith Road and Iodine Springs Road/Clinton Keith Road intersections would not result unacceptable LOS. Therefore, impacts associated with this change in roadway configuration would be **less than significant** under this scenario.

Table 16-4
Existing Plus Ambient Growth Plus Project (With and Without Improvements)

	Intersection Location	Existing Site Conditions				Existing Plus Project Without Improvements				Delay (seconds)		Significant?		Existing Plus Project With Improvements				Delay (seconds)		Significant?		Plus Ambient Growth and Project Without Improvements				Delay (seconds)[1]		Plus Ambient Growth and Project With Improvements			
		Delay (seconds)		LOS		Delay (seconds)		LOS						Delay (seconds)		LOS						Delay (seconds)		LOS				Delay (seconds)		LOS	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1	I-15 Southbound Ramp/Baxter Road	130.2	23.6	F	C	130.7	23.9	F	C	0.5	0.3	No	No	33.6	12.7	C	B	(97.1)	(11.2)	No	No	147.9	27.6	F	D	0.0	4.0	17.7	32.5	B	C
2	I-15 Northbound Ramp/Baxter Road	27.2	16.2	D	C	27.5	16.2	D	C	0.3	0.0	No	No	22.8	17.6	C	B	(4.7)	1.4	No	No	32.4	17.4	D	C	5.2	1.2	24.5	18.1	C	D
3	Monte Vista Drive/Baxter Road	56.5	9.8	F	A	58.5	10.0	F	A	2.0	0.2	No	No	16.9	10.0	B	A	(41.6)	0.0	No	No	77.5	10.1	F	B	21.0	0.3	18.2	10.0	B	B
4	George Avenue/Depasquale Road & Project Access	11.5	9.2	B	A	16.5	12.6	C	B	5.0	3.4	No	No									17.1	12.9	C	B	5.6	3.7				
5	George Avenue/Clinton Keith Road	16.2	13.8	B	B	16.6	14.5	B	B	0.4	0.7	No	No									16.7	14.5	B	B	0.5	0.7				
6	Iodine Springs Road/Project Access					8.5	8.5	A	A													8.5	8.5	A	A						
7	Iodine Springs Road/Clinton Keith Road	10.9	12.8	B	B	10.9	12.9	B	B	0.0	0.1	No	No									11.1	13.2	B	B	0.2	0.4				

Source: Kunzman Associates 2015
[1] The difference in delay is between existing site conditions and project implementation without improvements.

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Existing Plus Ambient Growth Plus Project Plus Cumulative

The Existing Plus Ambient Growth Plus Project Plus Cumulative delay and levels of service for the study area roadway network are shown in **Table 16-5,** which shows delay values based on geometrics at the study area intersections without and with improvements. For Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions, the following study area intersections are projected to operate at unacceptable levels of service during the peak hours, without improvements:[3]

- I-15 Freeway Southbound Ramps (NS) at
  - Baxter Road (EW) – #1
- I-15 Freeway Northbound Ramps (NS) at
  - Baxter Road (EW) – #2
- Monte Vista Drive (NS) at
  - Baxter Road (EW) – #3
- George Avenue (NS) at
  - Depasquale Road/Project Access (EW) – #4

As shown in **Table 16-6**, intersections 1 and 3 have an unacceptable level of service in the AM peak hour (LOS E or F) under existing conditions. With project implementation combined with cumulative projects and ambient growth, intersections 1 and 3 would result in greater than 5.0-second delays, resulting in significant impacts at those locations. In addition, intersection 1 would experience an unacceptable level of service in the PM peak hour, intersection 2 would experience an unacceptable level of service in both the AM and PM peak hours, and intersection 4 would experience an unacceptable level of service in the AM peak hour. As discussed above, the improvements necessary to bring intersection #3 to acceptable levels of service are included in the City's DIF funding program and payment of the DIF would reduce impacts to less than significant. The improvements necessary for intersection #4 to operate at acceptable levels of service are also included in the City's DIF funding program and payment of the DIF represents the project's fair share toward the necessary improvements at that intersection. Accordingly, payment of the City's DIF (which is required by ordinance and is a standard condition of approval) reduces impacts at intersections 3 and 4 to less than significant.

For the impacts to intersections #1 and #2, mitigation measure TRAF-1 is required (see below). This mitigation requires the project applicant to participate in the funding of off-site traffic improvements to these intersections. Specifically, the required improvements, which are not included as part of the City DIF funding program or TUMF funding program, include the construction of an eastbound right turn lane and the installation of a traffic signal at the I-15 southbound ramps / Baxter Road intersection, and the installation of an interim traffic signal at the I-15 northbound ramps / Baxter Road intersection. While **Table 16-4** shows that the proposed

3 Increase in delay time indicated is "without improvements" scenario.

project does not contribute traffic that results in an increase of 5.0 seconds at these intersections, proposed project traffic is part of the cumulative traffic affecting these intersections. Mitigation measure **TRAF-1**, represents the proposed project proportionate share of the cost of constructing improvements at these intersections. The improvements are also reflected in Mitigation Measure 4.16.6.1B of the Baxter Village project (SCH##2014121047) scheduled for review by the City Council in July 2016.

Additionally, the private street constructed by the project to connect George Avenue to Iodine Springs Road instead of constructing Depasquale Road as reflected in the City's General Plan, would result in the focus of traffic to Clinton Keith Road. However, as shown in **Table 16-5**, impacts to both George Avenue/Clinton Keith Road and Iodine Springs Road/Clinton Keith Road intersections would not result unacceptable LOS. Therefore, impacts associated with this change in roadway configuration would be **less than significant** under this scenario.

Existing Plus Ambient Growth Plus Project Plus Cumulative delay worksheets are provided in Appendix D of the TIA (**Appendix 9**).

Table 16-5
Existing Plus Ambient Growth Plus Project Plus Cumulative (With and Without Improvements)

	Intersection Location	Existing Site Conditions				Plus Ambient Growth, Project and Cumulative Without Improvements				Delay (seconds)[1]		Plus Ambient Growth, Project and Cumulative With Improvements			
		Delay (seconds)		LOS		Delay (seconds)		LOS				Delay (seconds)		LOS	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1	I-15 Southbound Ramp/Baxter Road	103.2	23.6	F	C	246.6	192.9	F	**F**	0.0	76.3	19.4	37.3	B	D
2	I-15 Northbound Ramp/Baxter Road	27.2	16.2	D	C	93.0	68.2	**F**	**F**	72.7	83.7	33.7	30.7	C	C
3	Monte Vista Drive/Baxter Road	56.5	9.8	F	A	603.5	58.2	F	**F**	43.4	48.4	16.7	11.8	B	B
4	George Avenue/Depasquale Road & Project Access	11.5	9.2	B	A	26.3	20.1	**D**	C	14.8	10.9	19.5	19.4	C	C
5	George Avenue/Clinton Keith Road	16.2	13.8	B	B	22.8	30.7	C	C	6.6	16.9				
6	Iodine Springs Road/Project Access					8.5	8.5	A	A						
7	Iodine Springs Road/Clinton Keith Road	10.9	12.8	B	B	13.5	18.7	B	C						

Source: Kunzman Associates 2015
1 The difference in delay is between existing site conditions and project implementation without improvements.

Conclusion

Significant impacts are determined by comparing with and without project scenarios for each traffic condition. As presented in the analysis, intersections 1 and 3 have an unacceptable level of service in the AM peak hour (LOS E or F) under existing conditions, and with project implementation combined with cumulative projects and ambient growth, these two intersections would result in greater than 5.0-second delays, resulting in significant impacts at those locations. In addition, intersection 1 would experience an unacceptable level of service in the PM peak hour, intersection 2 would experience an unacceptable level of service in both the AM and PM peak hours, and intersection 4 would experience an unacceptable level of service in the AM peak hour due to the project. However, with the implementation of mitigation measure TRAF-1, shown below and the payment of standard DIFs, all study area intersections would operate at acceptable levels of service during the peak hours upon project implementation. Therefore, the project would not cause a significant impact at any study area intersection.

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 is included in the CMP.

The RCTC Congestion Management Program does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service thresholds included in their respective general plans. If a street or highway segment included as part of the CMP falls below the adopted minimum level of service of E, a deficiency plan is required.

Some of the vehicle trips generated by residential development on the project site will connect to the CMP network at Interstate 15, and development associated with the proposed project may add an additional increment of traffic to the designated CMP network. The proposed project is estimated to result in 733 daily vehicle trips. If these vehicle trips were to travel on Interstate 15, this increase would represent an increase of 0.5 percent to the 2014 vehicle counts of 126,000 along I-15 at the Clinton Keith interchange (Caltrans 2015). Any impacts would be less than significant.

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 proposed residential units is significantly less than the height of the terrain in the vicinity of the project. 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, 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.

The project is proposed to have access on George Avenue and Iodine Springs Road. On-site improvements associated with the proposed project include:

- Construction of George Avenue from the north project boundary to the south project boundary to serve as a secondary (100-foot right-of-way) at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
- Construction of Iodine Springs Road from the north project boundary to the south project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
- Provision of sufficient parking spaces to meet City of Wildomar Municipal Code (Chapter 17. 188) parking requirements in order to serve on-site parking demand.
- Implementation of on-site traffic signing/striping in conjunction with detailed construction plans for the project site.
- Provision of adequate sight distance at project accesses consistent with California Department of Transportation/City of Wildomar standards and in conjunction with the preparation of final grading, landscaping, and street improvement plans. The final grading, landscaping, and street improvement plans must demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to the issuance of grading permits.

With the implementation of these on-site improvements, impacts are considered less than significant.

f) **No Impact.** The project proposes a Plot Plan to develop 77 single-family residential dwelling units with related open space and recreational amenities. The City's plot plan application process would review the proposed project's need to provide bicycle lanes, bus turnouts, or other design components to support alternative transportation as part of project design. Any necessary improvements would be a condition of development approval. The Riverside Transit Agency (RTA) provides transit service in the area. Bus Route 7 runs along the portion of Clinton Keith Road fronting the project site. The benefit of accommodating alternative transportation modes is also recognized by the California Green Building Standards Code, which provides credit for a site design that reduces personal automobile use through the implementation of alternative transportation programs encouraging the use of public transportation, bicycles, and low-emission and fuel-efficient vehicles. As such, no adverse impacts would occur.

STANDARD CONDITIONS AND REQUIREMENTS

1. Prior to issuance of any building permit on the project site, the project applicant shall pay all existing roadway network fees (e.g., in lieu costs, development impact fees and the Transportation Uniform Mitigation Fee).

MITIGATION MEASURES

TRAF-1 The following intersection improvements are required for Existing Plus Ambient Growth Plus Project and Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions.

Prior to occupancy, the project applicant shall be required to either construct, or participate in the funding that will lead to the construction of, the following off-site improvements:

- I-15 Freeway Southbound Ramps (NS) at [In Lieu]
  - Baxter Road (EW) – #1
    - Construct Eastbound Right Turn Lane
    - Install Interim Traffic Signal
- I-15 Freeway Northbound Ramps (NS) at [In Lieu]
  - Baxter Road (EW) – #2
    - Install Interim Traffic Signal

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) **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 are 1,500 gallons

per day per acre (EVMWD 2008). Using this factor and allowing that the proposed project will result in a total of 11.25 developed acres, the proposed project may be expected to generate 16,875 gallons of wastewater per day (1,500 gpd x 11.25 developed acres).

Of the 24 lift stations operating with the Regional WRF 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 B-2 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 16,875 gpd, the proposed project would represent a 0.5 percent increase in capacity at the B-2 lift station.

The 2008 EVMWD Wastewater Master Plan includes detailed descriptions of all facilities operated by the EVMWD for the purpose of collecting and treating wastewater. For its description of the Regional WRF, the 2008 Wastewater Master Plan states that the existing average flow and peak flow capacities of the Regional WRF are 8 million gallons per day (mgd) and 17.6 mgd, respectively.

The Regional WRF was constructed in 1981 with a capacity of 2.0 mgd. The plant 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 Regional WRF to accommodate a flow of 8.0 mgd. Currently, the Regional WRF 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 16,875 gallons per day, and the stated current treatment capacity of the Regional WRF to be 8 mgd, the proposed project would result in an increase of 0.2 percent to the average wastewater flow of the Regional WRF. This impact is **less than significant**.

c) **No Impact**. According to the City of Wildomar GIS system, the proposed project is located outside of a flood zone. Therefore, the project would not require or result in the construction of new stormwater drainage facilities.

d) **Less Than Significant Impact**. The project site is within the service boundary for the EVMWD, and development on the project site would connect to EVMWD water service infrastructure via 8-inch connections in Iodine Springs Road or 12-inch connections in George Avenue. The EVMWD utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is utilized to ensure that significant overdraft of local groundwater supplies does not occur. Imported water is obtained from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. 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 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 increases reliability and maintains 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 projects a 2035 water demand of 65,258 acre-feet per year, with a projected supply of 70,581 acre-feet per year. Development of the project was considered in the EVMWD Urban Water Management Plan as part of the City of Wildomar General Plan. This impact would be **less than significant**.

e) **Less Than Significant Impact**. Development on the project site would connect to existing water and sewer service infrastructure. To determine future demand for wastewater facilities, the EVMWD relies on recommended generation factors included in Appendix B of the Wastewater Master Plan (2008a). The recommended generation factors are determined according to land use designation, with the designation of the proposed project being MDHR (Medium High Density Residential). The generation factor for the MHDR land use is 1,500 gallons per day per acre (EVMWD 2008). Using this factor, the proposed project may be expected to result in an additional wastewater demand of 16,875 gpd. An increase of 16,875 gpd represents an increase of 0.5 percent to the wastewater demand of the EVMWD and its facilities. This impact would be **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 (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 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 254 residents of the proposed project may be expected to generate 1,117.6 pounds per day of solid waste. This incremental generation is well within the capacity of the El Sobrante Landfill, and impacts 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 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-6,** the proposed project would have a less than significant impact on biological resources and would have no conflict with the MSHCP. Similarly, as discussed in subsection 5, Cultural Resources, with implementation of mitigation measures **CUL-1** through **CUL-5,** 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

Implementation of 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

The potential for the proposed project to result in direct biological impacts is addressed through the payment of mitigation fees required by the MSHCP and mitigation measures **BIO-1** through **BIO-6**. 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 and archaeological resources. However, mitigation measures **CUL-1** though **CUL-5** 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 measures **GEO-1** through **GEO-4** would result in decreased exposure to the risks associated with seismic activity. Additionally, **GEO-5**would reduce any potential impacts associated with 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 provided 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 SWPPP prepared for the project would protect the quality of water discharged from the site during both construction and operational 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-6**, 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, Noise, operation of the proposed project would comply with all applicable noise standards and would have less than significant direct impacts related to noise. Project construction could result in some noise disturbance; however, these impacts would be temporary and would be restricted to daytime hours. In addition, mitigation measure **NOI-1**

would reduce construction associated noise by requiring best management practices be implemented to reduce construction related noise.

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

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase the demand for public services such as fire and police protection. However, as a standard condition of approval, the project applicant would be required to pay development impact fees to fund the expansion of such services and would be required to annex into CFD 2013-1. 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

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 development for opening year traffic conditions provided by City of Wildomar Public Works and Engineering staff. Cumulative traffic impacts are created as a result of a combination of the proposed project and other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations with or without the project. A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project implements or funds its fair share of improvements designed to alleviate the potential cumulative impact. As enforced by City Municipal Code Chapter 3.40, the Western Riverside County Transportation Uniform Mitigation Fee, and the adopted City Traffic Signal Development Impact Fee (Article I, Development Impact Fees, of Municipal Code Chapter 3.44), the project applicant will be required to participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions. Specifically, this will be accomplished through the payment of Western Riverside County TUMF, City of Wildomar development impact fees, and a fair-share contribution as directed by the City. 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.

The proposed project includes a general plan amendment that will change the circulation pattern by eliminating the extension of Depasquale Road from George Avenue to Iodine Springs Road. Vehicular access between the two points via the existing George Avenue and the proposed Varian Way will still occur, however the route will not be as direct as currently proposed in the General

Plan. This will slow traffic in the area and encourage use of Clinton Keith Road which is designed for high speed and high volumes of traffic. In addition, because of hills, natural drainages and the associated wetland and biological constraints, it is unlikely that Depasquale Road would extend east of Iodine Springs road. As there will still be vehicle and pedestrian connectivity between George Avenue and Iodine Springs Road, the proposed change in the circulation element is considered less than significant.

Utilities and Service Systems

Implementation of the proposed project would increase demand for public utilities. Construction activities related to development of the project site may result in impacts to utilities and service systems, including solid waste. However, any impacts would be less than cumulatively considerable.

c) **Less Than Significant Impact With Mitigation Incorporated**. The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly. While a number of the impacts were identified as having a potential to significantly impact humans, 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-6** reduce impacts associated with biological resources; mitigation measures **CUL-1** through **CUL-5** reduce impacts associated with cultural and archaeological resources; mitigation measures **GEO-1** through **GEO-5** reduce impacts associated with fault and soils hazards and paleontological resources; and mitigation measure **NOI-1** and **NOI-2** reduces construction 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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RESPONSE TO COMMENTS ON THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR

NOVA HOMES RESIDENTIAL PROJECT

(Planning Application 15-0129)
SCH# 2016081009

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

September 2016

1.0 INTRODUCTION

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1.0 INTRODUCTION

This document, in conjunction with the draft Initial Study/Mitigated Negative Declaration (IS/MND), responds to comments made on the proposed Nova Homes Residential 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 17, 2016, with the 30-day review period ending on March 17, 2016. The City received one comment letter during this review period.

RESPONSE TO COMMENTS

This document provides a response to comments received on the IS/MND. The comment letter is 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.
>
> (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 – MINOR 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.

2.0 COMMENTS AND RESPONSE TO COMMENTS

2.1 LIST OF COMMENTERS

The following organization submitted written comments on the IS/MND.

Letter	Agency, Organization, or Individual	Date
A	Department of Fish and Wildlife	August 1, 2016
B	Agua Caliente Band of Cahuilla Indians	July 5, 2016
C	Pechanga Band of Luiseno Indians	August 1, 2016
D	Department of Transportation	August 26, 2016
1	Monty Goddard	June 30, 2016

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.

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

August 1, 2016

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

Subject: Mitigated Negative Declaration
Nova Homes Residential Project (PA No. 15-0129)

Dear Mr. Bassi:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Initial Study (IS) with Proposed Mitigated Negative Declaration (MND) for the Nova Homes Residential Project (project). The Department is responding to the IS and 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 proposed project consists of the development of 77 detached single-family residential dwellings and associated infrastructure on 11.25 acres, located west of Iodine Springs Road, east of George Avenue, and north of Clinton Keith Road in the City of Wildomar, within assessor's parcel numbers (APN): 362-250-001 and -026.

Biological Resources and Impacts

Following review of the Biological Resources section of the IS and Appendix 3, the Department identified a number of questions, comments and concerns, and requests that each of these be addressed prior to adoption of the proposed Mitigated Negative Declaration (MND). The Department's questions, comments, and concerns include:

A-1 | 1. The IS states that there are two drainage features on the project site, but argues that neither are jurisdictional under Fish and Game Code (FGC) section 1600 *et seq*. The

Conserving California's Wildlife Since 1870

Initial Study with Proposed Mitigated Negative Declaration
Nova Homes Residential Project
Page 2 of 3

Delineation of Jurisdictional Waters (Appendix 3b) states that Drainage 1 has a defined bed and bank and riparian vegetation is growing in the feature, but the IS argues that because of discontinuation of upstream flows feature will eventually revert to upland habitat and is therefore not jurisdictional under FGC section 1600 et seq. The IS also argues that Drainage 2 is not jurisdictional under FGC section 1600 et seq. as the feature lacks an ordinary high water mark, wetland vegetation or bed and bank.

Given that the delineation was completed following a single site visit on March 10, 2016, the Department queries whether the City of Wildomar (City; the CEQA Lead Agency) can definitively state that Drainage 1 now receives no flow. Based on review of aerial photography, the Department counters that the topographic position of Drainage 1 lends it to the receipt of coalesced upland sheet flow, and could therefore be hydrologically maintained irrespective of the loss of inflow from upstream areas. Similarly, Drainage 2 is also positioned topographically to receive coalesced sheet flow from adjacent upland areas. Thick vegetation and the on-going drought likely contributed to the difficulty in observing indicators of recent flow.

A-1 continued

Please note that 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. Further FGC 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.

Without additional site information, and a site visit, the Department finds the City's assessment of no impact to state jurisdictional waters premature, and potentially erroneous, and recommends that the City condition the applicant to notify the Department pursuant to FGC section 1602 prior to project-related ground-disturbing activities.

2. Regarding Mitigation Measures BIO-3 and BIO-4: Please note that the Department does not recommend the exclusion of owls using passive relocation unless there are suitable burrows available within 100 meters of the closed burrows (Trulio 1995, CDFG 2012) and the relocation area is protected through a long-term conservation mechanism (e.g., conservation easement). We recommend that the Lead Agency notify the United States Fish and Wildlife Service (Service) and the Department if owls are found to be present onsite and develop a conservation strategy in cooperation with the Service, the Department, and the Regional Conservation Authority in accordance with the Department's *Staff Report on Burrowing Owl Mitigation* (CDFG 2012).The Department recommends that the City condition

A-2

A-2 Continued | Mitigation Measures BIO-3 and BIO-4 to include the above-mentioned information and notification requirements.

The Department appreciates the opportunity to comment on the Initial Study and Proposed Mitigated Negative Declaration for the Nova Homes Residential Project. The Department recommends that the City contact the Department at its earliest convenience to arrange a site visit with staff from the Department's Lake and Streambed Alteration Program and Western Riverside County Multiple Species Habitat Conservation Plan. If you should have any questions pertaining to this letter, please contact Joanna Gibson at (909) 987-7449 or Joanna.Gibson@wildlife.ca.gov.

Sincerely,

Leslie MacNair
Regional Manager

cc: Kim Freeburn, CDFW
Heather Pert, CDFW

Comment Letter A – California Department of Fish and Wildlife (CDFW)

A-1 The commenter states that the IS articulates that there are two drainage features on the project site, but argues that neither are jurisdictional under Fish and Game Code (FGC) Section 1600 et seq. The Delineation of Jurisdictional Waters (Appendix 3b) states that Drainage 1 has a defined bed and bank and riparian vegetation is growing in the feature, but the IS argues that because of discontinuation of upstream flows, the features will eventually revert to upland habitat and are therefore not jurisdictional under FGC Section 1600 et seq. The IS also argues that Drainage 2 is not jurisdictional under FGC Section 1600 et seq., as the feature lacks an ordinary high water mark, wetland vegetation, or bed and bank.

Given that the delineation was completed following a single site visit on March 10, 2016, the commenter questions whether the City of Wildomar can definitively state that Drainage 1 now receives no flow. Based on review of aerial photography, the CDFW counters that the topographic position of Drainage 1 lends it to the receipt of coalesced upland sheet flow and could therefore be hydrologically maintained irrespective of the loss of inflow from upstream areas. Similarly, Drainage 2 is also positioned topographically to receive coalesced sheet flow from adjacent upland areas. Thick vegetation and the ongoing drought likely contributed to the difficulty in observing indicators of recent flow.

Furthermore, the commenter indicates that the CDFW 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. Further FGC 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 CDFW determines if the activities may substantially adversely affect existing fish and wildlife resources.

Without additional site information, and a site visit, the commenter (CDFW) finds the **City's assessment of no** impact to state jurisdictional waters premature, and potentially erroneous, and recommends that the City condition the applicant to notify the CDFW pursuant to FGC Section 1602 prior to project-related ground-disturbing activities.

As stated in the project jurisdictional delineation report, based on aerial photograph review (Google Earth), Drainage 1 is an erosional feature that was not present on the subject site until between 2006 and 2009, when the project to the north was originally graded for development. The flows supporting this drainage have subsequently been retained with the final development of this adjacent project site. Therefore, the main flows to this drainage no longer exist as a result of final development. Although Drainage 1 may still receive localized flows from adjacent upland areas (e.g., roadway runoff from George Avenue) and supports limited riparian habitat (less than five individual mulefat plants), the habitat conditions are not much different than those present in the immediate vicinity. It should be noted that mulefat is also growing just south of Drainage 1, along George Avenue, as a result of sheet flow from George Avenue, where no drainage feature is present. For these reasons, it is LSA Associates'

opinion that Drainage 1 is a small (between 0.01 acre and 0.02 acre) roadside, non-natural, erosional feature that is not subject to the regulatory authority of the CDFW.

The field evaluation of Drainage 2 showed no evidence of bed and bank subject to CDFW regulatory authority. Through further aerial photograph review (http://www.historicaerials.com), it appears Drainage 2 head waters originally formed just upstream of the subject site and flowed southwest into a larger tributary that has since been affected by development. This aerial photo review also shows that flows into Drainage 2 appear to cease at the time of the grading of the project site to the north between 2006 and 2009. Therefore, Drainage 2 has not likely received significant flows since as early as 2006. It is LSA Associates' opinion that because flows to Drainage 2 have ceased and the drainage feature no longer supports a defined bed and bank, Drainage 2 is not subject to CDFW regulatory authority.

While the technical information indicates that the drainages are not jurisdictional, in an abundance of caution, and to respond to the agency request, the City is including a condition of approval on the proposed project that requires the consult with the Department of Fish and Game prior to ground disturbance.

A-2 The commenter recommends the following changes to Mitigation Measures BIO-3 and BIO-4: The commenter does not recommend the exclusion of owls using passive relocation unless there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. The commenter recommends that the City notify the US Fish and Wildlife Service (USFS) and the CDFW if owls are found to be present on-site and develop a conservation strategy in cooperation with the USFS, the CDFW, and the Regional Conservation Authority in accordance with the CDFW Staff Report on Burrowing Owl Mitigation.

Mitigation measures BIO-3 and BIO-4 will be revised as follows:

BIO-3 Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted 14 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season <u>if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism</u>. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed.

Surveys shall be completed within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.

BIO-4 If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:

Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 15 through August 31, and a minimum 75-meter (250-foot)

buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism.

If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied.

If the relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site that is consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (3/7/2012). The relocation plan must include all of the following:

- The location of the nest and owls proposed for relocation.
- The location of the proposed relocation site.
- The number of owls involved and the time of year when the relocation is proposed to take place.
- The name and credentials of the biologist who will be retained to supervise the relocation.
- The proposed method of capture and transport for the owls to the new site.
- A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).
- A description of efforts and funding support proposed to monitor the relocation.

If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. The City of Wildomar shall notify the USFWS and the CDFW if owls are found to be present on-site and develop a conservation strategy in cooperation with the USFWS, the CDFW, and the Regional Conservation Authority in accordance with the CDFW's Staff Report on Burrowing Owl Mitigation. Any identified loss shall be reported to the CDFW.

From: THPO Consulting
To: Matthew Bassi
Subject: IS/MND for Nova Homes Residential Project (PA 15-0129)
Date: Tuesday, July 05, 2016 4:44:59 PM

Greetings, Mr. Bassi,

B-1 Thank you for the copy of the MND. We appreciate it. However, a records check of the ACBCI cultural registry revealed that this project is not located within the Tribe's Traditional Use Area (TUA). Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,

Victoria Harvey M.A., R.P.A.
Archaeological Monitoring Coordinator
Agua Caliente Band of Cahuilla Indians
760-699-6981 (Desk)
(760) 406-1909 (Cell)
vharvey@aguacaliente.net

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Comment Letter B – Agua Caliente Band of Cahuilla Indians

B-1 The commenter states that this project **is not located within the Tribe's Traditional Use** Area (TUA). Therefore, the commenter defers to the other tribes in the area and concludes all consultation efforts.

The comment is acknowledged.

From:	Anna Hoover
To:	Matthew Bassi
Cc:	Ebru Ozdil; Andrea Fernandez
Subject:	Pechanga Tribe Comments on the MND for the Nova Homes Residential Project
Date:	Monday, August 01, 2016 6:04:32 PM

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.

Based upon the information provided to the Tribe, there are no known tribal cultural resources located within the Project boundaries. Therefore, the sensitivity of this Project lies with the potential to impact subsurface, unknown cultural 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 Initial Study/Mitigated Negative Declaration (IS/MND) as CUL-1 to CUL-5. We request that these measures/conditions of approval, with the following requested minor edits, be incorporated into the final IS/MND and any other final environmental documents approved by the City.

C-1 CUL-2: Please indicate that two separate agreements must be prepared between the Pechanga Tribe and the Developer, and the Soboba Tribe and the Developer.

C-2 CUL-5: Pechanga requests that monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives.

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. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments if you have any comments or concerns. Thank you.

Noɬúun Lóoviq (Thank you),

Anna M. Hoover
Cultural Analyst/Assistant THPO
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

951-770-8104 (O)
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Comment Letter C – Pechanga Band of Luiseno Indians

C-1 The commenter requests that the following minor edits be made to mitigation measure CUL-2: Please indicate that two separate agreements must be prepared between the Pechanga Tribe and the developer, and the Soboba Tribe and the developer.

Mitigation measure CUL-2 will be revised as follows:

CUL-2 At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the City Planning Department, Pechanga and Soboba Tribes with notification of the proposed grading and shall coordinate with the City of Wildomar and the Tribes to develop an Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the handling of archaeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, 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 shall not conflict with mitigation measures CUL-1, CUL-3, CUL-4, and CUL-5. Two separate agreements must be prepared between the Pechanga Tribe and the developer, and the Soboba Tribe and the developer. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

C-2 The commenter requests that the following minor edits be made to mitigation measure CUL-5: Pechanga requests that monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives.

Mitigation measure CUL-5 will be revised as follows:

CUL-5 To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives. ~~as soon the qualified professional is satisfied that construction will not disturb archaeological resources.~~

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 725)
464 WEST 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
PHONE (909) 388-4557
FAX (909) 383-5936
TTY 711
www.dot.ca.gov/dist8

Serious Drought. Help save water!

August 26, 2016 **File: 08-Riv-15-PM 13.651**

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

Initial Study for the Nova Homes Residential Project

Mr. Bassi,

The California Department of Transportation (Caltrans) has completed our review of the Initial Study for the Nova Homes Residential Project. The project is located in the City of Wildomar north of Clinton Keith Road, east of I-15, south of La Estrella Street and west of Iodine Springs Road. The project proposes the development of 77 single family detached residential dwelling units, or apartments. This project will involve a change of zoning from mixed-use planning area to medium high density residential.

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 have the following comments regarding the Initial Study:

Traffic Operations:

Caltrans District 8's Operations Surveillance unit has analyzed the project's Traffic Impact Analysis (TIA) methodology to mitigate traffic on state facilities, which includes the I-15 mainline and impacted on- and off-ramps. We have the following comments regarding the TIA:

D-1 • The Project TIA shall include an analysis of the intersections of the I-15 Freeway and Clinton Keith Road southbound and northbound ramps.

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

D-2
- The TIA shall include ramp merge/diverge analyses at the northbound and southbound ramps for the following interchanges:
  - I-15 and Baxter Road
  - I-15 and Clinton Keith Road

D-3
- Please forward all Synchro analysis output to our office for review.

Multimodal Accessibility and Vehicle Miles Traveled Reduction Strategies:

D-4 Per SB 743 and Caltrans Deputy Directive 64-R2, we offer the following strategies to improve the local bicycle, pedestrian and transit network in order to increase multi-modal trips and decrease vehicle miles traveled:

- Striping high visibility crosswalks at all pedestrian crossings with strategically-placed bulbouts for traffic calming.

D-5
- Striping Class II Bike Lanes on Clinton Keith Road to connect to the bike lanes in the City of Murrieta. We recommend inclusion of buffered spaces and green paint in conflict areas.

D-6
- Striping Class II Bike Lanes on George Avenue and Iodine Springs Road to connect the development to the bike lanes on Clinton Keith Road.

D-7
- For the design of all minor roads in the development, we recommend the applicant utilize innovative safety strategies outlined in the National Association of City Transportation Officials' Urban Street Design Guide. Refer to the guidelines provided for the "Neighborhood Street", "Yield Street", "Green Alley", and "Residential Shared Street" designations.

D-8
- We recommend the applicant meet with the Riverside Transit Agency on constructing a bus stop with a shelter at the corner of George Avenue and Clinton Keith Road, and/or the corner of Arya Road and Clinton Keith Road to service the Westpark Promenade project. As the Clinton Keith Road corridor is rapidly developing, RTA should also consider reducing Bus Route 23 headways to 30 or 45 minutes between bus trips and making route modifications to increase the Route's efficiency.

D-9
- Quality neighborhood planning fosters community, aesthetics, and sustainability. We offer the following community planning recommendations:
  - The City should re-consider amending the land use designation from mixed-use to medium high-density residential. Mixed-use developments have been found to reduce vehicle miles traveled from 1-30%. This would help mitigate congestion at state

D-9 continued | facilities by providing retail options for local residents to patronize by walking or bicycling to instead of driving to the nearest shopping center.

D-10 | o To increase density and transit ridership, consider utilizing rowhouse or terraced house design principles, especially near transit access locations recommended above.

D-11 | o The placement of street-trees creates an inviting aesthetic appeal, provides traffic calming benefits, while also reducing the urban heat island affect. Please consider utilizing drought tolerant trees and/or recycled water to provide these livability benefits to residents.

Thank you for the opportunity to review the Initial Study for the Nova Homes Residential Project. If the plans are modified in any way, please forward them to this office for further review. If you have any questions regarding this letter, please contact Dustin Foster at (909) 806-3955 or myself at (909) 383-4557 for assistance.

Sincerely,

Richard T. Dennis

for MARK ROBERTS
Office Chief
Community and Regional Planning

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Comment Letter D – Department of Transportation

D-1 The commenter states that the project TIA shall include an analysis of the intersections of the I-15 Freeway and Clinton Keith Road southbound and northbound ramps.

The study area intersections were determined based on a series of scoping discussions with the City of Wildomar Transportation Department staff. Appendix B shows the signed scoping agreement. When the traffic impact analysis was prepared, the City of Wildomar utilized the guidelines as set forth in the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide, April 2008. As stated in this document: "In general, the minimum area to be studied shall include any intersection of "Collector" or higher classification street, with "Collector" or higher classification streets, at which the proposed project will add 50 or more peak hour trips, not exceeding a 5-mile radius from the project site."

The proposed development is projected to add 29 project trips during the morning peak hour and 39 project trips during the evening peak to the I-15 Freeway at Clinton Keith Road interchange. As such, the proposed project will not meet the threshold for analysis for this interchange since the proposed project is not projected to add 50 or more peak hour trips to either of the freeway ramps.

D-2 The commenter states that the TIA shall include ramp merge/diverge analyses at the northbound and southbound ramps for the following interchanges:

- **I-15 and Baxter Road**
- **I-15 and Clinton Keith Road**

See Response to Comment 1. The proposed project does not meet the thresholds for merge/diverge analyses at either interchange.

D-3 The commenter requests the City to forward all Synchro analysis to their office for review.

Synchro was not utilized in the traffic impact analysis. The intersections were analyzed utilizing Traffix 7.9.0215 as shown in Appendix D of the traffic impact analysis.

D-4 Per SB 743 and Caltrans Deputy Directive 64-R2, the commenter offers strategies to improve the local bicycle, pedestrian and transit network in order to increase multi-modal trips and decrease vehicle miles traveled:

Striping high visibility crosswalks at all pedestrian crossings with strategically-placed bulbouts for traffic calming.

Comment noted. The lead agency (City of Wildomar) will determine whether or not these recommendations are implemented.

D-5 The commenter requests striping class II bike lanes on Clinton Keith Road to connect to the bike lanes in the City of Murrieta. The commenter recommends inclusion of buffered spaces and green paint in conflict areas.

Comment noted. The lead agency (City of Wildomar) will determine whether or not these recommendations are implemented.

D-6 The commenter recommends striping class II bike lanes on George Avenue and Iodine Springs Road to connect the development to the bike lanes on Clinton Keith Road.

Comment noted. The lead agency (City of Wildomar) will determine whether or not these recommendations are implemented.

D-7 For the design of all minor roads in the development, the commenter recommends the applicant utilize innovative safety strategies outlines in the National Association of City **Transportation Officials' Urban Street design Guide. Refer to the guidelines provided for the "Neighborhood Street", "Yield Street", "Green Alley", and "Residential Shared Street"** designations.

Comment noted. The lead agency (City of Wildomar) will determine whether or not these recommendations are implemented.

D-8 The commenter recommends the applicant meet with the Riverside Transit Agency on constructing a bus stop with a shelter at the corner of George Avenue and Clinton Keith Road, and/or the corner of Arya Road and Clinton Keith Road to service the Westpark Promenade project. As the Clinton Keith Road corridor is rapidly developing, RTA should also consider reducing Bus Route 23 headways to 30 or 45 minutes between bus trips and **making route modifications to increase the Route's efficiency.**

Comment noted. The lead agency (City of Wildomar) will determine whether or not these recommendations are implemented.

D-9 The commenter states that quality neighborhood planning fosters community, aesthetics, and sustainability and offers the following community planning recommendations:

The City should re-consider amending the land use designation from mixed-use to medium high-density residential. Mixed-use developments have been found to reduce vehicle miles traveled from 1-30%. This would help mitigation congestion at state facilities by providing retail options for local residents to patronize by walking or bicycling to instead of driving to the nearest shopping center.

Comment noted.

D-10 To increase density and transit ridership, the commenter recommends utilizing rowhouse or terraced house design principles, especially near transit access locations.

Comment noted. The proposed land use is single-family detached residential and not multi-family attached residential (condominiums).

D-11 The commenter states that the placement of street-trees creates an inviting aesthetic appeal, provides traffic calming benefits, while also reducing the urban heat island affect. The commenter requests to consider utilizing drought tolerant trees and/or recycled water to provide these livability benefits to residents.

Comment noted. The lead agency (City of Wildomar) will determine landscaping requirements.

From: Monty Goddard
To: Gary Nordquist; Matthew Bassi
Subject: Nova Homes Residential Project IS/MND
Date: Thursday, June 30, 2016 1:46:38 PM

Good day Gentlemen,

1-1 My first glance at the subject project brings to mind my concerns on future Measure Z parks funding. I was very dismayed while serving on the Measure Z oversight committee when I first suspected, and as I recall Gary you confirmed, that large apartment complexes like the one next to City Hall only pay a total of $28/year in Measure Z funds. This because the entire apartment complex is one piece of property. I observed multiple shocked/surprised expressions on council members faces when I subsequently mentioned this inequity within Measure Z at a CC mtg.

This proposed "one parcel" 77 unit condo complex appears to be a similar situation. Is this suspicion on my part correct?

Also, related to this proposed project,.....what happened to mixed use? Rhetorical question on my part, but man I hate seeing potential commercial property (and future city budget $s) evaporate.

VR, Monty

Comment Letter 1 – Monty Goddard

1-1 The commenter would like clarification regarding how much the project will be required to pay in Measure Z funds. In addition, the commenter requests information about a possible mixed-use project.

Per the City of Wildomar Measure Z requirements found here: http://www.cityofwildomarparks.org/#!measure-z/cuyx, the Nova Homes Residential Project would pay a $28 annual tax. Furthermore, the IS/MND addressed impacts to parkland. The applicant is required to pay the currently adopted Parkland In-Lieu fees to offset the parkland dedication in compliance with the Quimby Act Ordinance (Section 16.20.020 of the Wildomar Municipal Code) and the City's Development Impact Fee Program (Wildomar Municipal Code Chapter 3.44, Fees), which includes a Parkland Acquisition Fee and a Park Improvement Fee. Payment of fees would reduce impacts to less than significant levels. Furthermore, the commenter's request about a possible mixed-use project is not relevant to the Nova Homes Residential Project.

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3.0 MINOR REVISIONS TO THE IS/MND

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

The following Mitigation Measure has been added to page 46 of the IS/MND:

BIO-5 Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.

Timing/Implementation: Prior to ground disturbance

Enforcement/Monitoring: City of Wildomar Planning Department

Mitigation measure BIO-3 and BIO-4 on page 45 of the IS/MND has been amended as follows:

BIO-3 Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted 14 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed.

Surveys shall be completed within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.

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

Enforcement/Monitoring: City of Wildomar Planning Department

BIO-4 If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:

Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 15 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism.

If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied.

If the relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site that is consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (3/7/2012). The relocation plan must include all of the following:

- The location of the nest and owls proposed for relocation.
- The location of the proposed relocation site.
- The number of owls involved and the time of year when the relocation is proposed to take place.
- The name and credentials of the biologist who will be retained to supervise the relocation.
- The proposed method of capture and transport for the owls to the new site.
- A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).
- A description of efforts and funding support proposed to monitor the relocation.

If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. The City of Wildomar shall notify the USFWS and the CDFW if owls are found to be present on-site and develop a conservation strategy in cooperation with the USFWS, the CDFW, and the Regional Conservation Authority in accordance with the CDFW's Staff Report on Burrowing Owl Mitigation. Any identified loss shall be reported to the CDFW.

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

Enforcement/Monitoring: City of Wildomar Planning Department

CULTURAL RESOURCES

Mitigation measure CUL-2 page 50 of the IS/MND has been amended as follows:

CUL-2 At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the City Planning Department, Pechanga and Soboba Tribes with notification of the proposed grading and shall coordinate with the City of Wildomar and the Tribes to develop an Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the handling of archaeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, 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 shall not conflict with mitigation measures CUL-1, CUL-3, CUL-4, and CUL-5. Two separate agreements must be prepared between the Pechanga Tribe and the developer, and the Soboba Tribe and the developer. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

Timing/Implementation: Thirty days prior to any ground-disturbing construction activities.

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

Mitigation measure CUL-5 page 51 of the IS/MND has been amended as follows:

CUL-5 To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives. ~~as soon the qualified professional is satisfied that construction will not disturb archaeological resources.~~

Timing/Implementation: During any ground-disturbing construction activities

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

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ATTACHMENTS

ATTACHMENT A: PUBLIC NOTICES

Bridgette Moore, Mayor
Timothy Walker, Mayor Pro Tem
Bob Cashman, Council Member
Marsha Swanson, Council Member
Ben J. Benoit Council Member

23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595
951/677-7751 Phone
951/698-1463 Fax
www.CityofWildomar.org

TO: Reviewing Agencies/Interested Persons

FROM: Matthew C. Bassi, Planning Director

DATE: August 1, 2016

SUBJECT: **Initial Study/Mitigated Negative Declaration (MND) for Nova Homes Residential Project (PA No. 15-0129)**

The City of Wildomar (City) is the lead agency for the preparation and review of an Initial Study/Mitigated Negative Declaration (MND) for Nova Homes Residential project. The project site is located west side of Iodine Springs Road, east side of George Avenue, and north of Clinton Keith Road in Wildomar, California (APN: 362-250-001 and 362-250-026) and consists of single-family residential development.

The project includes the following applications for consideration by the Wildomar Planning Commission:

1. **General Plan Amendment** – A General Plan Amendment to remove the existing land use designation of Mixed Use Planning Area (MUPA) and add the Medium High Density Residential (MHDR, 5 – 8 units/acre density) land use designation.
2. **General Plan Amendment** – A General Plan Amendment to the Circulation Element to remove the extension of Depasquale Road through the project site.
3. **Change of Zone** –A Change of Zone to remove the Mixed-Use overlay district from the site and to change the existing zoning designation from R-R (Rural Residential) to R-4 (Planned Residential).
4. **Tentative Tract Map No. 36952** – A Tentative Tract Map to subdivide 11.25 acres of mostly vacant (an existing mobile home is located on the northeastern portion of the project site) land into one (1) numbered lot for condominium purposes and 5 lettered lots (Lots A through E).
5. **Plot Plan No. 15-0129** – A Plot Plan to develop 77 detached single-family residential dwelling units with related open space and recreational amenities.

The City is requesting comments for the Nova Homes Residential IS/MND. This notice is being sent to responsible agencies, trustee agencies, and other interested parties, along with a copy of the IS/MND and copies of the technical studies (refer to attached CD). The public comment period for the MND began on **Thursday, June 30, 2016 and concluded on Monday, August 1, 2016.** However, the public review period is being extended for an additional 30-days starting **Tuesday, August 2, 2016 and concluding on Wednesday, August 31, 2016**. Written comments can be sent to Matthew C. Bassi, Planning Director, City of Wildomar Planning Department, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Comments can also be emailed to mbassi@cityofwildomar.org. Should you have any questions or require additional information regarding this letter of the proposed project, please contact me at (951) 677-7751, ext. 213, or email me at mbassi@cityofwildomar.org.

Sincerely,

Matthew Bassi

Matthew C. Bassi
Planning Director

Enclosed – CD of Draft IS/MND

NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION NOVA HOMES RESIDENTIAL PROJECT

An Initial Study/Mitigated Negative Declaration (MND) has been prepared by the City of Wildomar for the Nova Homes Residential Project (PA No. 15-0129). The MND and technical appendices will be available for public review/comment beginning on Thursday, June 30, 2016. All files can be downloaded from the City of Wildomar Environmental Documents Center webpage at http://www.cityofwildomar.org/environmental-documents.asp. A printed/hard copy of the MND document will also available for public review at the City of Wildomar Planning Department located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595 during regular business hours (8 a.m. - 5 p.m., Monday through Thursday, Closed Friday's).

The project site is located west side of Iodine Springs Road, east side of George Avenue, and north of Clinton Keith Road in Wildomar, California (APN: 362-250-001 and 362-250-026) and consists of single-family residential development. The project includes the following applications for consideration by the Wildomar Planning Commission:

1. **General Plan Amendment** – A General Plan Amendment to remove the existing land use designation of Mixed Use Planning Area (MUPA) and add the Medium High Density Residential (MHDR, 5 – 8 units/acre density) land use designation.
2. **General Plan Amendment** – A General Plan Amendment to the Circulation Element to remove the extension of Depasquale Road through the project site.
3. **Change of Zone** –A Change of Zone to remove the Mixed-Use Overlay Zone district designation from the site and to change the existing zoning designation from R-R (Rural Residential) to R-4 (Planned Residential).
4. **Tentative Tract Map No. 36952** – A Tentative Tract Map to subdivide the 11.25 acre site into one (1) lot for single family detached condominium purposes.
5. **Plot Plan No. 15-0129** – A Plot Plan to develop 77 detached single-family residential dwelling units with related on-site & off-site improvements and open space and recreational amenities.

The IS/MND identifies impacts that require mitigation in the following topic areas: biological resources, cultural resources, geology and soils, and noise. Significant and unavoidable impacts and cumulatively considerable impacts have not been identified in any of the environmental issue areas. The project is not located on any hazardous materials sites enumerated under Section 65962.5 of the California Government Code.

In accordance with Sections 15072(a) and (b) of the CEQA Guidelines, this public notice is posted to officially notify the public, public agencies, and responsible and trustee agencies that the required 30-day public review/comment period will commence on **Thursday, June 30, 2016 and conclude on Monday, August 1, 2016.** Any written comments (via email or letter) on the IS/MND must be submitted no later than 5 p.m. on July 30, 2016. Written comments may be mailed to Matthew C. Bassi, Planning Director, City of Wildomar Planning Department, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Email comments can be sent to mbassi@cityofwildomar.org. The Planning Commission is tentatively scheduled to review the IS/MND and proposed development project at their September 21, 2016 meeting.

Posted: June 30, 2016

NOVA HOMES RESIDENTIAL PROJECT (15-0129)
MITIGATION MONITORING AND REPORTING PROGRAM

1. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Nova Homes Residential project (15-0129) (SCH #2016081009). 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	All developers of the proposed project site shall conduct construction and clearing activities outside of the avian nesting season, February 15–September 15, where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) 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 may have the potential to disturb or otherwise harm nesting birds. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The exclusion zones shall remain in force until all young have fledged. Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications. If construction activities are proposed to occur during the non-breeding season (September 15–February 14), a survey is not required, no further studies are necessary, and no mitigation is required.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
BIO-2	If coastal California gnatcatchers are found nesting within or near the project site (approximately 250 feet), all construction-related activities will be suspended until a qualified biologist determines that the young birds have fledged or the nest is no longer active.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
BIO-3	Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted 14 days prior to disturbance. Take of active	Fourteen days prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season_if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed. Surveys shall be completed within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.			
BIO-4	If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance: Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 15 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied. If the relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site that is consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (3/7/2012). The relocation plan must include all of the following: • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site.	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	• The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). • A description of efforts and funding support proposed to monitor the relocation. If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. The City of Wildomar shall notify the USFWS and the CDFW if owls are found to be present on-site and develop a conservation strategy in cooperation with the USFWS, the CDFW, and the Regional Conservation Authority in accordance with the CDFW's Staff Report on Burrowing Owl Mitigation. Any identified loss shall be reported to the CDFW.			
BIO-5	Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.	Prior to ground disturbance	City of Wildomar Planning Department	
Cultural Resources				
CUL-1	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 Pechanga and Soboba Tribes. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological 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, and the Archaeological Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2. 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 shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. If such resources are determined to be significant by the archaeologist, impacts to the resource shall be mitigated as provided for in the agreement required by CUL-2, if applicable, or in accordance with CUL-3.			
CUL-2	At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the City Planning Department, Pechanga and Soboba Tribes with notification of the proposed grading and shall coordinate with the City of Wildomar and the Tribes to develop an Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the handling of archaeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, 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 shall not conflict with mitigation measures CUL-1, CUL-3, CUL-4, and CUL-5. Two separate agreements must be prepared between the Pechanga Tribe and the developer, and the Soboba Tribe and the developer. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.	Thirty days prior to any ground-disturbing construction activities.	City of Wildomar Engineering and Planning Departments	
CUL-3	With the exception of archaeological resources, sacred items, burial goods, and human remains for which the Cultural Resources Treatment and Monitoring Agreement required by	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	mitigation measure CUL-2 provides a plan for treatment and final disposition, all significant archaeological resources that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a curation facility, that meets the standards set forth in 36 CFR Part 79 for federal repositories.		Departments	
CUL-4	All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified archaeologist in consultation with the appropriate 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 and CEQA Guidelines Section 15064.5.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
CUL-5	To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Geology and Soils				
GEO-1	The project applicant shall incorporate the recommendations of the geotechnical/geological engineering study dated July 22, 2015, prepared by Soils Southwest, Inc., into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical	Prior to any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	engineer or certified engineering geologist.			
GEO-2	Prior to the issuance of any grading or building permit, the project applicant shall submit a subsequent seismic settlement study to the City of Wildomar for review and approval. The seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level seismic settlement study into project plans as directed by the City Engineer. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the seismic settlement study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning Department and Building and Safety Department	
GEO-3	To prevent the potential for damage associated with expansion potential, additional expansion testing shall be conducted during site development. If the results of expansion testing indicate moderate to highly expansive soils, the project applicant shall ensure that those soils are presaturated to a moisture content and depth specified by the geotechnical engineer, thereby "pre-swelling" the soil prior to constructing the structural foundation or hardscape. This method shall be used in conjunction with a layer of imported nonexpansive fill material placed directly below foundations and slabs to control seasonal moisture fluctuations. In addition, stronger foundations, such as rigid mat or grid footing foundations, which can resist small ground movements without cracking, shall be constructed.	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning and Engineering Departments	
GEO-4	Concrete Slab on Grade. Specific design recommendations shall be incorporated into project design as specific in the geotechnical study prepared by Soils Southwest, Inc., dated July 22, 2015. Specific requirements include concrete slab reinforcement methods and materials and concrete curing. In addition, joints (isolation, contraction, and construction) shall be	Prior to any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	placed in accordance with the American Concrete Institute (ACI) guidelines. Special precautions shall be taken during placement and curing of all concrete slabs. Excessive slump (high water/cement ratio) of the concrete and/or improper curing procedures used during either hot or cold weather conditions could result in excessive shrinkage, cracking, or curling in the slabs. All concrete proportioning, placement, and curing shall be performed in accordance with ACI recommendations and procedures.			
GEO-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.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Noise				
NOI-1	Construction Noise Impacts. Construction of the proposed project would potentially result in relatively high noise levels and annoyance at the closest off-site residential uses. The following best management practices (BMPs) would reduce short-term construction-related noise impacts resulting from the proposed project: 1. Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the project site,	Prior to any earth movement permit or activity	City of Wildomar Planning and Public Works Departments	

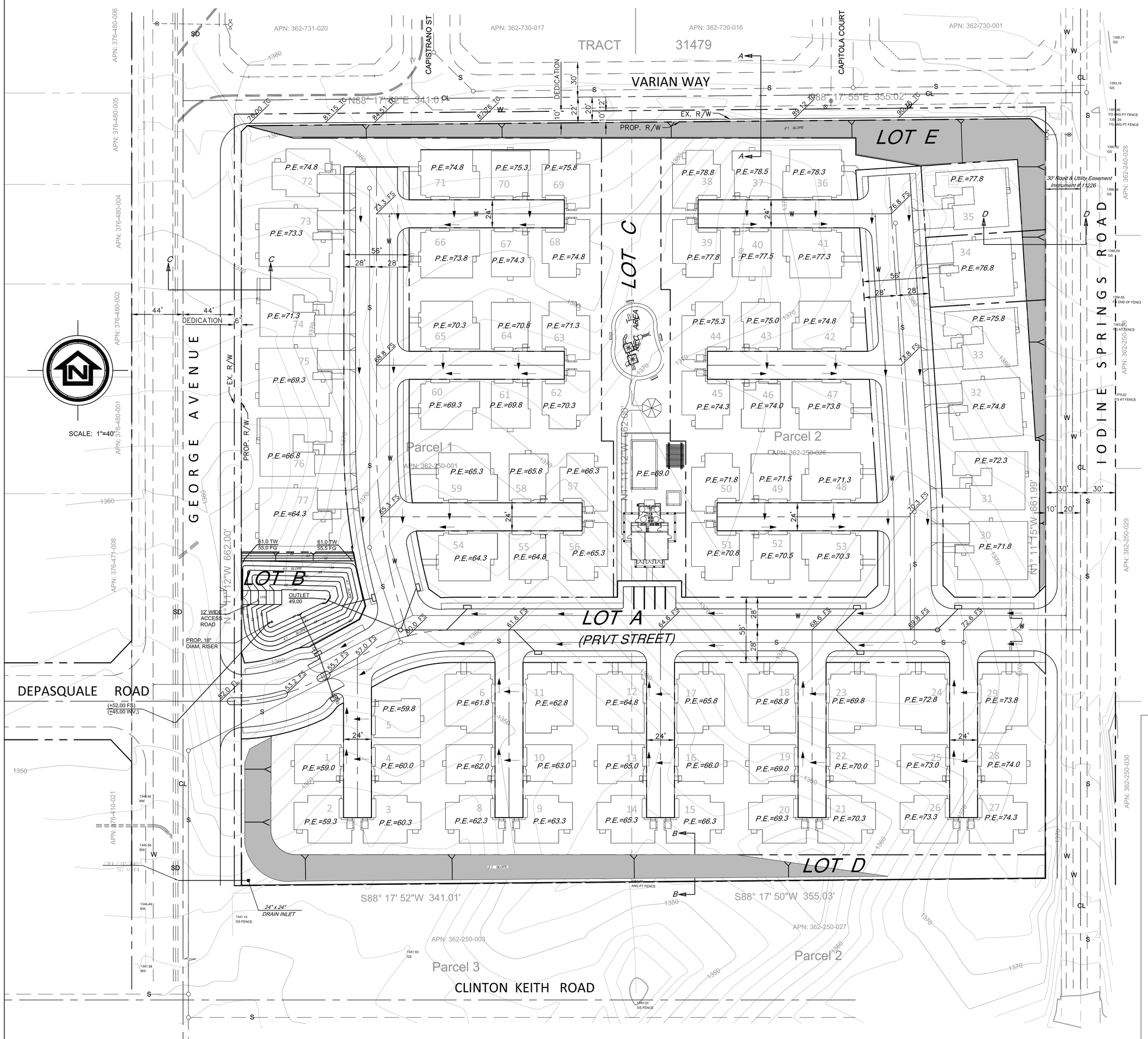
Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
directly across the street from the project site providing a schedule for major construction activities that will occur for the duration of the construction period. In addition, the notification will include the identification of and contact number for a community liaison and a designated construction manager who would be available on-site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and the construction manager will be located at the construction office, City Hall, and the police department. 2. During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. In addition, site grading and excavation activity shall be limited to weekdays between 9:00 a.m. and 4:00 p.m., and no construction activities shall occur on Saturdays, Sundays, or federally recognized holidays. 3. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. 4. The construction contractor shall utilize grading and excavation equipment that is certified to generate noise levels of no more than 85 dBA at a distance of 50 feet. 5. All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. 6. The construction contractor shall erect a temporary noise construction barrier along the eastern and western perimeters of the project site. If a temporary construction barrier is deemed technically infeasible, the contractor shall construct a masonry wall along the eastern and western perimeters of the project prior to any other phase of construction activity, including site grading. The applicant shall demonstrate that the temporary barrier achieves a noise reduction of at least 5 decibels during construction activities.			

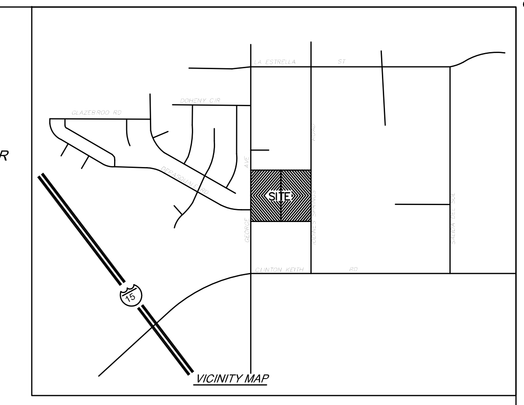
	Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
	7. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. 8. The construction contractor shall monitor the effectiveness of noise attenuation measures by taking noise measurements.			
NOI-2	Traffic Noise Impacts. The following mitigation measures shall be implemented for the proposed project for vehicular traffic noise impacts: 1. A minimum sound wall height of 6 feet along the western property line along George Avenue for Lot Numbers 1 through 6 and Lot Numbers 76 and 77. 2. A minimum sound wall height of 6 feet along the eastern property line along Iodine Springs Road for Lot Numbers 43 through 51. 3. Double-paned windows with minimum sound transmission class (STC) 30 for first-floor bedrooms on Lot Numbers 49, 50, and 51, and for second-floor bedrooms on Lot Numbers 1 through 6 and Lot Numbers 45 through 51 that are directly exposed to traffic noise. 4. Mechanical ventilation, such as an air conditioning system, in all residential units.	Prior to certificate of occupancy	City of Wildomar Planning Department and Building and Safety Department	
Transportation/Traffic				
TRAF-1	The following intersection improvements are required for Existing Plus Ambient Growth Plus Project and Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions. Prior to occupancy, the project applicant shall be required to either construct, or participate in the funding that will lead to the construction of, the following off-site improvements: • I-15 Freeway Southbound Ramps (NS) at [In Lieu] - Baxter Road (EW) – #1 • Construct Eastbound Right Turn Lane • Install Interim Traffic Signal	Prior to occupancy	City of Wildomar Engineering, Building and Safety and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
• I-15 Freeway Northbound Ramps (NS) at [In Lieu] - Baxter Road (EW) – #2 • Install Interim Traffic Signal			

TENTATIVE TRACT MAP 36952

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





UTILITY CONTACTS:

SEWER
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
TELEPHONE: (909) 674-3146

WATER
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
TELEPHONE: (909) 674-3146

FLOOD
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET STREET
RIVERSIDE, CA 92501
TELEPHONE: (909)955-6800

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVENUE
P.O. BOX 3003
REDLANDS, CA 92374-9720
TELEPHONE: (909)335-7744

ELECTRIC
SOUTHERN CALIFORNIA EDISON - WILDOMAR
26100 MENIFEE ROAD
ROMOLAND, CA 92585
TELEPHONE: (909) 928-8251

TELEPHONE
VERIZON - WILDOMAR
150 S. JUANITA STREET
HEMET, CA 92543
TELEPHONE: (909) 929-9492

CABLE
COMCAST CABLE COMMUNICATIONS, INC.
1581 COMMERCE STREET
CORONA, CA 92880
TELEPHONE: (909) 549-3977

SCHOOL
LAKE ELSINORE UNIFIED SCHOOL DISTRICT
545 CHANEY STREET
LAKE ELSINORE, CA 92530
TELEPHONE: (909) 674-7731

LAND USE AND ZONING
CURRENT ZONING : R-R (RURAL RESIDENTIAL)
CURRENT USE : VACANT
PROPOSED ZONING : R-4 (PLANNED RESIDENTIAL)
CURRENT GP: MUPA (MIXED USE POLICY AREA)
PROPOSED GP: MEDIUM HIGH DENSITY RESIDENTIAL

ASSESSOR'S PARCEL NO.
362-250-001-9 & 362-250-026-2

EARTHWORK (RAW)
CUT= 31,000 C.Y.

FILL = 29,000 C.Y.

PROJECT DESCRIPTION
PLANNED UNIT DEVELOPMENT (P.U.D)
CONDOMINIUM DEVELOPMENT / 1 LOT SUBDIVISION :
77 DETACHED HOUSING UNITS WITH SHARED OPEN SPACE

NUMBER OF LOTS:
RESIDENTIAL 1

LETTERED LOTS:

LOT A - PRIVATE STREET	*2.70 AC*
LOT B - BASIN	*0.19 AC*
LOT C- RECREATION AREA	*0.50 AC*
LOT D- SLOPE	*0.43 AC*
LOT E- SLOPE	*0.39 AC*

APPLICANT
MARI MINA, LLC
4030 BIRCH STREET
SUITE 100
NEWPORT BEACH, CA 92660
TELEPHONE: (909) 262-1558
Attn: Emad Bolous

AREA AND DENSITY
GROSS ACREAGE:	*10.58 ACRES*
NET ACREAGE:	*10.33 ACRES*
TOTAL NO. OF UNITS CREATED:	*77*
DENSITY:	*7.28 U / GROSS AC*

NUMBER OF LOTS:
RESIDENTIAL 1

LETTERED LOTS:

LOT A - PRIVATE STREET	*2.70 AC*
LOT B - BASIN	*0.19 AC*
LOT C- RECREATION AREA	*0.50 AC*
LOT D- SLOPE	*0.43 AC*
LOT E- SLOPE	*0.39 AC*

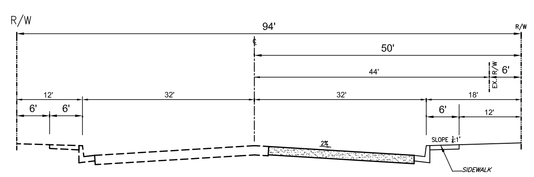
LEGAL DESCRIPTION

Real property in the City of Wildomar, County of Riverside, State of California, described as follows:

PARCEL 1 AND 2 OF PARCEL MAP NO. 9806, AS SHOWN BY MAP ON FILE IN BOOK 48 PAGE(S) 72, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL MINERALS, GAS, OILS, PETROLEUM, NAPTHA AND OTHER HYDROCARBONS LYING 500 FEET BELOW THE SURFACE OF LAND MEASURED VERTICALLY AND WITHOUT ANY RIGHT OF SURFACE ENTRY AS RESERVED BY WINIFRED S. ROOT IN DEED RECORDED FEBRUARY 28, 1974 AS INSTRUMENT NO. 23525 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 362-250-001-9 and 362-250-026-2



GEORGE AVENUE
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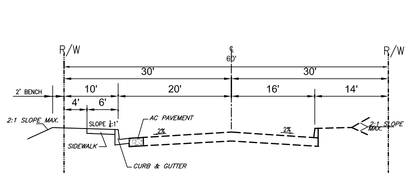

IODINE SPRINGS ROAD
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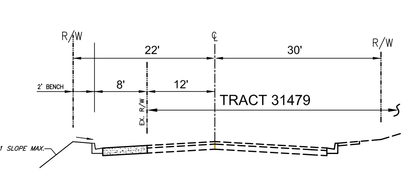

VARIAN WAY
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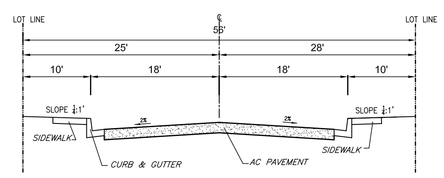

TYPICAL STREET SECTION
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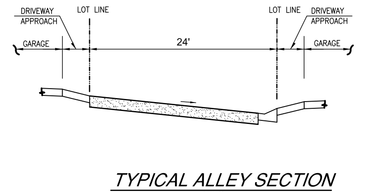
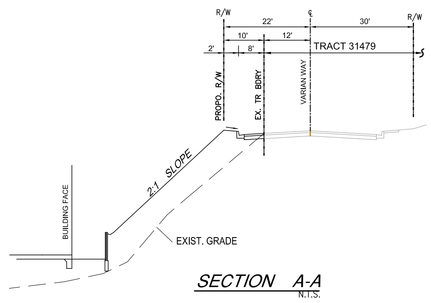


TYPICAL ALLEY SECTION
N.T.S.



SECTION A-A
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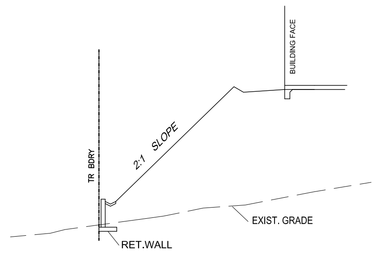

SECTION B-B
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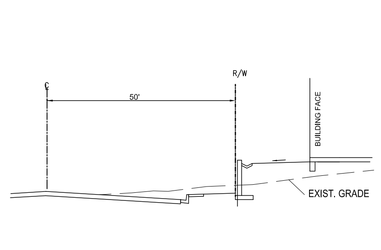

SECTION C-C
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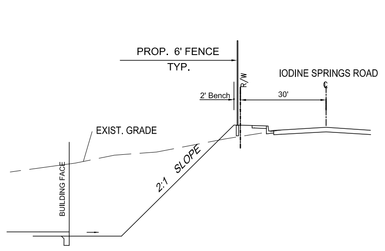


SECTION D-D
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD ALI GHASSI
No. 36479
EXP. 6/30/18
CIVIL

OWNER/SUBDIVIDER:
MARI MINA, LLC
4030 BIRCH STREET
SUITE 100
NEWPORT BEACH, CA 92660
TELEPHONE: (909) 262-1558
Attn: Emad Bolous

PREPARED BY:
TL Group Corp.
CIVIL ENGINEERING, SURVEYING, & LAND PLANNING
1442 Irvine Blvd. Suite 208
Tustin, CA 92780 TEL.(714)982-4057

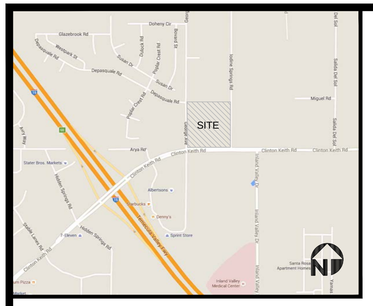
TENTATIVE TRACT MAP No. 36952
LOCATED IN THE CITY OF WILDOMAR
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SCALE: 1"=40'	J.N. 15-101 DATE: 07-23-2016	SHT. 1 OF 1

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN: TRACT NO. 36952

77 DETACHED UNITS ON 1 LOT SUBDIVISION WITH SHARED OPEN SPACE
CONDOMINIUM DEVELOPMENT



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION (PER TITLE REPORT)

PARCEL 1 AND 2 (APN: 362–250–001–9, 362–250–026–2) OF PARCEL MAP NO. 9806,AS SHOWN BY MAP ON FILE IN BOOK 48 PAGE(S) 72,OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL MINERALS, GAS, OILS, PETROLEUM, NAPTHA AND OTHER HYDROCARBONS LYING 500 FEET BELOW THE SURFACE OF LAND MEASURED VERTICALLY AND WITHOUT ANY RIGHT OF SURFACE ENTRY AS RESERVED BY WINIFRED S. ROOT IN DEED RECORDED FEBRUARY 28, 1974 AS INSTRUMENT NO. 23525 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,CALIFORNIA.

OWNER / APPLICANT:

MARI MINA, LLC
ATT: EMAD BOLOUS
4030 BIRCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
TEL. (909) 262–1558

REPRESENTATIVE:

NOVA HOMES INC.
ATT: TOM MUNGARI
1232 VILLAGE WAY, SUITE A
SANTA ANA, CA 92705
TEL. (714) 540–1144

PREPARED BY:

NOVA HOMES INC.
1232 VILLAGE WAY, SUITE A
SANTA ANA, CA 92705
TEL. (714) 540–1144

ASSESSOR'S PARCEL NO'S:

362–250–001–9 & 362–250–026–2

UNIT USE:

EXISTING: VACANT, EXISTING SINGLE FAMILY
PROPOSED: 1 LOT DEVELOPMENT WITH 77 UNITS

ZONING:

EXISTING ZONING: RURAL RESIDENTIAL (R–R)
PROPOSED ZONING: PLANNED RESIDENTIAL (R–4)

GENERAL PLAN:

EXISTING: MIXED USE POLICY AREA (MUPA)
PROPOSED: MEDIUM HIGH DENSITY RESIDENTIAL

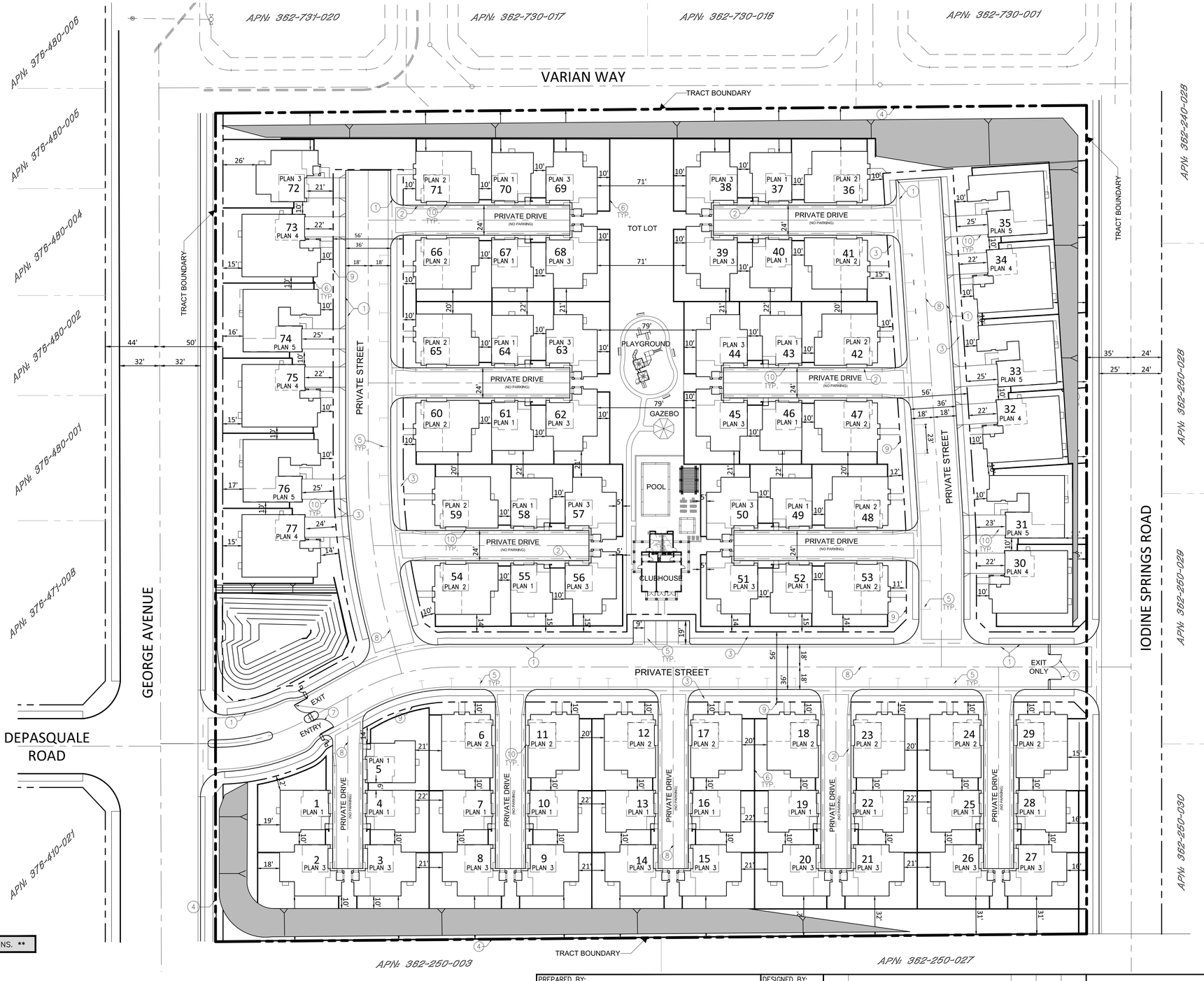
PROJECT NOTES:

GROSS ACREAGE:	11.7 ACRES
NET ACREAGE:	10.5 ACRES
TOTAL # OF UNITS:	77
DENSITY:	6.6 DU/GROSS AC.

FEMA INSURANCE

PROJECT SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP NO. 06065C2705G

** NOTE: EVERY HOUSE WILL HAVE THEIR OWN TRASH BINS. **



UNIT #	PLAN NAME	UNIT #	PLAN NAME	UNIT #	PLAN NAME	UNIT #	PLAN NAME
1	1	21	3	41	2	61	1
2	3	22	1	42	2	62	3
3	3	23	2	43	1	63	3
4	1	24	2	44	3	64	1
5	1	25	1	45	3	65	2
6	2	26	3	46	1	66	2
7	1	27	3	47	2	67	1
8	3	28	1	48	2	68	3
9	3	29	2	49	1	69	3
10	1	30	4	50	3	70	1
11	2	31	5	51	3	71	2
12	2	32	4	52	1	72	3
13	1	33	5	53	2	73	4
14	3	34	4	54	2	74	5
15	3	35	5	55	1	75	4
16	1	36	2	56	3	76	5
17	2	37	1	57	3	77	4
18	2	38	3	58	1		
19	1	39	3	59	2		
20	3	40	1	60	2		

PARKING ANALYSIS
77 X 2.5 = 192.5
154 GARAGE PARKING SPACES
24 DRIVEWAY PARKING SPACES
31 STREET PARKING STALLS
193 PARKING SPACES REQUIRED
210 PARKING SPACES PROVIDED

LEGEND

- STREET CENTER LINE
- CURB LINE
- SIDEWALK
- PROPOSED 2:1 SLOPE
- STREET R.W LINE
- PROPERTY BOUNDARY
- PROPOSED FENCE

NOTES

1. PROPOSED 6" CURB & GUTTER
2. PROPOSED 3" ROLL–CURB
3. PROPOSED SIDEWALK
4. PROPERTY BOUNDARY
5. PROPOSED PARKING STALLS
6. PROPOSED FENCE
7. PROPOSED GATES
8. STREET CENTERLINE
9. RIGHT OF WAY
10. PROPOSED DRIVEWAY

N

40 0 40 80 120

SCALE 1" = 40'

PREPARED BY:
NOVA HOMES, INC.
Building Value for Homeowners
1232 VILLAGE WAY, SUITE A, SANTA ANA, CA 92705
PH. (714) 540-1144 | FAX. (714) 540-1101
WWW.NOVAHOMESINC.US

DESIGNED BY:	AG
DRAWN BY:	BS
CHECKED BY:	AG
SCALE:	1"=40'
DATE:	11/03/2016

MARK	DESCRIPTIONS	BY	APPR.	DATE

REVISIONS

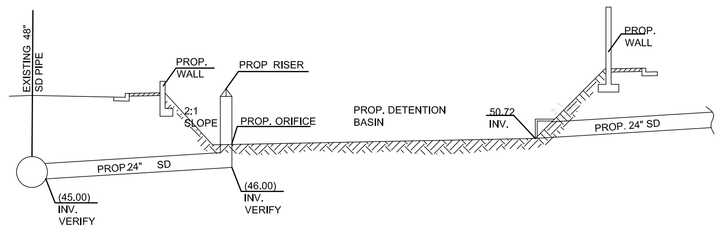
THE CITY OF WILDOMAR
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN
TRACT NO. 36952
APN'S: 362-250-001 AND 362-250-026

PROJECT NO.	Wildomar-Ridge
CITY OF WILDOMAR FILE NUMBER	15-0129
SHEET	1 OF 1

SERVER: Projects\Wildomar\TM Viot Plan – Tract No.36952.dwg – DATED: 11 03 2016

SCALE: 1"=40'



SECTION A-A
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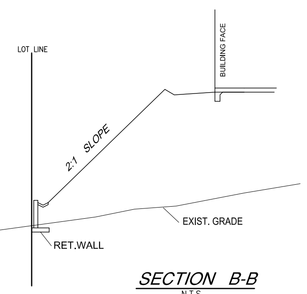

SECTION B-B
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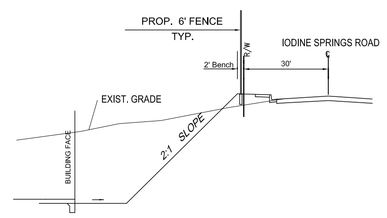

SECTION C-C
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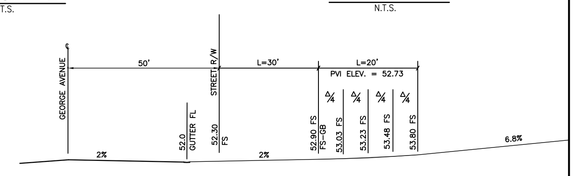
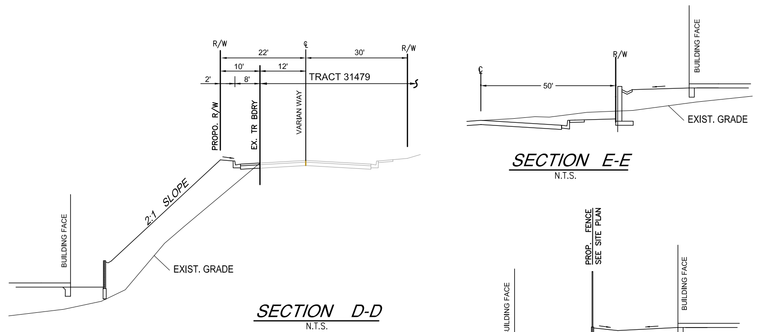
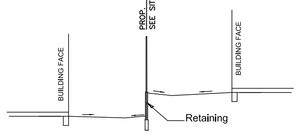


ENTRY PROFILE



SECTION D-D
N.T.S.

SECTION E-E
N.T.S.



SECTION F-F
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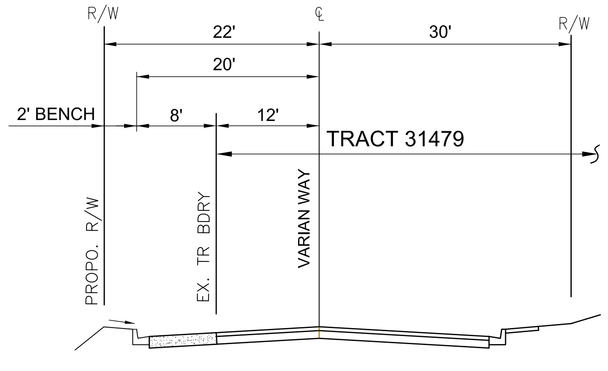

VARIAN WAY
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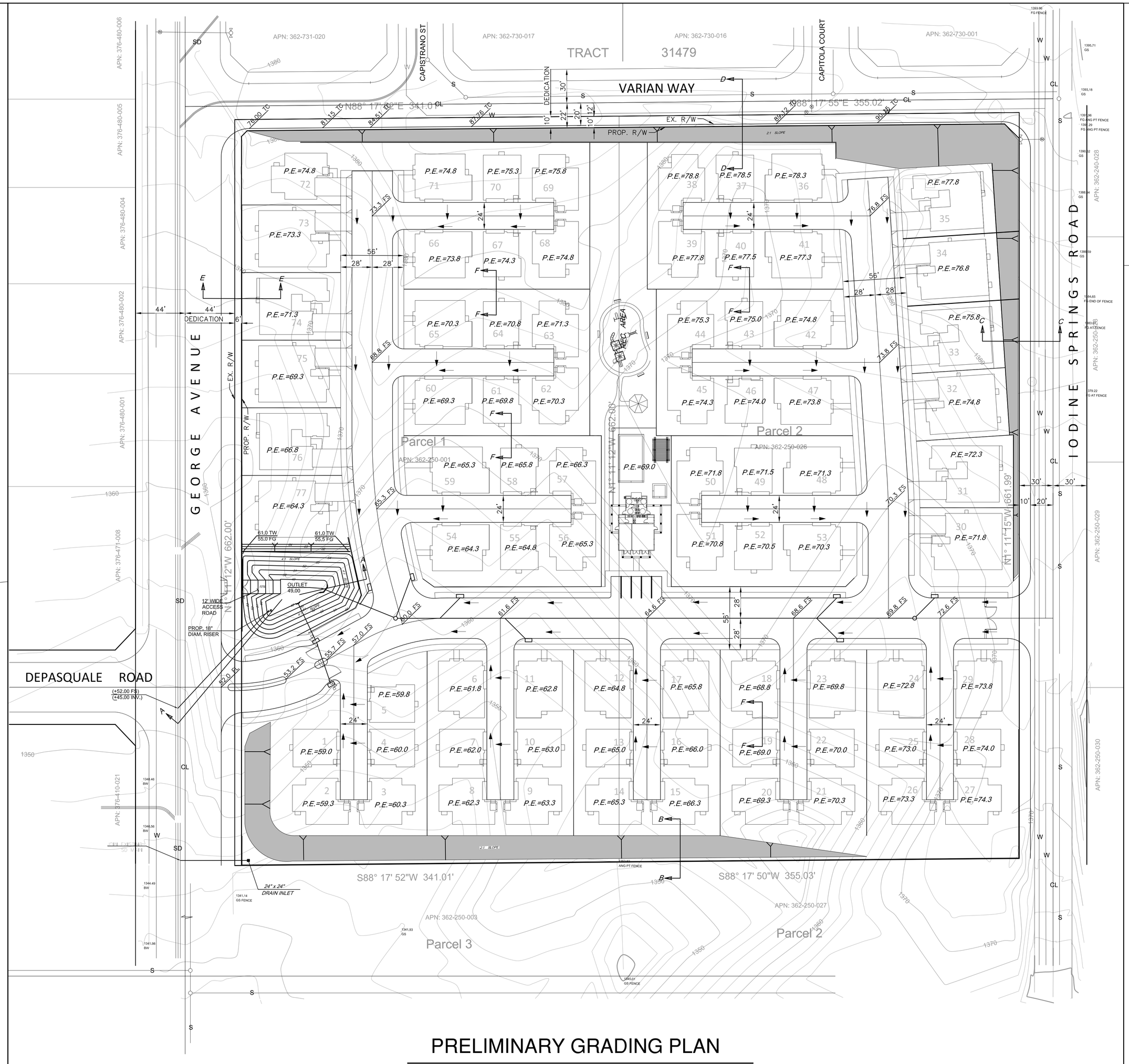
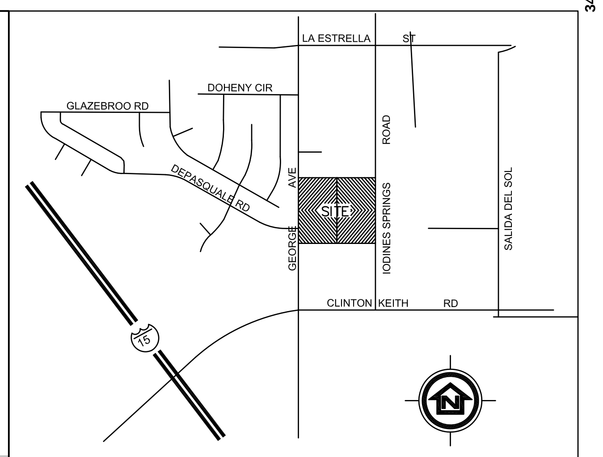


PRELIMINARY GRADING PLAN



VICINITY MAP

LEGEND

- FINISHED SURFACE
- EXISTING ELEVATION
- CATCH BASIN
- DRAINAGE PIPE
- FLOW LINE

EARTHWORK (RAW)

CUT= 31,000 C.Y.

FILL = 29,000 C.Y.

NOTES:

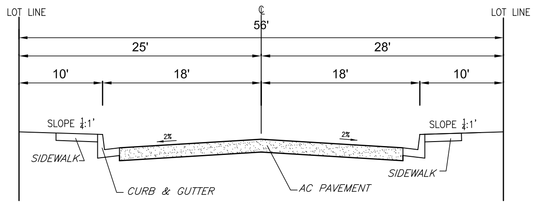
1. For Final Engineering of the Grading Plan incorporate recommendations from Soils Report, include over excavation limits and quantities.

2. Supplemental testing / observation / recommendationafter mass grading is required .

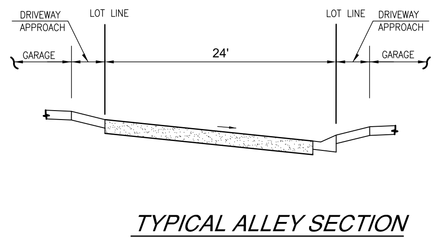
3. Should the Final WQMP support placement of a basin, provide maintenance access to the bottom of the basin. Also include a visible feature showing the maximum level of silt build up so that routine maintenance can be performed

BENCHMARK:
T-59-81 COUNTY OF RIVERSIDE
FROM THE INT. OF IVY STREETAND WASHINGTON, 3.6 MILES NW ON WASHINGTON/PALOMAR STREETSTO THE INT OF CLINTON KIETH ROAD; 0.5 MILES S ON CLINTON KIETH ROAD TO THE INT OF GRAND AVENUEIN THE NORTH COR OF T INT; 124.8 FT W OF CLINTON KIETH ROAD, 47.6 N OF GRAND AVE; 6' NE A 1"IP WITH PLASTIC PLUG LS2602: 2' S OF A CHAIN LINK FENCE AROUND A SCE POWER STATION. ELEV. 1199.072

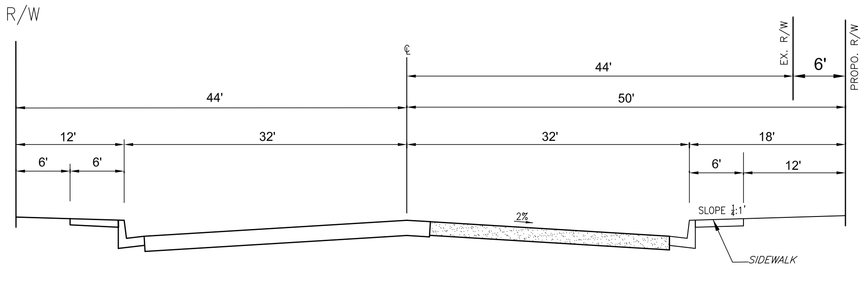
REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD ALI GHIASSI
No. 36479
Exp. 6/30/18
CIVIL
ATTACH PLAC FOR STATE



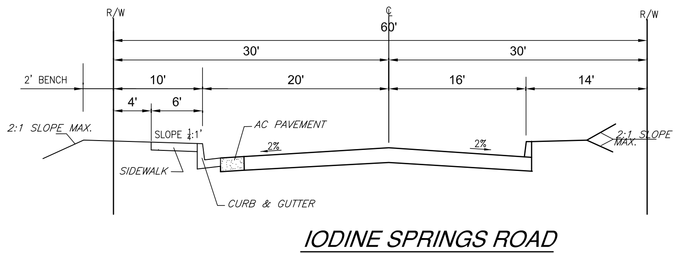
TYPICAL STREET SECTION
N.T.S.



TYPICAL ALLEY SECTION
N.T.S.



GEORGE AVENUE
N.T.S.



IODINE SPRINGS ROAD
N.T.S.

OWNER/SUBDIVIDER:

MARI MINA, LLC
4030 BIRCH STREET
SUITE 100
NEWPORT BEACH, CA 92660
TELEPHONE: (909) 262-1558
Attn: Emad Bolous

PREPARED BY:

TL Group Corp.
CIVIL ENGINEERING, SURVEYING, & LAND PLANNING
1442 Irvine Blvd. Suite 208
Tustin, CA 92780 TEL.(714)982-4057

PRELIMINARY GRADING PLAN

FOR

TENTATIVE TRACT MAP No. 36952

LOCATED IN THE CITY OF WILDOMAR
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SCALE:	J.N. 15-101	SHT. 1 OF 1
1"=40'	DATE: 07-23-2016	

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS
WILDOMAR RIDGE - TR# 36952

GENERAL NOTES:

1. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDING, ROADS AND CURBS HAVE BEEN TAKEN FROM THE ARCHITECTS DRAWINGS. REFER TO THE ARCHITECTS AND CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.

2. REFER TO THE CIVIL ENGINEERS DRAWINGS FOR UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV.

3. REFER TO THE CITY AND / OR COUNTY STANDARD PLANS AND SPECIFICATIONS AS APPLICABLE.

4. CONTRACTOR TO VERIFY SITE INFORMATION INCLUDING PROPERTY LINES, TOP AND BOTTOMS OF SLOPES, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.

5. EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN WITH GREAT CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

7. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.

8. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS. STAKE LOCATION PRIOR TO INSTALLATION.

9. SEE CIVIL ENGINEER'S DRAWINGS FOR CURBS AND A/C PAVING.

10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

WATER CONSERVATION STATEMENT

PLEASE NOTE THE FOLLOWING PRINCIPLES OF DESIGN UTILIZED ON THIS PROJECT DIRECTED SPECIFICALLY AS CONSERVING WATER AND IMPROVING THE EFFICIENCY OF THE IRRIGATION SYSTEM:

- UTILIZATION OF HIGH-EFFICIENCY POINT SOURCE DRIP.
- IRRIGATION ZONES SEPARATED BY PLANT MATERIAL TYPES.
- IRRIGATION ZONES SEPARATED BY EXPOSURE AND ORIENTATION.
- UTILIZATION OF CONTROLLER WITH WATER BUDGETING FEATURE.

AN IRRIGATION AUDIT, IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT FROM INSTALLATION CONTRACTOR TO HOA EMPLOYED STAFF AND EVERY 5 YEARS THEREAFTER. IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE OWNERS EMPLOYED MAINTENANCE STAFF. THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN.

SHEET INDEX:

LANDSCAPE ARCHITECT DRAWINGS

L - 0	TITLE SHEET
L - 1	LANDSCAPE MASTER PLAN
L - 2	TRACT ENTRY
L - 3	RECREATION COMPLEX
L - 4	INTERIOR STREETS
L - 5	WALL AND FENCE PLAN
L - 6	WALL AND FENCE DETAILS
L - 7	MAINTENANCE EXHIBIT
L - 8	IRRIGATION EXHIBIT

City of Wildomar Off Site Subdivision Landscape Inspection Schedule

Contractor is responsible for notifying ALFREDO GARCIA -PLANNING DEPT (951-677-7751), in advance for the following irrigation and planting inspections, according to the time indicated.

1. Pre-job Conference: Requires 7 calendar days' notice to schedule the pre-job conference. Prior to the pre-job meeting, the Soil Fertility Report shall be sent via email (llevine@cityofwildomar.org) and (lchapman@cityofwildomar.org).
2. if it is not provided on the approved landscape plans. Landscape Contractor shall provide the Soil Fertility Report, from a certified laboratory including recommendations for organic pre-plant soil amendments, organic pre-plant fertilizer, and organic specifications for long-term maintenance. The recommendations shall follow the fertilizer manufacturer's specifications described in the approved landscape plans. The soil analysis must be representative of site soils, and it shall include the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH, total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments.
3. Irrigation Pressure Mainline Observation and Test: Requires 48 hours' notice to schedule inspection. Observation is required prior to backfilling trenches and in accordance with the specification in the approved landscape plans.
4. Irrigation System Layouts: Requires 48 hours' notice to schedule inspection.
5. Irrigation Coverage Tests: Requires 48 hours' notice to schedule inspection. Inspection must occur prior to top mulch.
6. Plant Material Inspections: Requires 48 hours' notice to schedule inspection.
7. Plant Pit Inspections: Requires 48 hours' notice to schedule inspection.
8. Plant Backfill and Fertilizer Inspections: Requires 48 hours' notice to schedule inspection.
9. Final Inspection of Installation and Commencement of the 90-Day Maintenance Period: Requires 48 hours' notice to schedule inspection. Inspection must take place prior to commencement of the 90-Day Landscape Maintenance Period. Before the final inspection takes place, As-Built Drawings must be submitted to the Landscape Architect and City of Wildomar as follows:

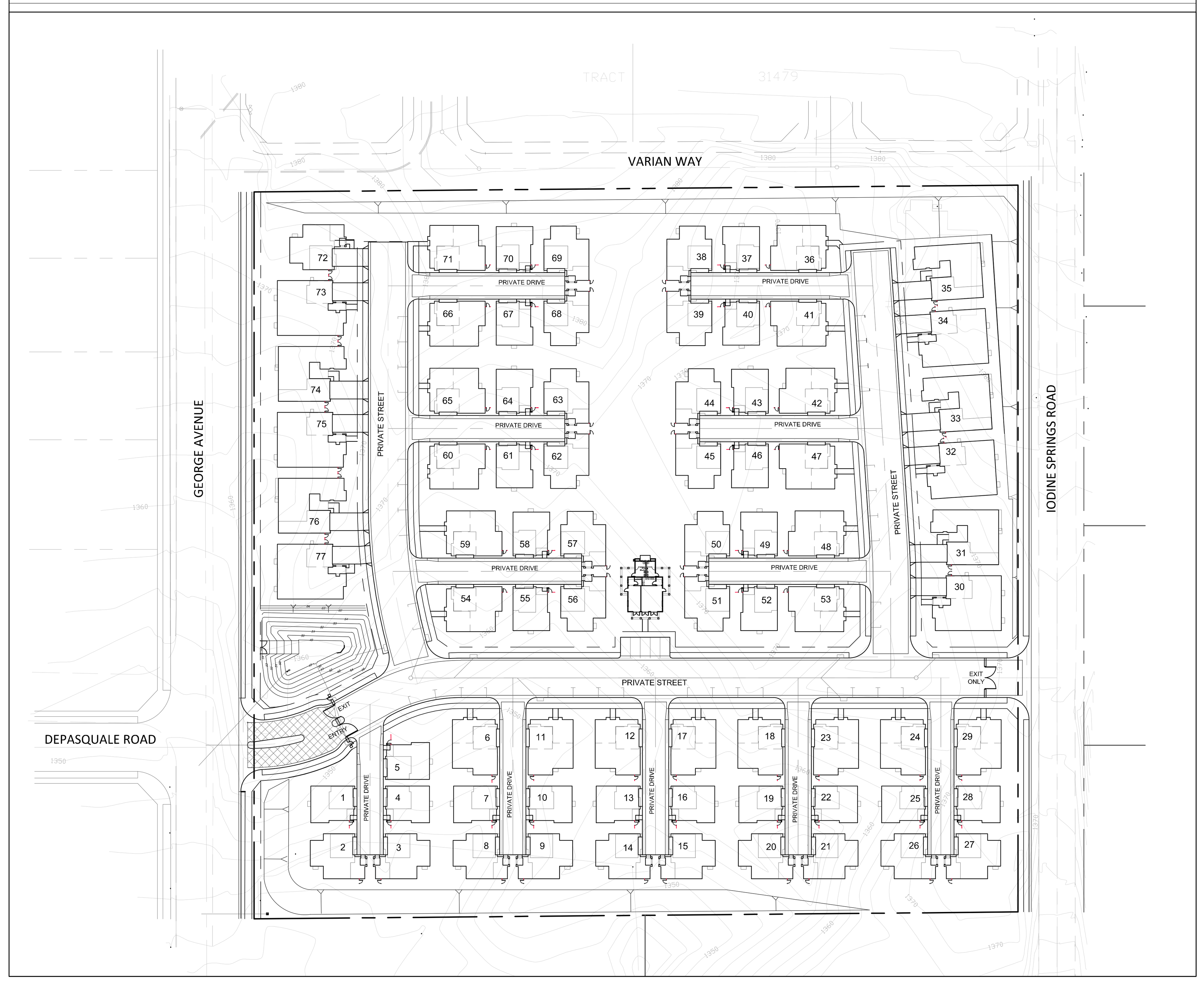
   a) All project As-Built Drawings must be submitted and approved by the Landscape Architect prior to acceptance and prior to the start of the site inspection period.
   b) As-Built Drawings are to be submitted in PDF format from the most current version of AutoCad, digital files on a compact disc, as mylar plots for the record set, as three sets of print copies for site inspections and for records, and as two sets of half size prints.
   c) As-Built Drawings shall include all of the information identified in the irrigation specifications as well as the measured area of coverage of each control valve in the landscape area. This information shall be used for controller scheduling and water use budgets. Accurate information must be provided.
   d) Two reduced size (11" x 17") copies of the As-Built Drawings and Controller Charts of the same size shall be submitted to the Landscape Architect prior to the start of the final inspection. Both the reduced As-Built drawings and the Controller Charts shall be laminated using a clear plastic material of a minimum thickness of 10mm. Controller charts shall be color coded, using a minimum of five colors per valve station and shall be based on the As-Built drawings.

10. Prior to the Final Acceptance of the 90-Day Maintenance Period: Requires 48 hours' notice to schedule inspection.

These inspections are for installation conformance to City Standards. In no way does the inspection relieve the Landscape Contractor of any liabilities that may be incurred. Final site maintenance approval will not be granted until the landscape project meets all of the plans standard specifications. A letter will be sent to the landscape contractor after each scheduled site inspection, explaining the site maintenance review.

SITE MAP:

NTS



OWNER

MARI MINA, LLC
4030 BIRCH STREET, SUITE #100
NEWPORT BEACH, CA 92660

LANDSCAPE ARCHITECT

IAN DAVIDSON
LANDSCAPE ARCHITECTURE
3685 MAIN STREET #350
RIVERSIDE, CA 92501
PHONE NUMBER: 951-683-1283
FAX NUMBER: 951-683-4352
EMAIL: idavidson@idlainc.com

VICINITY MAP

NTS

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY-
ON-SITE : HOMEOWNERS ASSOCIATION (HOA)
OFF-SITE: CITY OF WILDOMAR

CITY OF WILDOMAR
PLAN REVIEW

These plans have been reviewed and are found to be in substantial compliance with the applicable codes adopted by ordinances. Approval is recommended for landscape construction pending approval by all applicable City departments and agencies. No changes, modifications, nor alterations shall be permitted without prior authorization from the planning department.

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BY: DATE:

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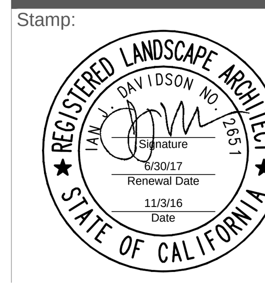
WILDOMAR RIDGE
TTM # 36952
GEORGE AVENUE & DEPASQUALLE ROAD

IDLA
Ian Davidson Landscape Architecture
3547 Market Street
Riverside, CA 92501
ph. 951.683.1283
fx. 951.683.4352
idavidson@idlainc.com

Stamp:



Revision:

Project #: 10416
Date: 11/3/2016
Issued For: ####
Drawn By: IDLA

TITLE SHEET

L-0

Sheet ___ of ___

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LANDSCAPE MASTER PLAN
40 SCALE

FEATURE LEGEND

1. MAJOR ENTRY
2. IODINE SPRINGS EXIT
3. CLUBHOUSE & REC. AREA (POOL WITH FENCING)
4. DETENTION BASIN
5. ALLEY
6. TYP. INTERIOR STREET

80' 60' 40' 20' 0 40' 80'

SCALE 1"=40'

PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE	0.5
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE	0.5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	0.2
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	LOW	0.2
PINUS ELDARICA	AFGHAN PINE	24" BOX	LOW	0.2
LAGERSTROEMIA INDICA	CRAPE MYRTLE (TREE)	24 BOX	MODERATE	0.5

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE	0.5
LAGERSTROEMIA INDICA	CRAPE MYRTLE (SHRUB FORM)	15 GAL	MODERATE	0.5
PODOCARPUS MACROPHYLLUS	YEW PINE	15 GAL	MODERATE	0.5
PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW	0.2

CITY OF WILDOMAR
PLAN REVIEW

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WILDOMAR RIDGE
TTM # 36952
GEORGE AVENUE & DEPASQUALLE ROAD

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Ian Davidson Landscape Architecture
3547 Market Street
Riverside, CA 92501
ph. 951.683.1283
fx. 951.683.4352
idavidson@idlainc.com

Stamp:
REGISTERED LANDSCAPE ARCHITECT
DAVIDSON No. 5451
Signature
12/31/2017
Renewal Date
11/3/16
Date
STATE OF CALIFORNIA

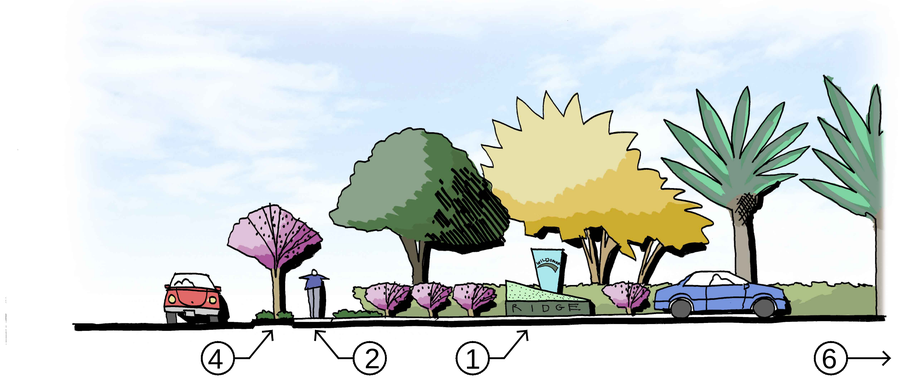
Revision:

Project #: 10416
Date: 11/3/2016
Issued For: ####
Drawn By: IDLA

LANDSCAPE MASTER PLAN

L-1

Sheet ___ of ___



MAJOR ENTRY (GEORGE AVENUE) SECTION
NTS

MAJOR ENTRY (GEORGE AVENUE) PLAN
20 SCALE

PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE	0.5
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE	0.5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	0.2
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	LOW	0.2
PINUS ELDARICA	AFGHAN PINE	24" BOX	LOW	0.2
LAGERSTROEMIA INDICA	CRAPE MYRTLE (TREE)	24 BOX	MODERATE	0.5
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE	0.5
LAGERSTROEMIA INDICA	CRAPE MYRTLE (SHRUB FORM)	24" BOX	MODERATE	0.5
PODOCARPUS MACROPHYLLUS	YEW PINE	15 GAL	MODERATE	0.5
PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW	0.2

LEGEND

1. Entry Monument (WITH LIGHTING)
2. Concrete Sidewalk
3. Landscaped Median
4. Landscaped Parkway
5. Site Wall
6. Entry Gate (WITH PILASTER & DECORATIVE BLOCK OR STUCCO FINISH AND CAP)
7. PEDESTRIAN ENTRY GATE (DECORATIVE DESIGN)
8. DECORATIVE ENTRY PAVEMENT (PAVERS, STAMPED CONCRETE, COLOR CONCRETE)

N

40' 30' 20' 10' 0 20' 40'
SCALE 1"=20'

CITY OF WILDOMAR
PLAN REVIEW

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WILDOMAR RIDGE
TTM # 36952
GEORGE AVENUE & DEPASQUALLE ROAD

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idavidson@idlainc.com

Stamp:
REGISTERED LANDSCAPE ARCHITECT
IAN DAVIDSON No. 5451
Signature
12/2017
Renewal Date
11/3/16
Date
STATE OF CALIFORNIA

Revision:

Project #: 10416
Date: 11/3/2016
Issued For: ####
Drawn By: IDLA

TRACT ENTRIES

L-2

Sheet __ of __

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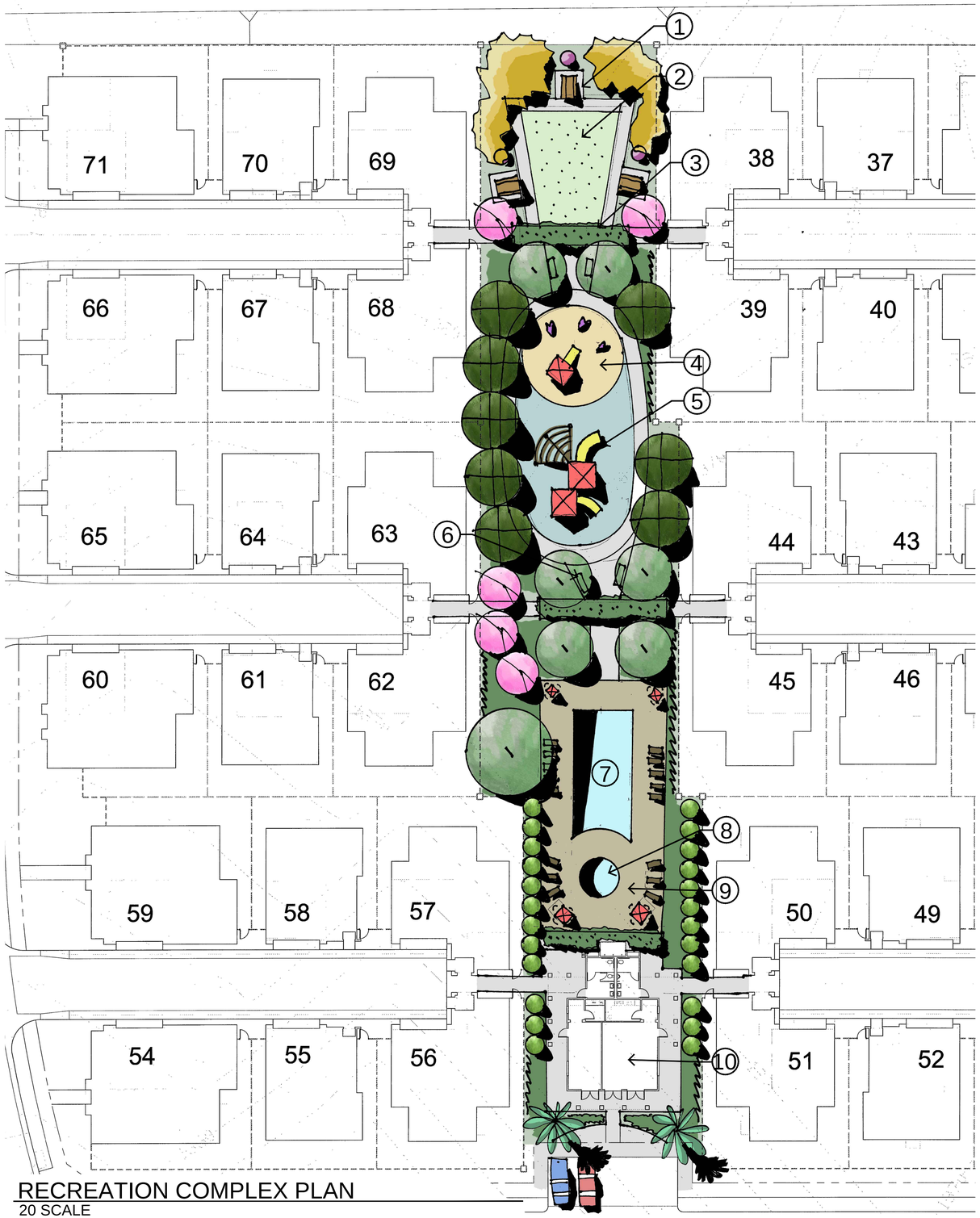

RECREATION COMPLEX PLAN
20 SCALE

PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS & PLANT FACTOR	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	MODERATE	0.5
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	MODERATE	0.5
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	0.2
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	LOW	0.2
PINUS ELDARICA	AFGHAN PINE	24" BOX	LOW	0.2
LAGERSTROEMIA INDICA	CRAPE MYRTLE (TREE)	24" BOX	MODERATE	0.5
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE	0.5
LAGERSTROEMIA INDICA	CRAPE MYRTLE (SHRUB FORM)	15 GAL	MODERATE	0.5
PODOCARPUS MACROPHYLLUS	YEW PINE	24" BOX	MODERATE	0.5
PHOENIX DACTYLIFERA	DATE PALM	16 BTF	LOW	0.2

LEGEND

1. PICNIC ZONE (PICNIC TABLES, BBQS)
2. TURF GRASS
3. ARBOR/PASEO
4. PLAY (2-5) (TOT LOT WITH RUBBER SURFACE)
5. PLAY (5-12) (TOT LOT WITH RUBBER SURFACE)
6. BENCH
7. 20' x 45' POOL
8. 12' (DIA.) SPA
9. DECKING (DECORATIVE COLOR CONCRETE)
10. CLUBHOUSE

40' 30' 20' 10' 0 20' 40'
SCALE 1"=20'

CITY OF WILDOMAR
PLAN REVIEW

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WILDOMAR RIDGE
TTM # 36952
GEORGE AVENUE & DEPASQUALLE ROAD

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Stamp:
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IAN DAVIDSON No. 5451
Signature
12/31/2017
Renewal Date
11/3/16
Date
STATE OF CALIFORNIA

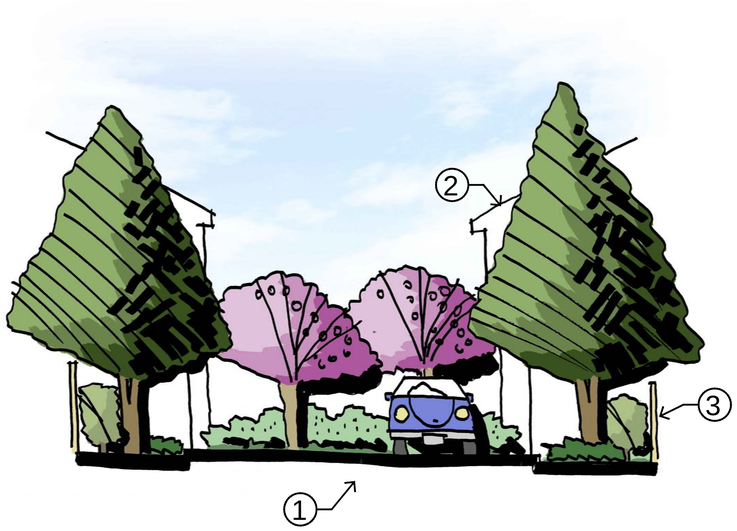
Revision:

Project #: 10416
Date: 11/3/2016
Issued For: ####
Drawn By: IDLA

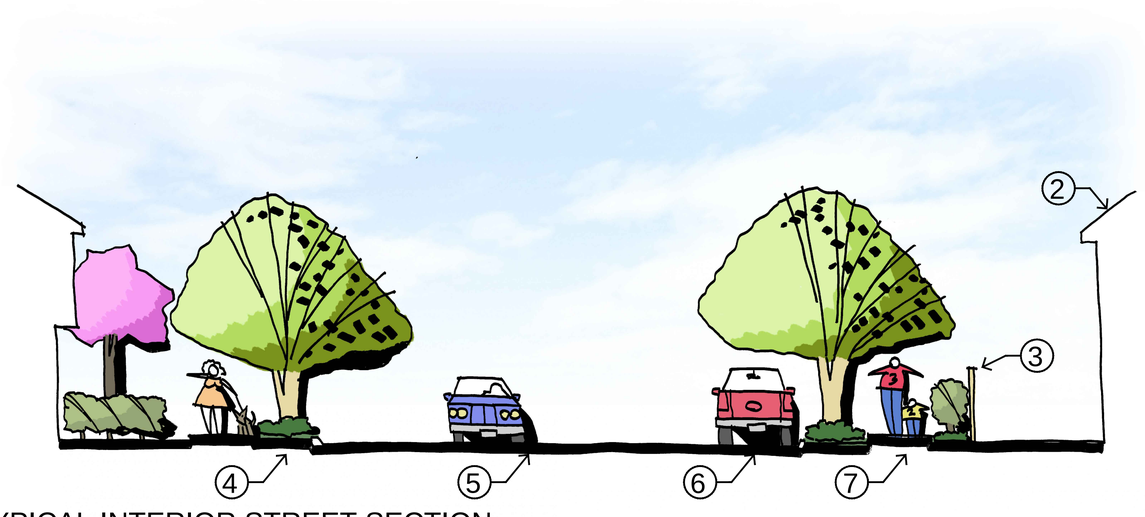
RECREATION COMPLEX

L-3

Sheet __ of __



ALLEY SECTION
NTS



TYPICAL INTERIOR STREET SECTION
NTS

LEGEND

1. ALLEY
2. RESIDENCE
3. PRIVATE YARD WALL/FENCE
4. LANDSCAPED PARKWAY
5. INTERIOR STREET
6. ON-STREET PARKING
7. CONCRETE SIDEWALK

CITY OF WILDOMAR
PLAN REVIEW

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BY: _____ DATE: _____

ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE RESUBMITTED TO THE CITY OF WILDOMAR.

WILDOMAR RIDGE
TTM # 36952
GEORGE AVENUE & DEPASQUALLE ROAD

IDLA
Ian Davidson Landscape Architecture
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Riverside, CA 92501
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idavidson@idlainc.com

Stamp:
REGISTERED LANDSCAPE ARCHITECT
IAN DAVIDSON No. 5451
Signature
12/31/17
Renewal Date
11/3/16
Date
STATE OF CALIFORNIA

Revision:

Project #: 10416
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INTERIOR STREETS

L-4

Sheet __ of __

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WALL AND FENCE PLAN
40 SCALE

LEGEND

6' H CMU SPLIT FACE WALL	(SEE SHEET L-6, DETAIL C)
6' H VINYL GATE	(SEE SHEET L-6, DETAIL B)
6' H VINYL FENCE	(SEE SHEET L-6, DETAIL A)
6' H TUBE STEEL FENCE	(SEE SHEET L-6, DETAIL D)
DECORATIVE PILASTER	(SEE SHEET L-6, DETAIL E)

NOTE - SEE SHEET L-3 FOR RECREATION COMPLEX WALL AND FENCE INFORMATION.

80' 60' 40' 20' 0 40' 80'

SCALE 1"=40'

CITY OF WILDOMAR
PLAN REVIEW

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12/2017
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WALL AND FENCE PLAN

L-5

Sheet ___ of ___

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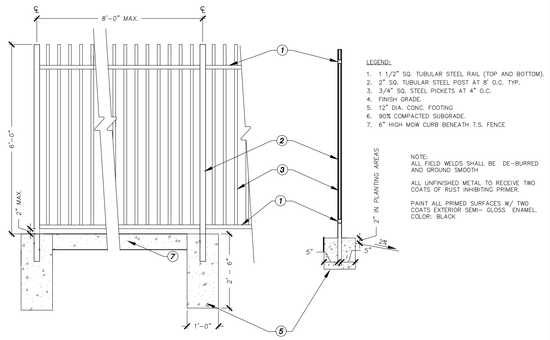
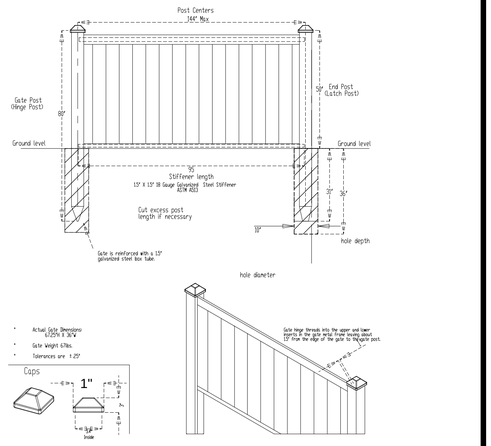
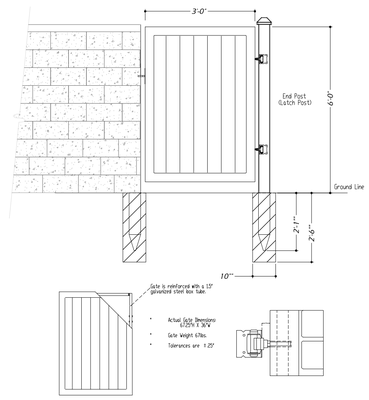


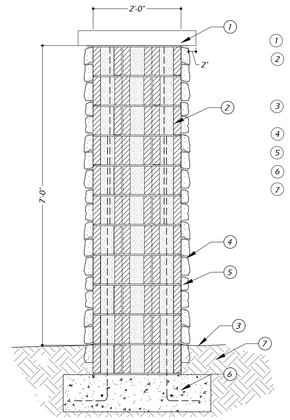
D TUBULAR STEEL FENCE



A VINYL FENCE

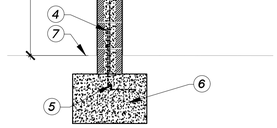


B VINYL GATE



1. *4" PRECISION CAP.*
2. *CMU block 8" x 8" x 16". Grout cells solid. #4 rebar in corner cells of column, vertical with minimum 24" overlap and bend in footing.*
3. *Adjacent finish grade or finish surface.*
4. *Grout.*
5. *Stone veneer.*
6. *Footing per Structural Engineer.*
7. *Undisturbed subgrade or approved fill compacted per soils report recommendations.*

E PILASTER



C CMU SPLIT FACE WALL

ELEVATION

1. *6" X 8" X 16" SPLIT FACE CONCRETE BLOCK, GROUT CELLS SOLID WITH VERTICAL REBAR. TO BE TAN IN COLOR. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. ALL EXPOSED (TO PUBLIC VIEW) SURFACES TO BE SPLIT FACE, NON-EXPOSED (WITHIN PRIVATE REAR YARDS) TO BE PRECISION CUT.*
2. *2" TAN PRECISION CAP.*
3. *VERTICAL REBAR PER STRUCTURAL ENGINEER. SEE SHEET S-1.*
4. *HORIZONTAL REBAR PER STRUCTURAL ENGINEER. SEE SHEET S-1.*
5. *REBAR CONTINUOUS PER STRUCTURAL ENGINEER. SEE SHEET S-1.*
6. *CONCRETE FOOTING PER STRUCTURAL ENGINEER. SEE SHEET S-1.*
7. *FINISH GRADE*

CITY OF WILDOMAR
PLAN REVIEW

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GEORGE AVENUE & DEPASQUALLE ROAD

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IAN DAVIDSON No. 5951
Signature
9/2017
Renewal Date
11/3/16
Date
STATE OF CALIFORNIA

Revision:

Project #: 10416
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WALL AND FENCE DETAILS

L-6

Sheet __ of __

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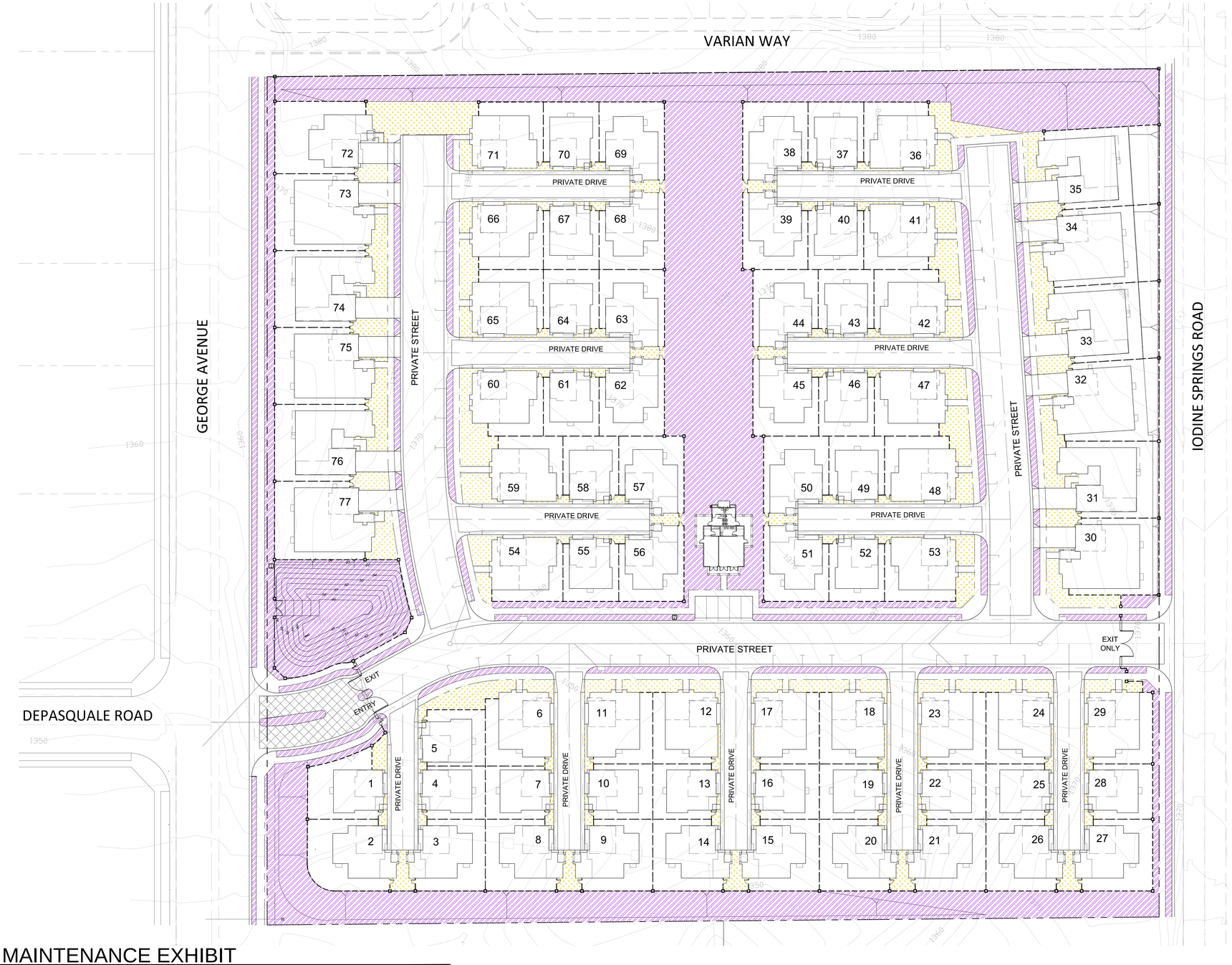

MAINTENANCE EXHIBIT
40 SCALE

LEGEND

HOMEOWNER MAINTAINED

HOMEOWNER ASSOCIATION MAINTAINED

NOTE - EACH HOMEOWNER TO MAINTAIN ALL REAR YARD PLANTING.

80' 60' 40' 20' 0 40' 80'

SCALE 1"=40'

CITY OF WILDOMAR
PLAN REVIEW

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MAINTENANCE EXHIBIT

L-7

Sheet ___ of ___

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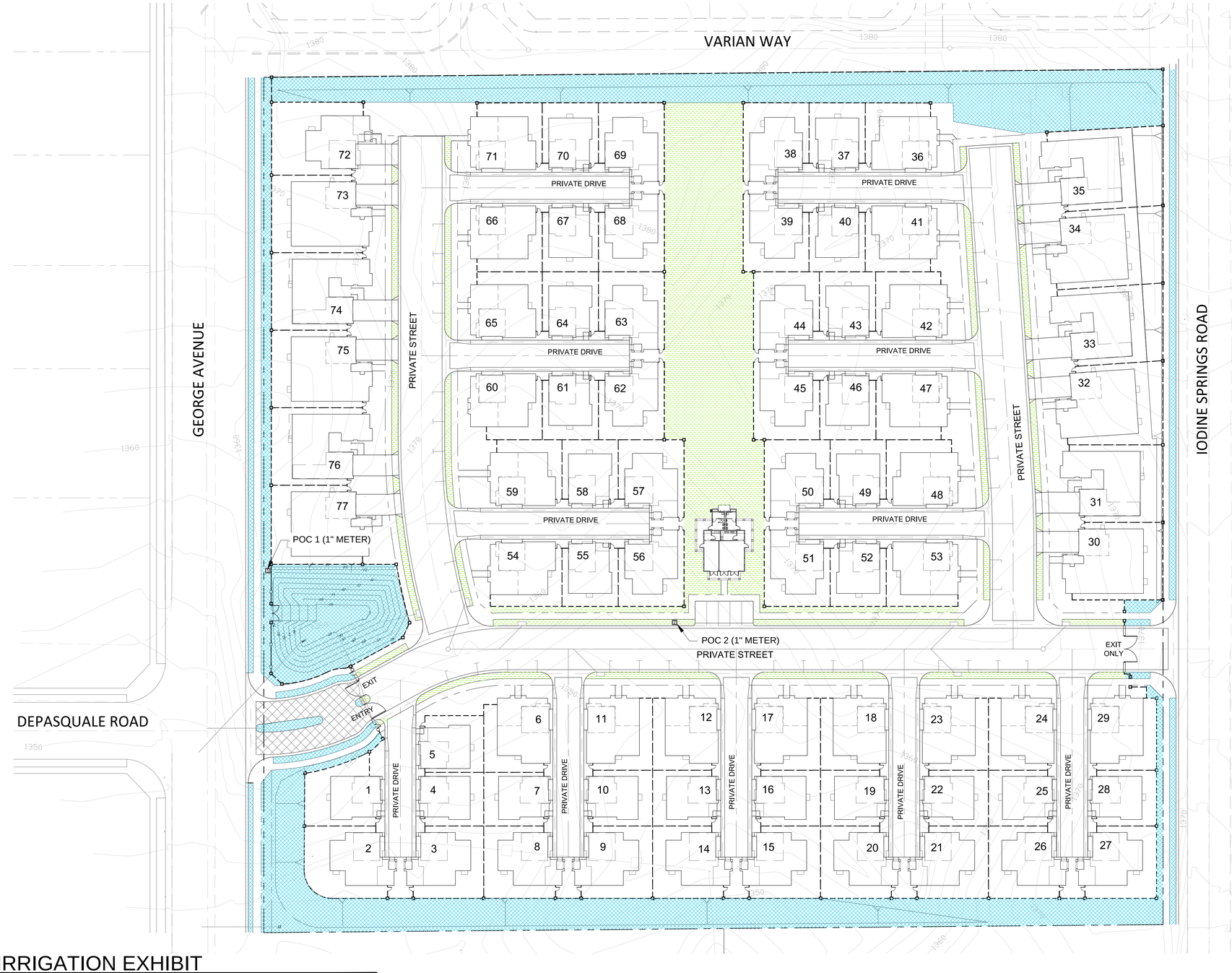

Riverside County Ordinance 859 Landscape Water Use Calculations
TR# 36952 Wildomar Ridge
(For projects with more than 1 hydrozone)

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 78,900 S.F.
INPUT the Hist. ETo for the area = 56.7
MAWA = **2,966** ccf / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone # 1 **INPUT** Plant Factor = 0.3 *Slopes*
INPUT square footage of hydrozone = 41,531
INPUT hydrozone irrigation efficiency = 0.81
EAWU = 723 gal / yr

Hydrozone # 2 **INPUT** Plant Factor = 0.4 *Parkways*
INPUT square footage of hydrozone = 20,406
INPUT hydrozone irrigation efficiency = 0.81
EAWU = 474 gal / yr

Hydrozone # 3 **INPUT** Plant Factor = 0.2 *Basin*
INPUT square footage of hydrozone = 8,323
INPUT hydrozone irrigation efficiency = 0.81
EAWU = 97 gal / yr

Hydrozone # 4 **INPUT** Plant Factor = 0.8 *Recreation Complex*
INPUT square footage of hydrozone = 8,640
INPUT hydrozone irrigation efficiency = 0.75
EAWU = 433 gal / yr

Hydrozone # 5 **INPUT** Plant Factor = 0.1
INPUT square footage of hydrozone = 0
INPUT hydrozone irrigation efficiency = 1
EAWU = 0 gal / yr

SubTotal EAWU = 1,294 gal / yr
Input Irrigation System Operation Factor 0.85
Total EAWU = **1,522**
EAWU < MAWA = 1,444 cu ft / yr
(this number must be positive)

80' 60' 40' 20' 0 40' 80'

SCALE 1"=40'

IRRIGATION EXHIBIT
40 SCALE

LEGEND

POINT OF CONNECTION 1 SERVICED (60,031 SQFT / 35 GPM MAX. DEMAND)

POINT OF CONNECTION 2 SERVICED (18,869 SQFT / 20 GPM MAX. DEMAND)

NOTE - HOMEOWNER MAINTAINED P.A. AREAS ARE NOT SHOWN.

CITY OF WILDOMAR
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IRRIGATION EXHIBIT

L-8

Sheet ___ of ___

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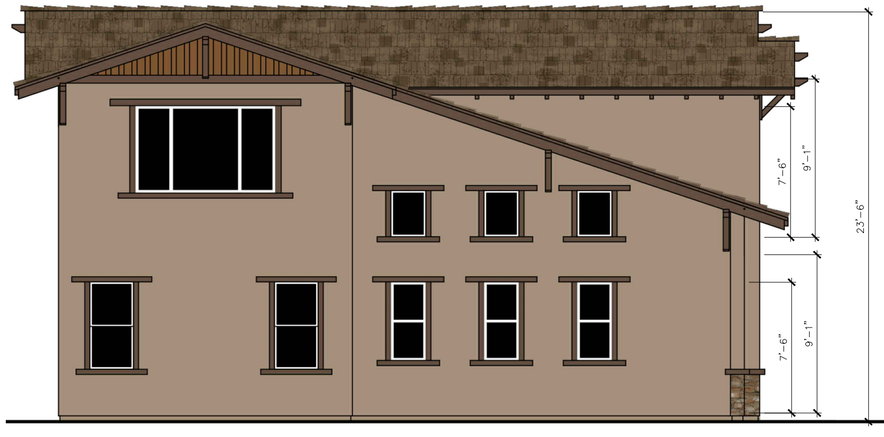
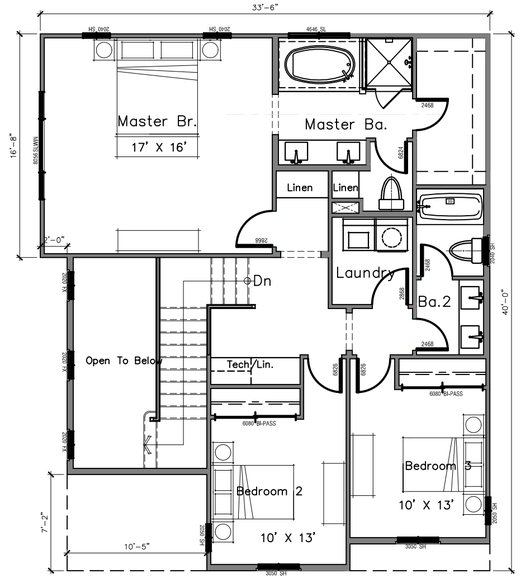
FRONT ELEVATION

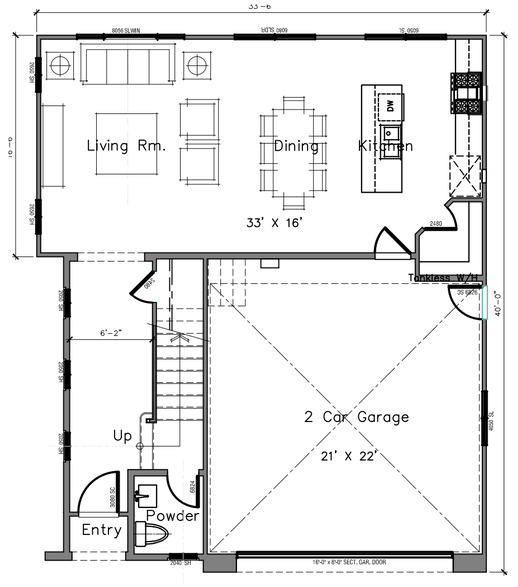
RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

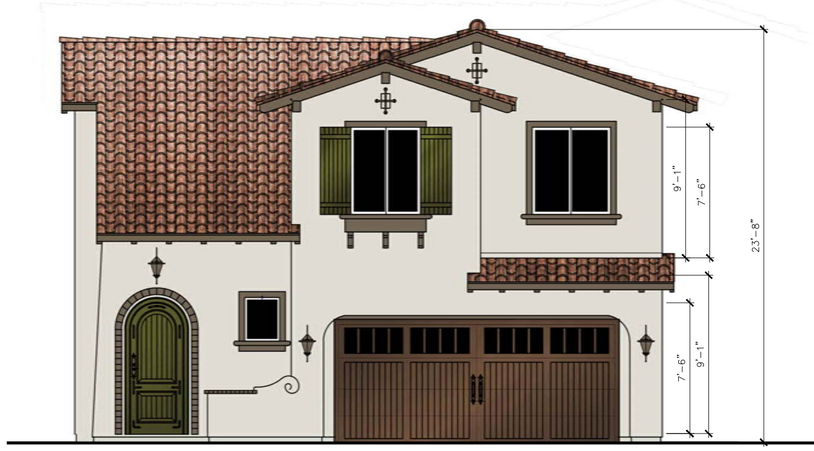
NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

PLAN 1 - CRAFTSMAN
1,746 SF. (2 STORY)
3 BED, 2.5 BATHS



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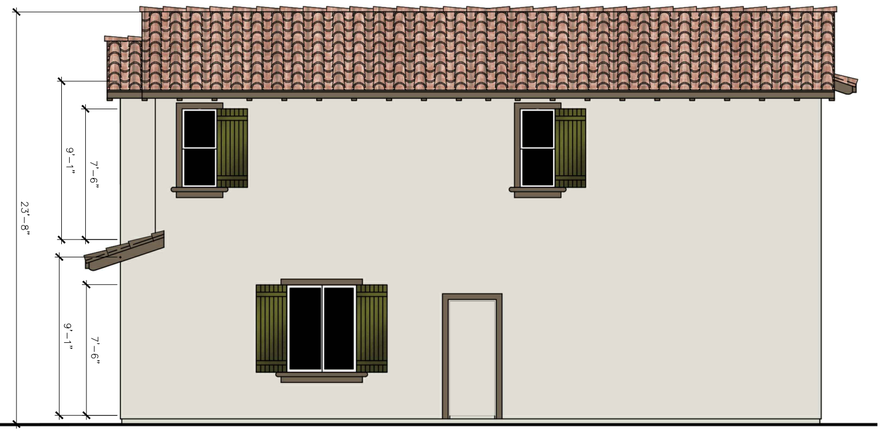
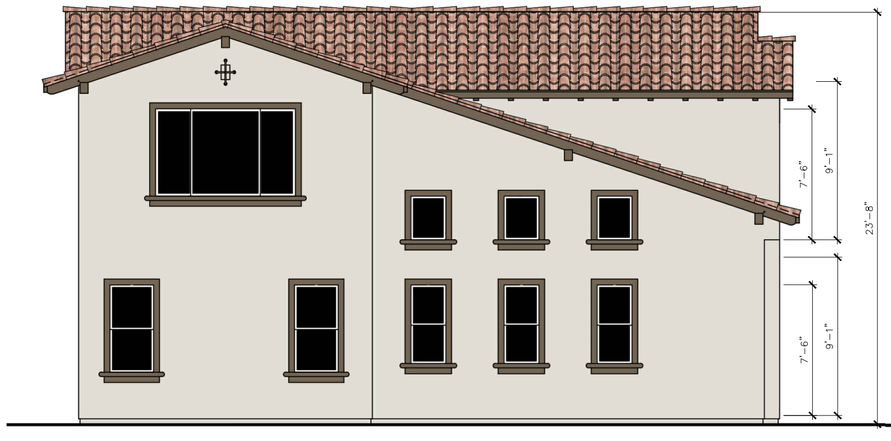
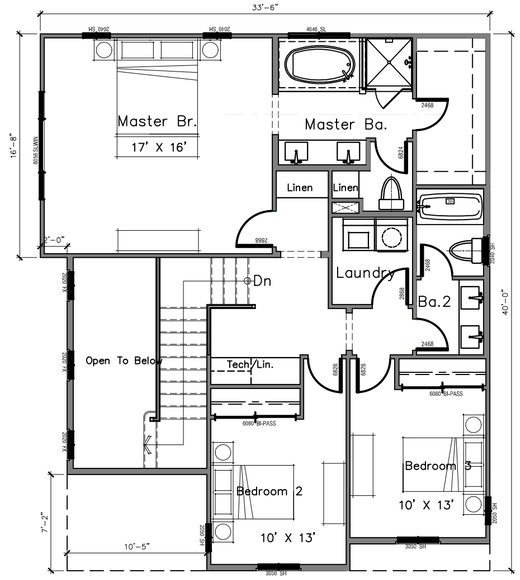


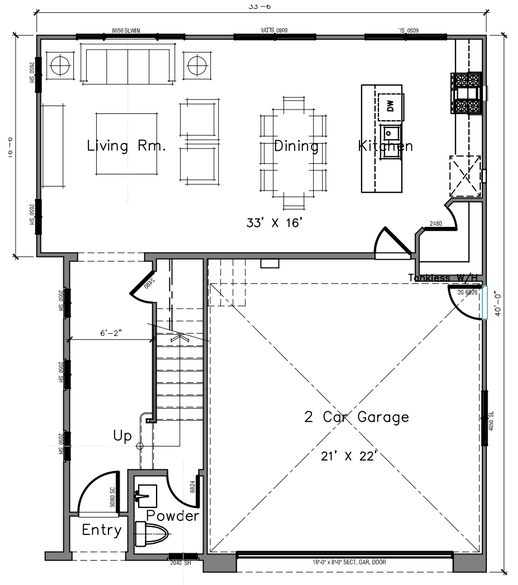
RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

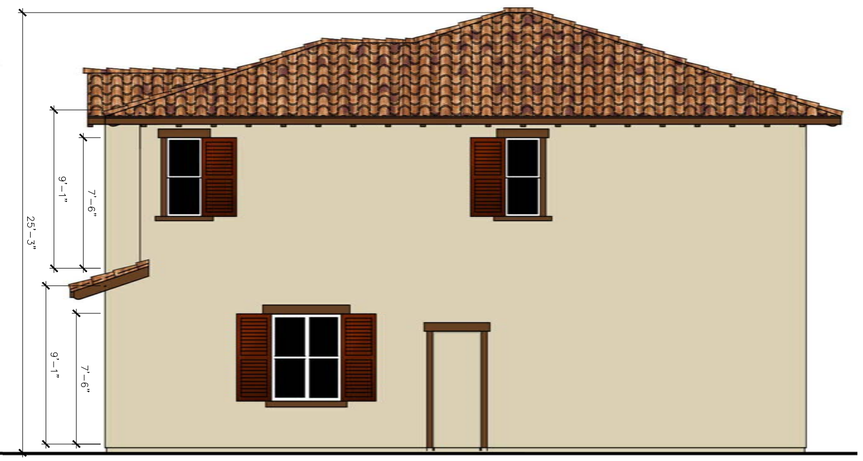
IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

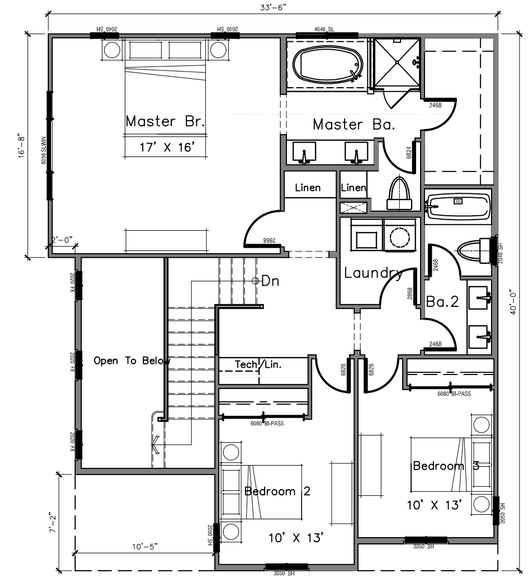
FLOOR PLANS & ELEVATIONS

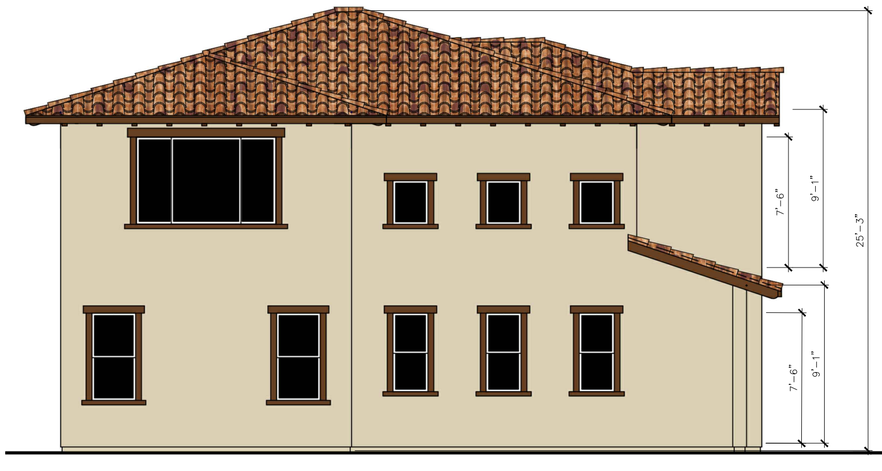
PLAN 1 - SPANISH
1,746 SF. (2 STORY)
3 BED, 2.5 BATHS

FRONT ELEVATION



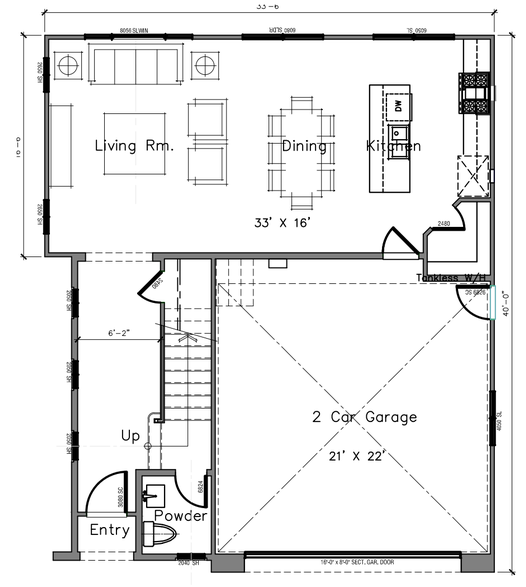
RIGHT ELEVATION





LEFT ELEVATION

REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

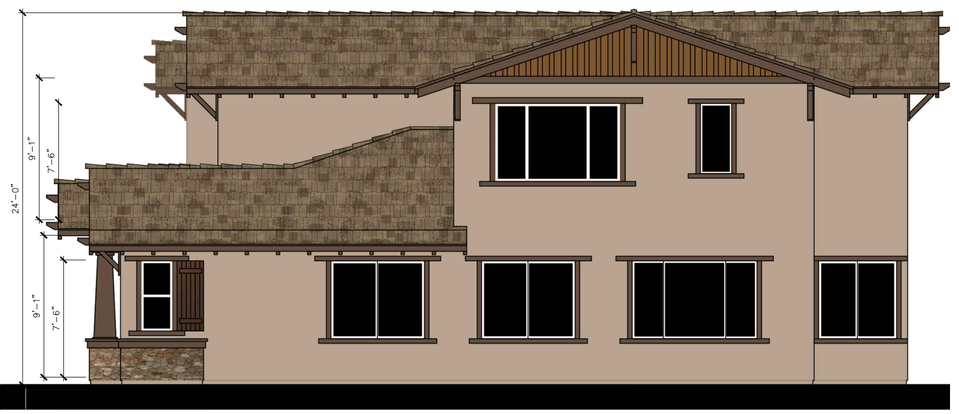
IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

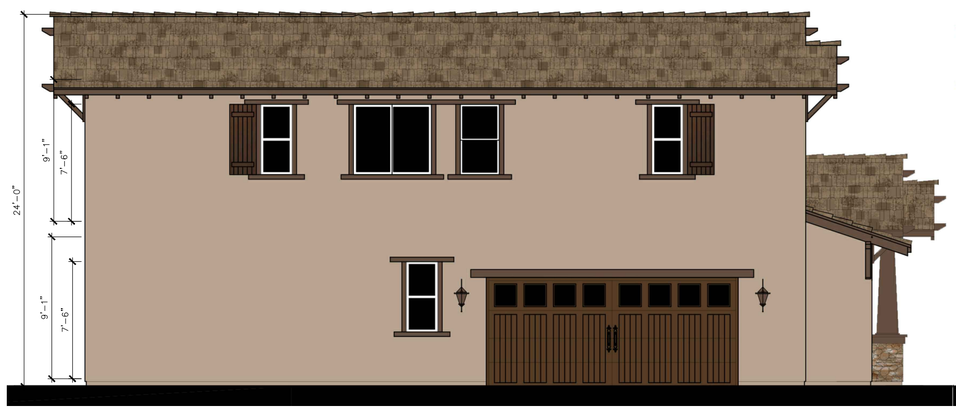
FLOOR PLANS & ELEVATIONS

PLAN 1 - TUSCAN
1,746 SF. (2 STORY)
3 BED, 2.5 BATHS

FRONT ELEVATION

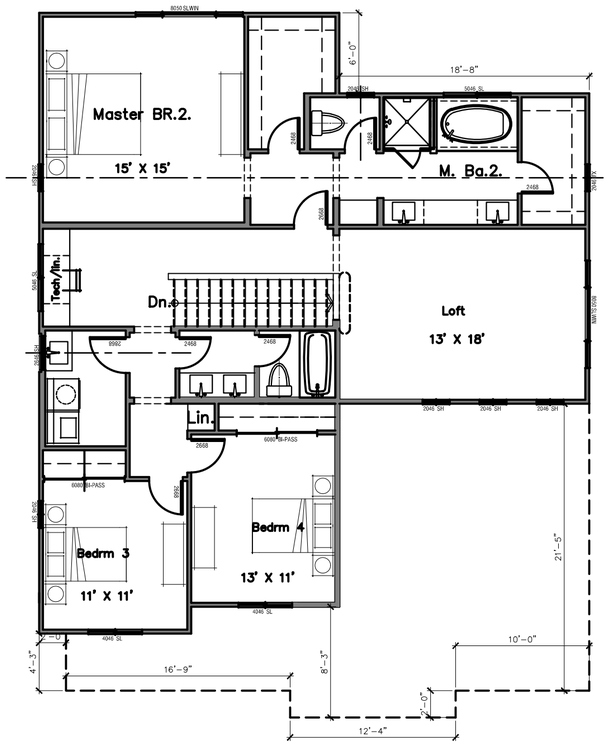


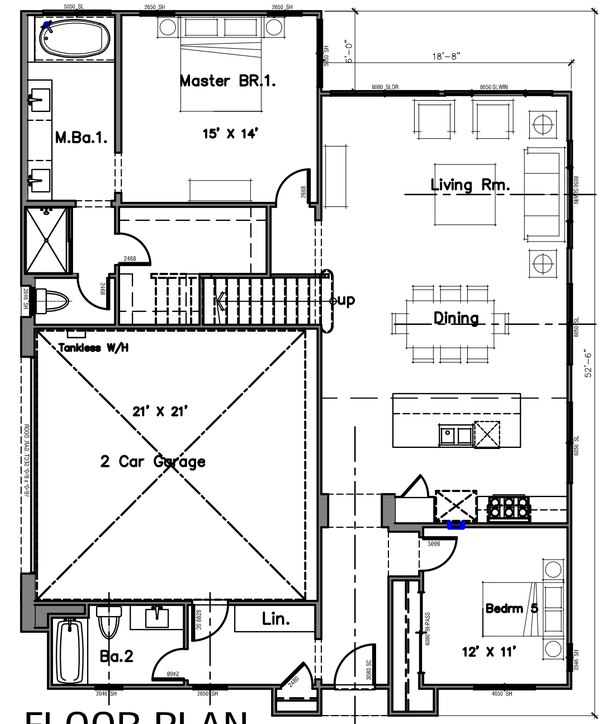
RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

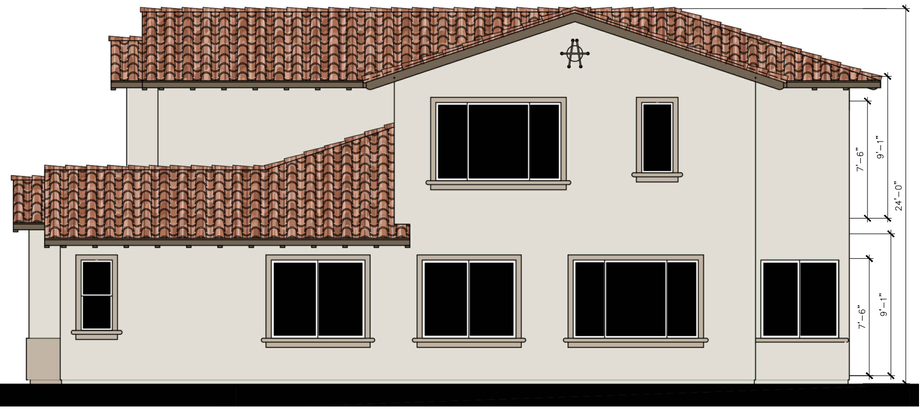
IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR

FLOOR PLANS & ELEVATIONS

PLAN 2 - CRAFTSMAN
2,951 SF. (2 STORY)
5 BED, 4 BATHS

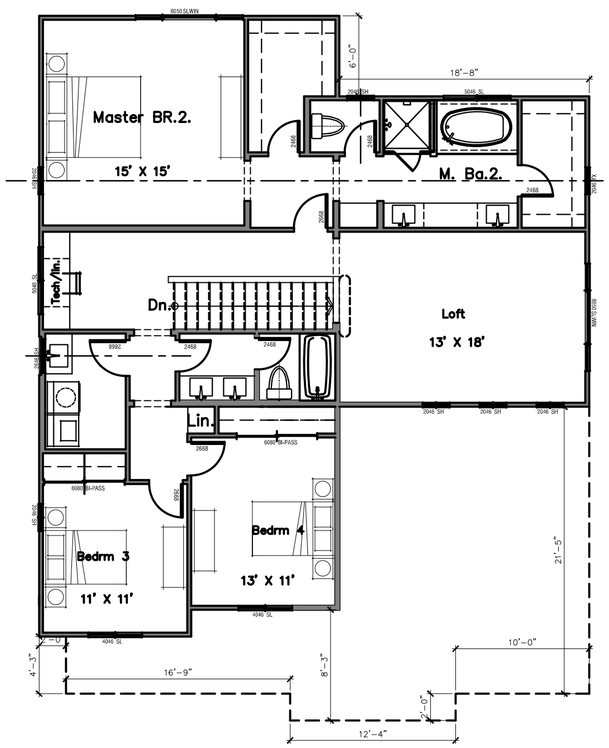
FRONT ELEVATION

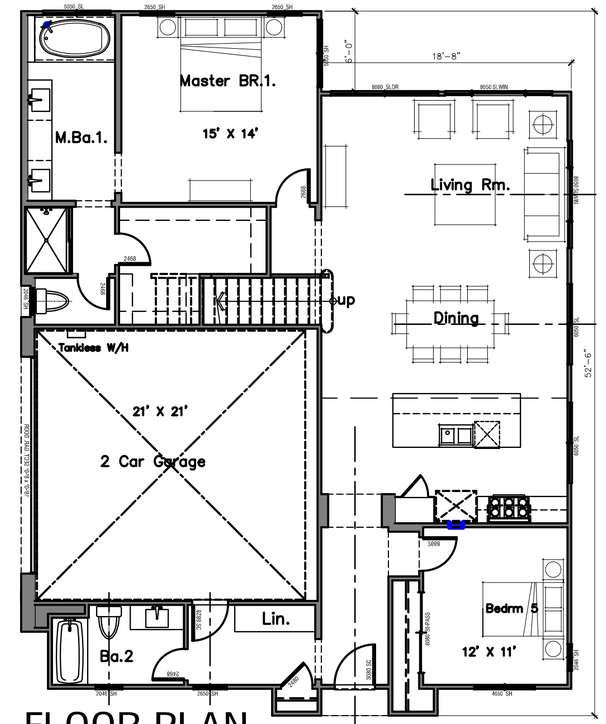


RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

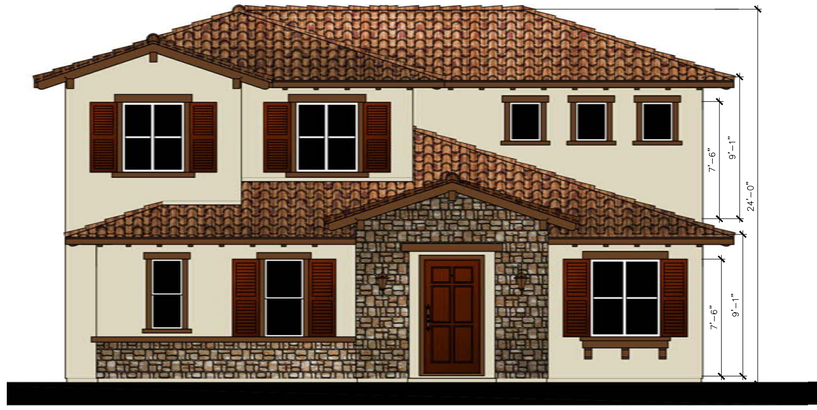
NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR

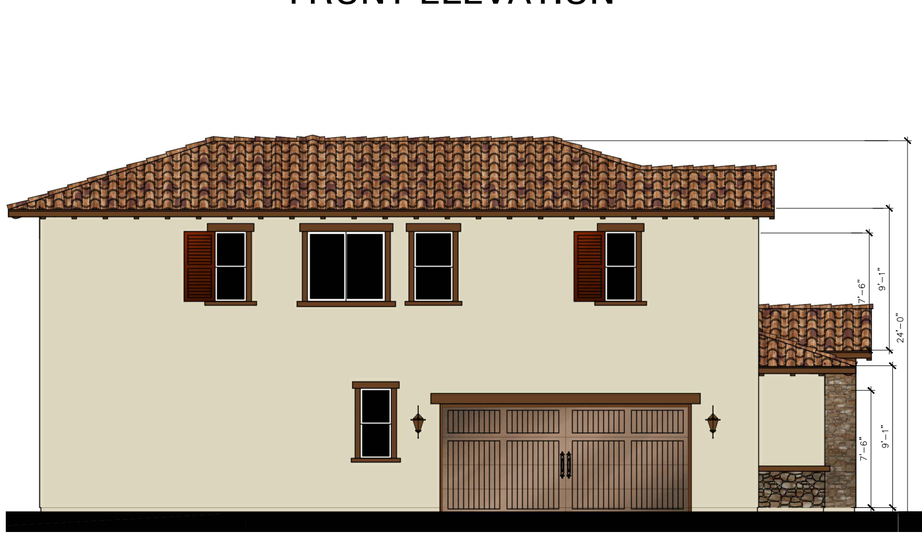
FLOOR PLANS & ELEVATIONS

PLAN 2 - SPANISH
2,951 SF. (2 STORY)
5 BED, 4 BATHS



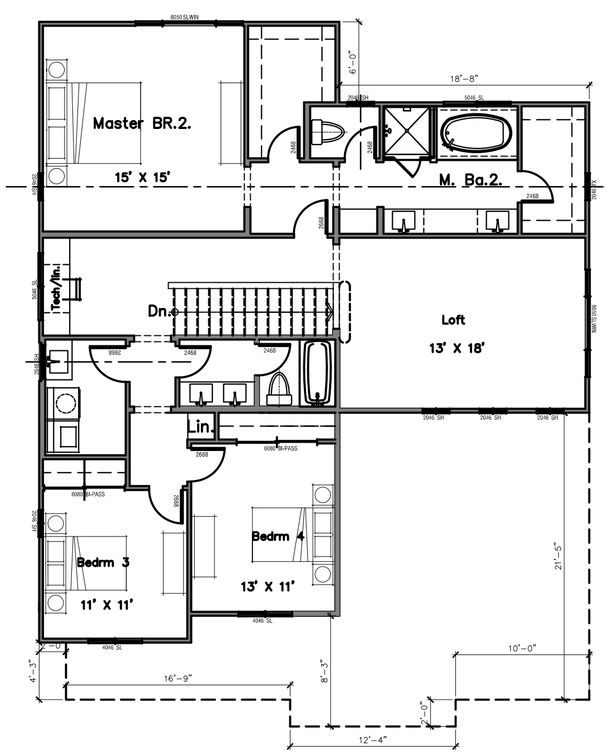
FRONT ELEVATION

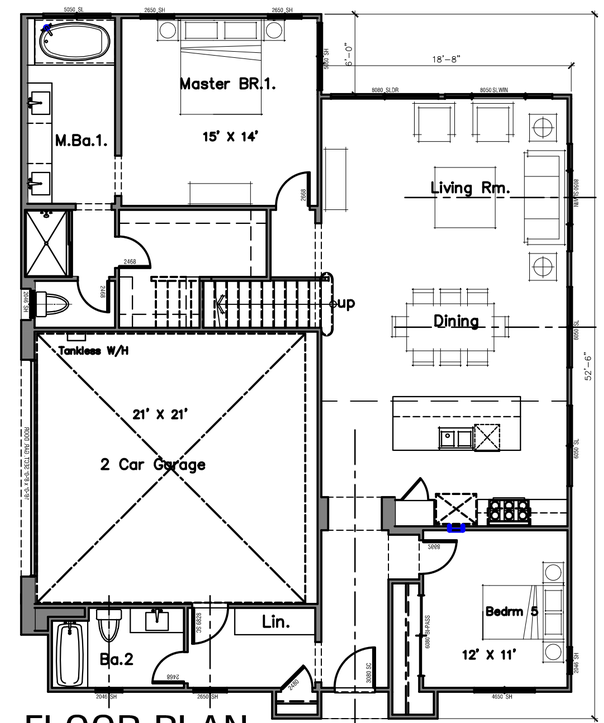
RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

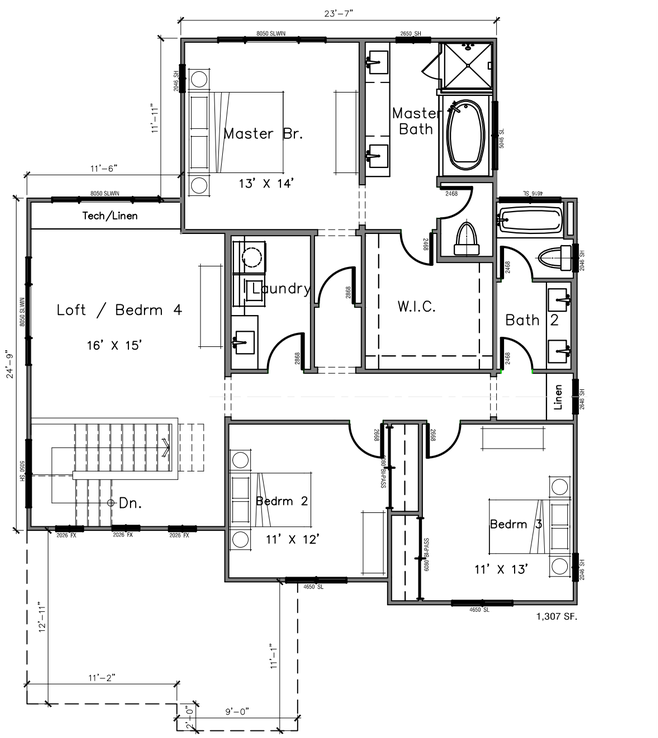
WILDOMAR

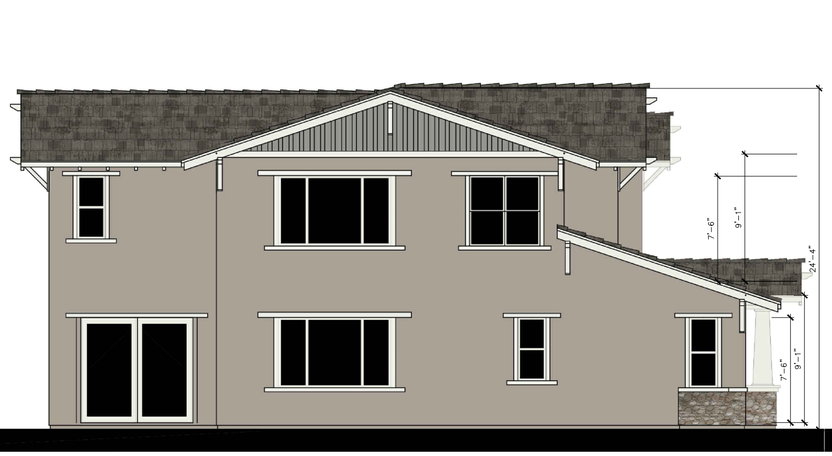
FLOOR PLANS & ELEVATIONS

PLAN 2 - TUSCAN
2,951 SF. (2 STORY)
5 BED, 4 BATHS

FRONT ELEVATION

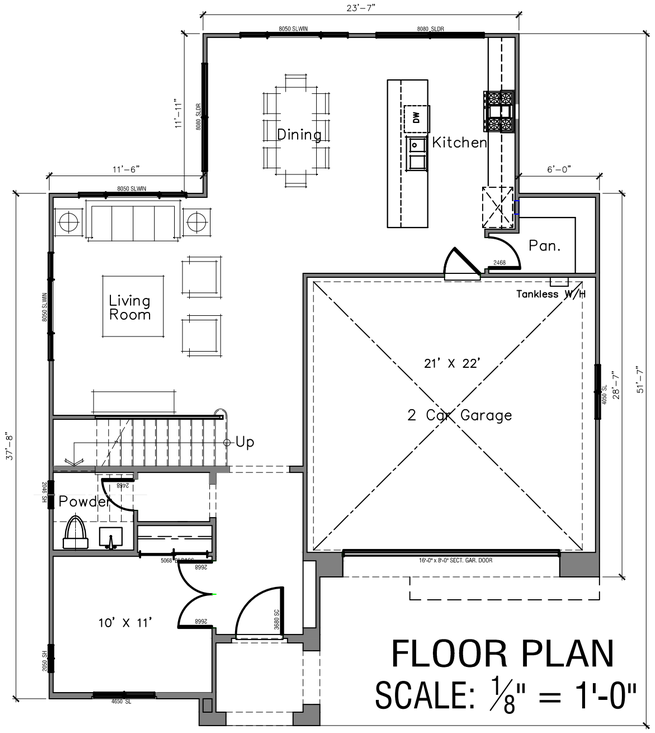
RIGHT ELEVATION





LEFT ELEVATION

REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

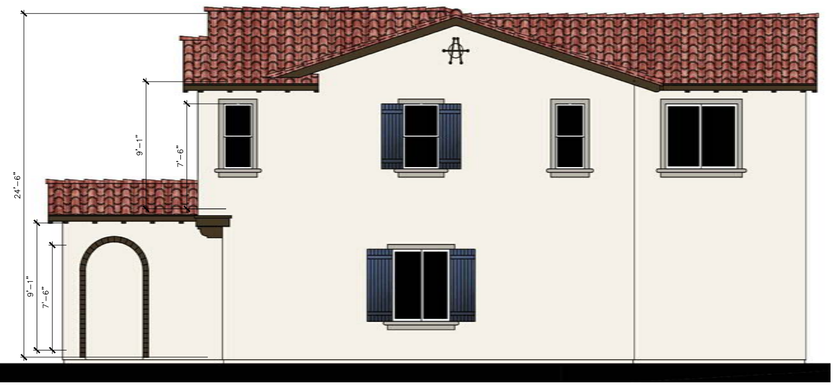
IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

PLAN 3 - CRAFTSMAN
2,426 SF. (2 STORY)
3 BED, 2.5 BATHS

FRONT ELEVATION



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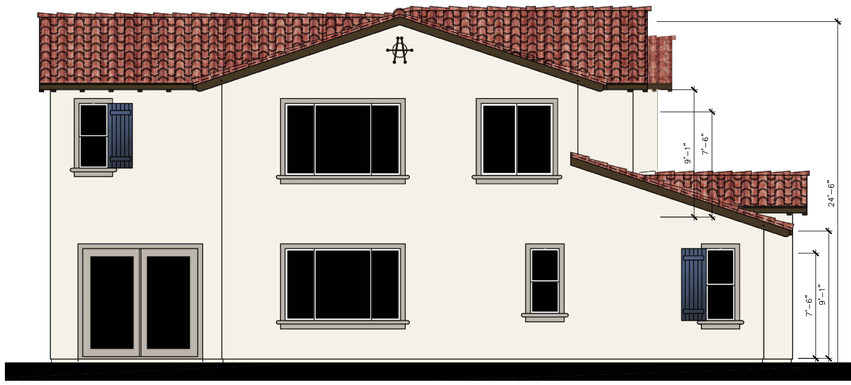

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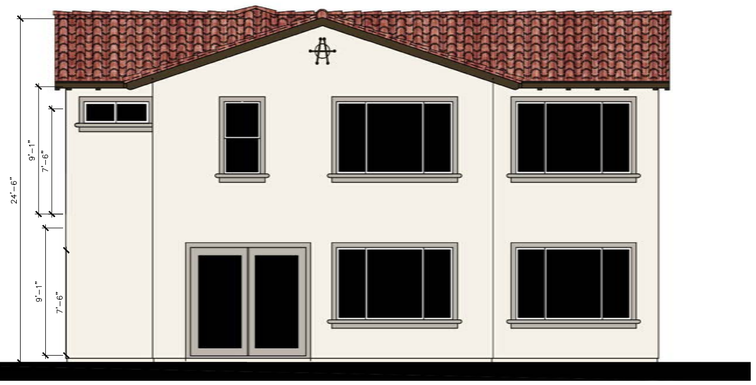
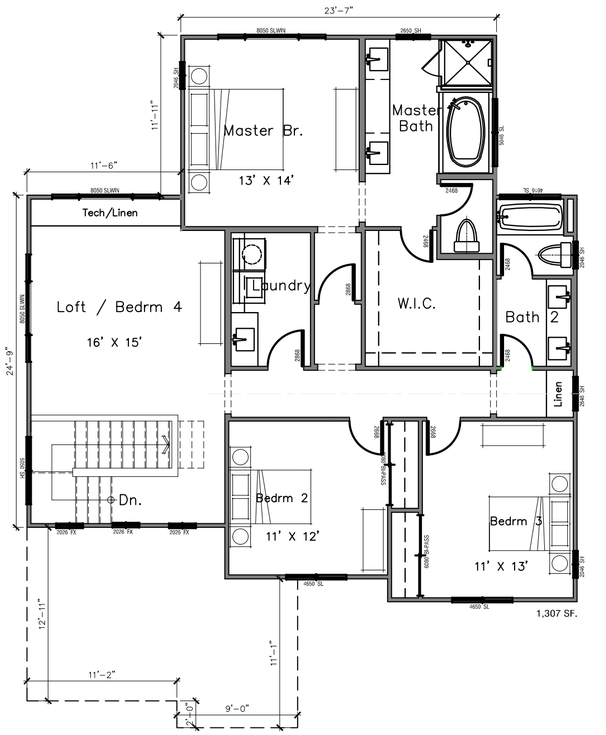
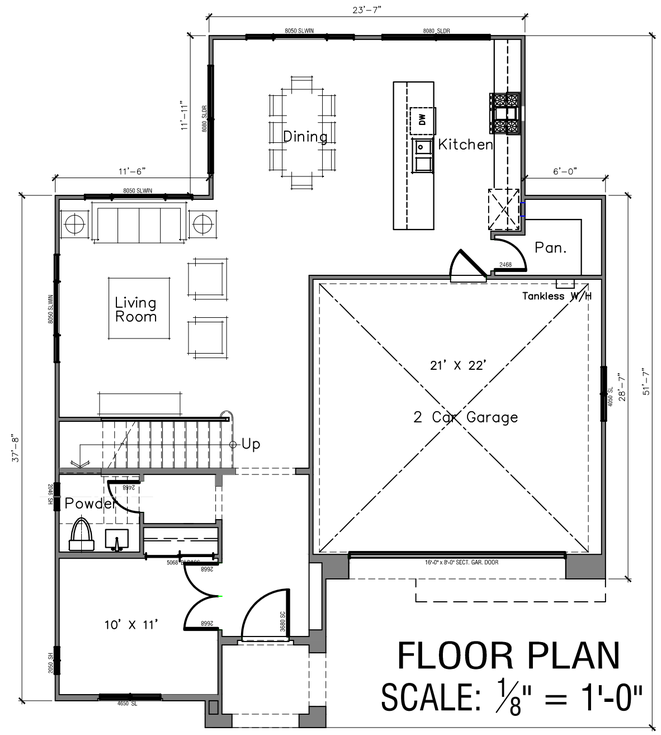


REAR ELEVATION





FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

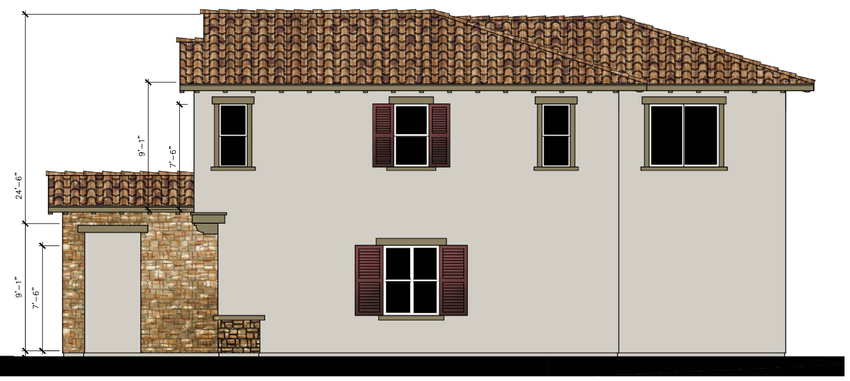
IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

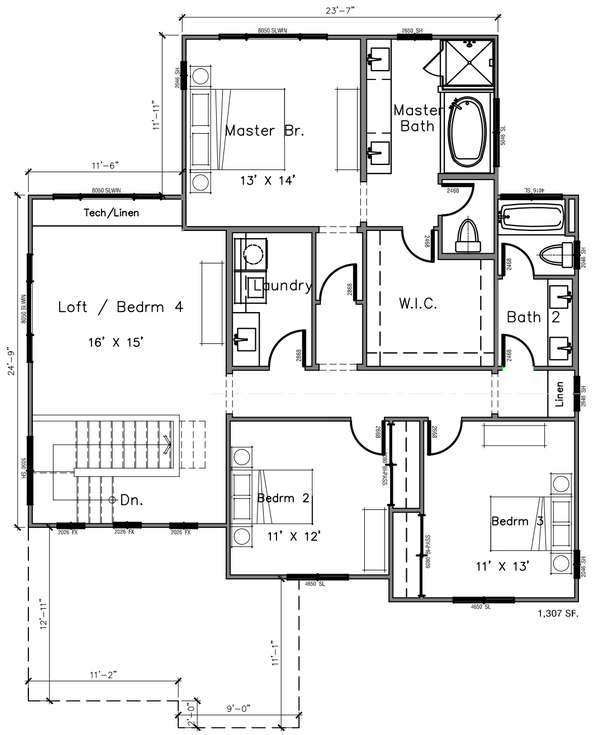
FLOOR PLANS & ELEVATIONS

PLAN 3 - SPANISH
2,426 SF. (2 STORY)
3 BED, 2.5 BATHS

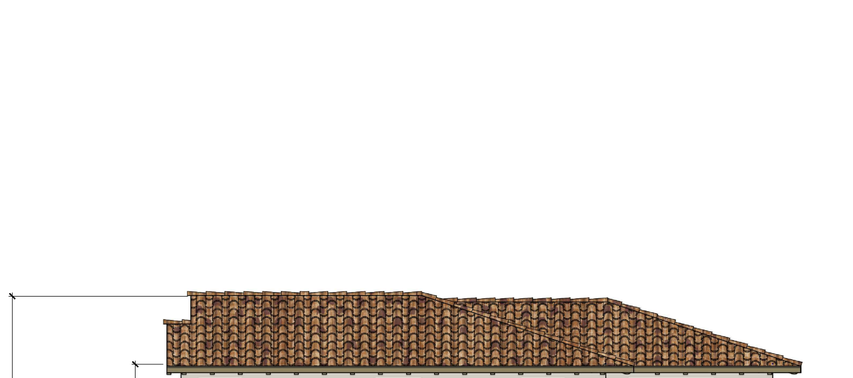
FRONT ELEVATION



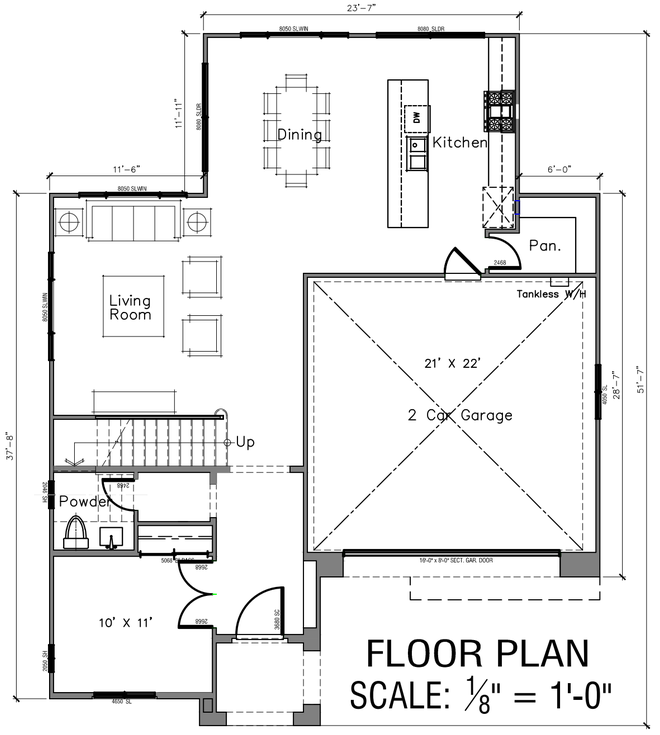
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

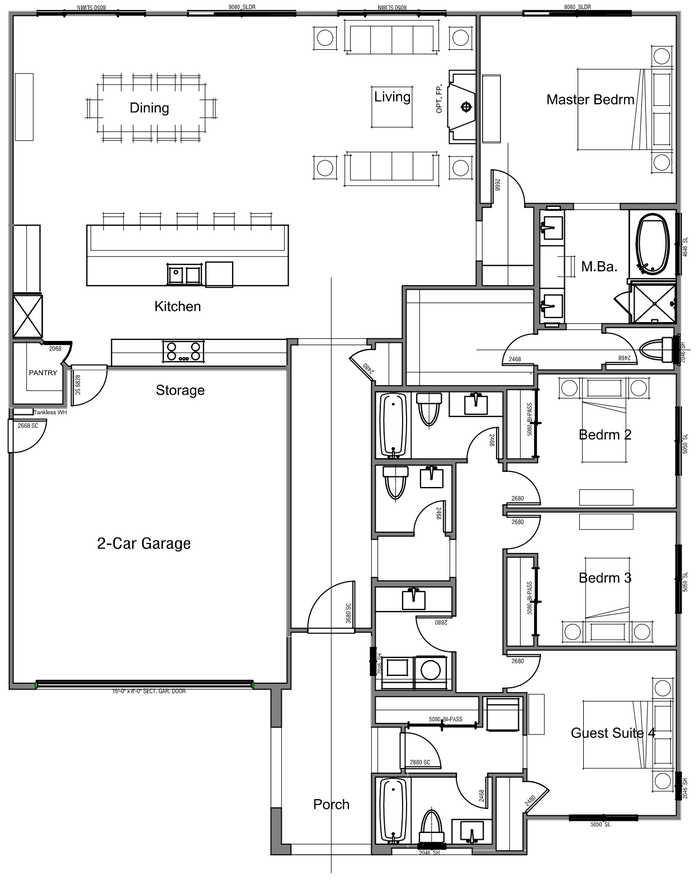
WILDOMAR RIDGE

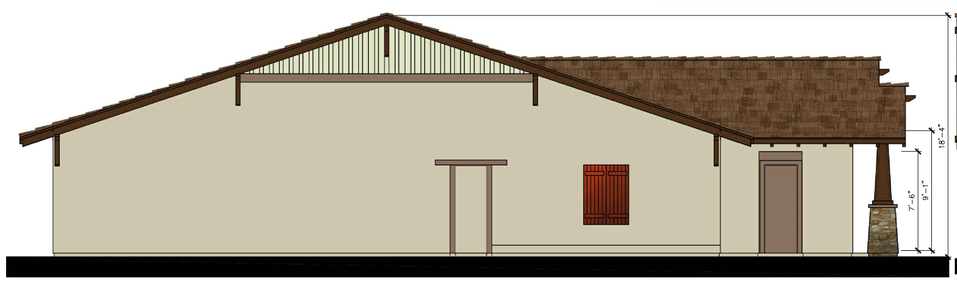
FLOOR PLANS & ELEVATIONS

PLAN 3 - TUSCAN
2,426 SF. (2 STORY)
3 BED, 2.5 BATHS

FRONT ELEVATION

RIGHT ELEVATION





LEFT ELEVATION

REAR ELEVATION

FLOOR PLAN
SCALE: 1/8" = 1'-0"

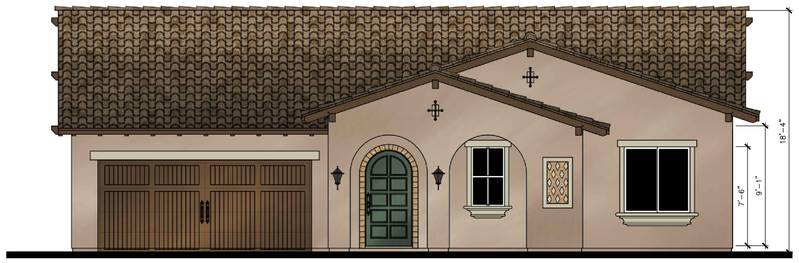
NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

PLAN 4 - CRAFTSMAN
2,254 SF. (1 STORY)
4 BED, 3.5 BATHS



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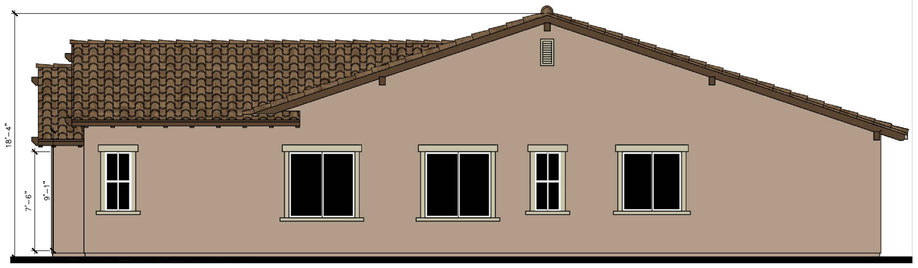

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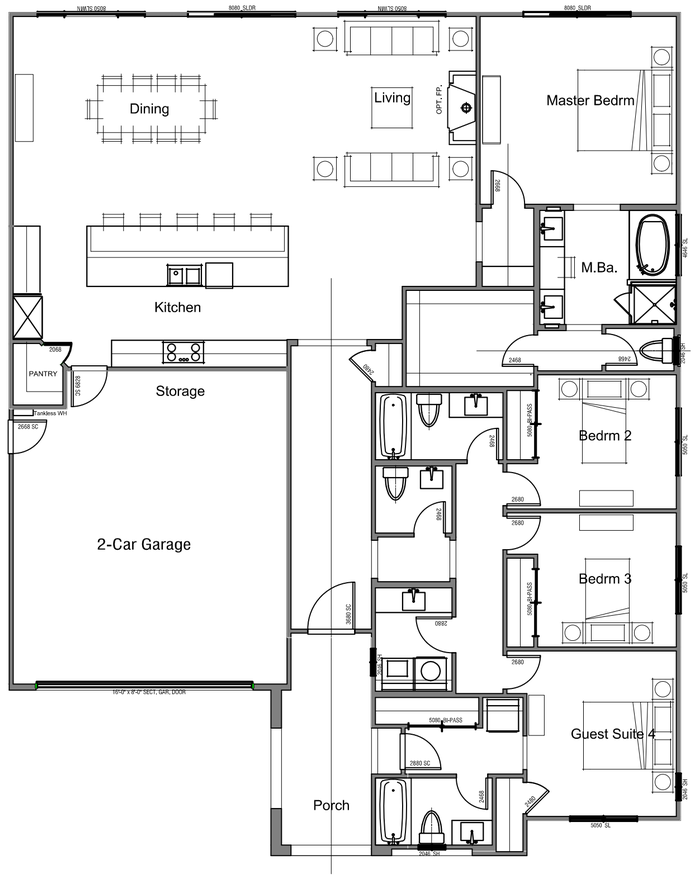
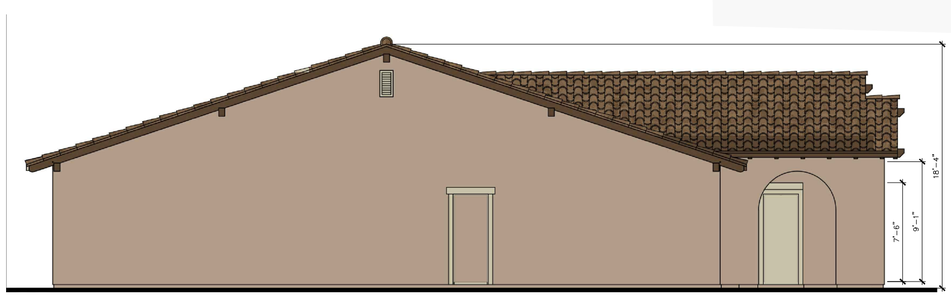
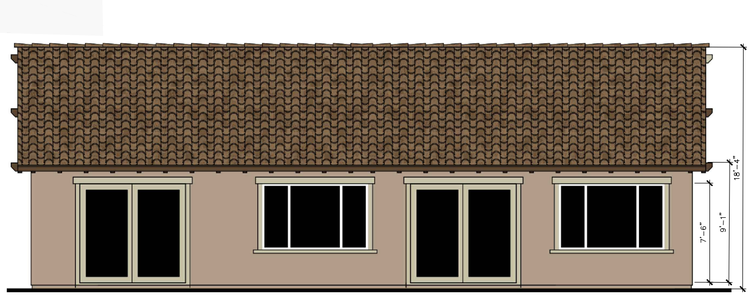


FLOOR PLAN
SCALE: ⅛" = 1'-0"



LEFT ELEVATION



REAR ELEVATION

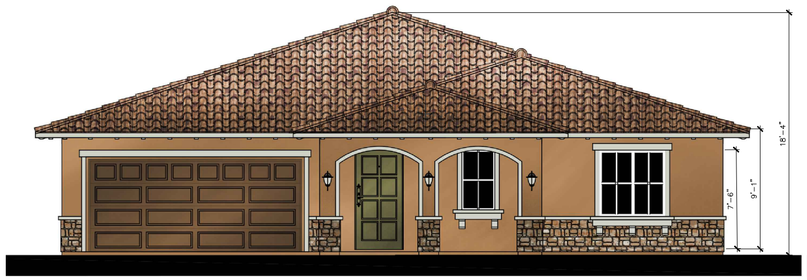
NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

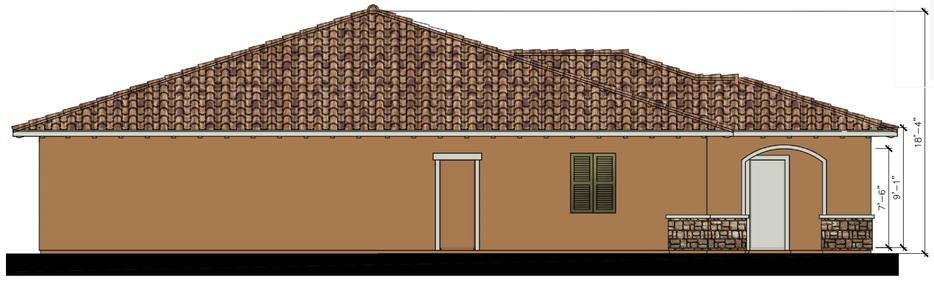
FLOOR PLANS & ELEVATIONS

PLAN 4 - SPANISH
2,254 SF. (1 STORY)
4 BED, 3.5 BATHS

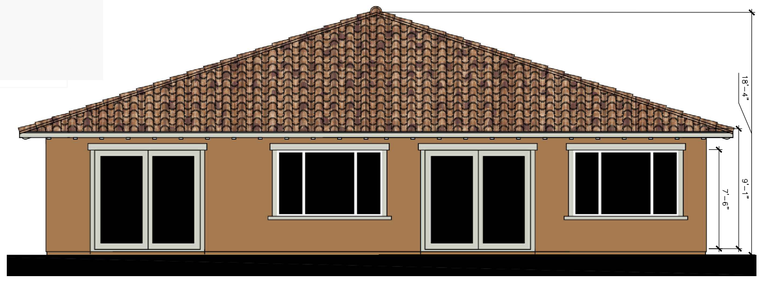


FRONT ELEVATION

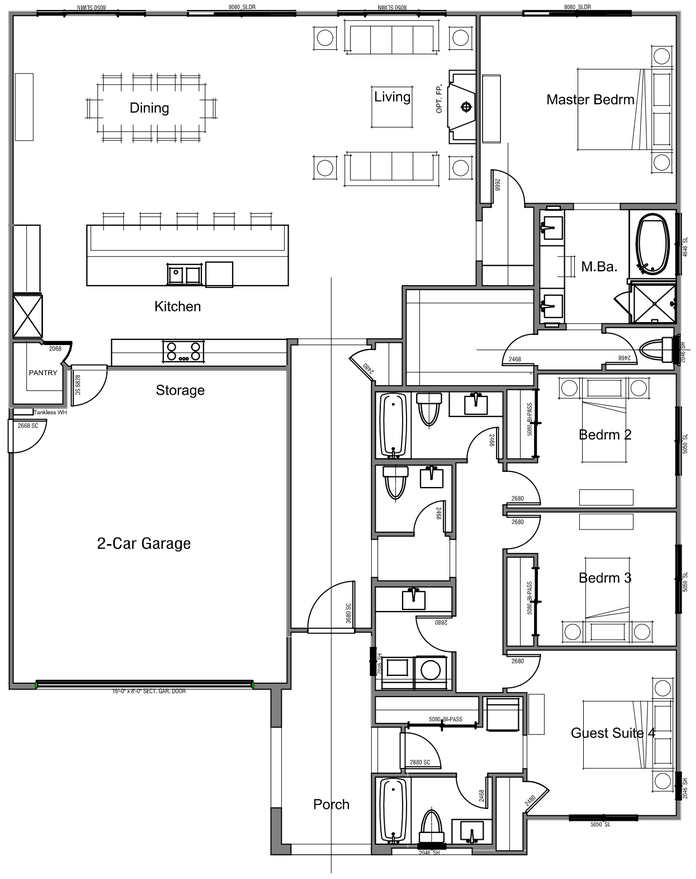
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

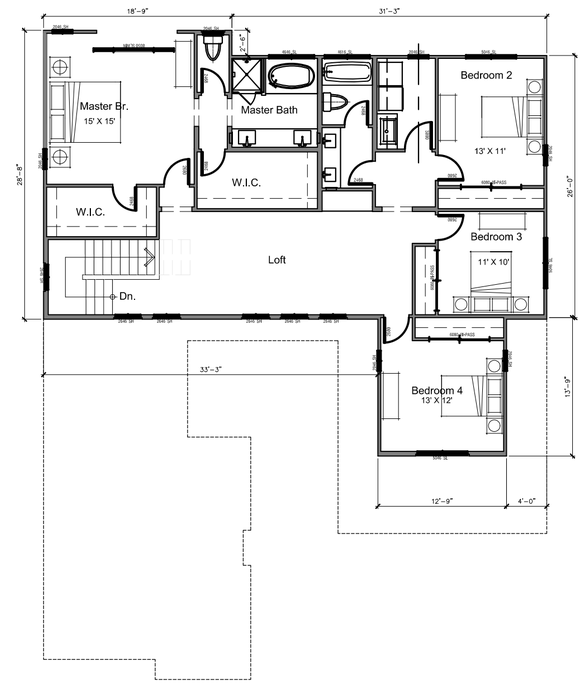
PLAN 4 - TUSCAN
2,254 SF. (1 STORY)
4 BED, 3.5 BATHS

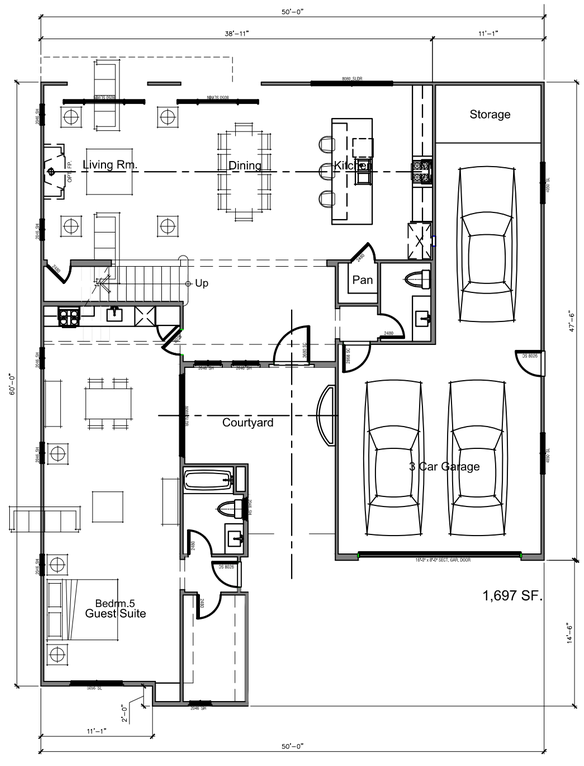
FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION





FLOOR PLAN
SCALE: $\frac{3}{32}$" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

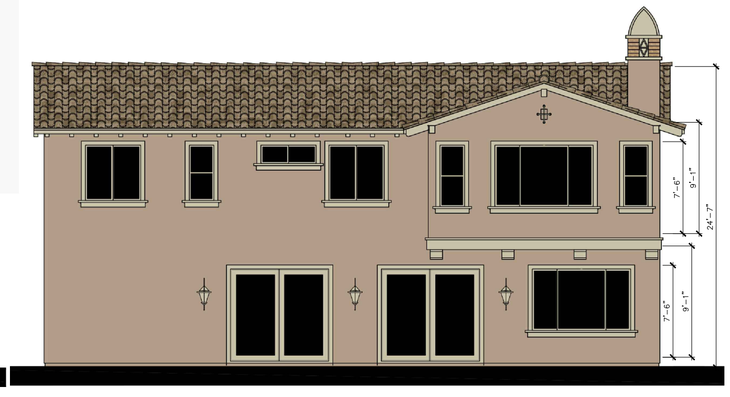
FLOOR PLANS & ELEVATIONS

PLAN 5 - CRAFTSMAN
3,160 SF. (2 STORY)
5 BED, 3.5 BATHS

FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION



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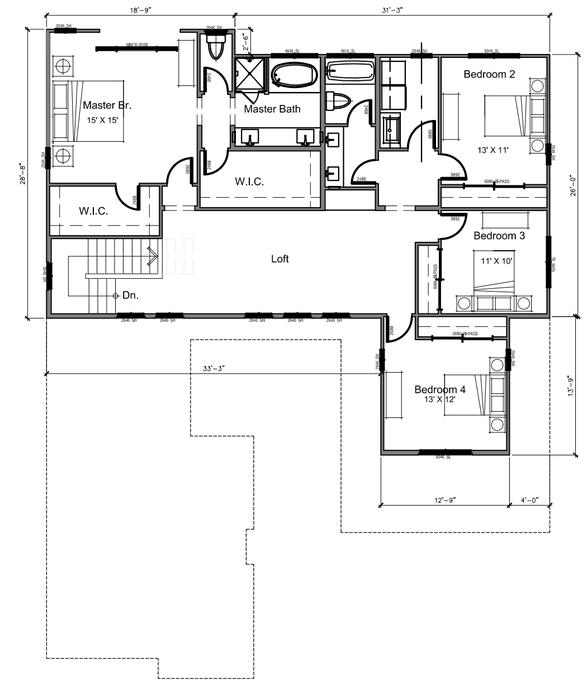
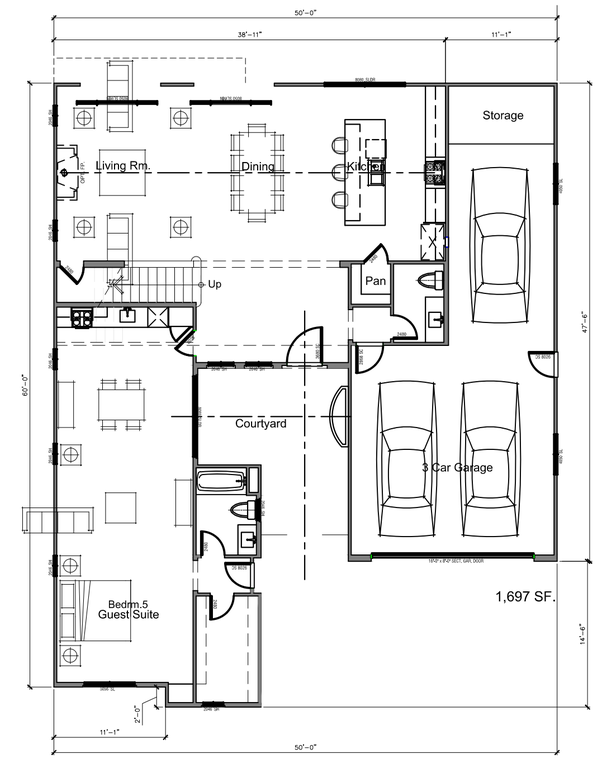




FLOOR PLAN
SCALE: $\frac{3}{32}$" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

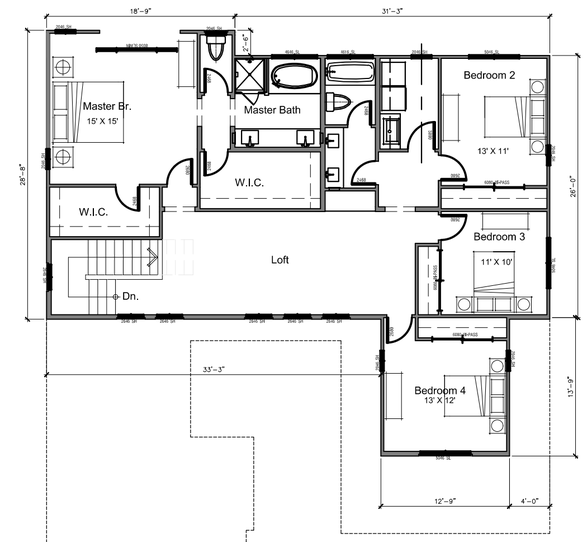
PLAN 5 - SPANISH
3,160 SF. (2 STORY)
5 BED, 3.5 BATHS

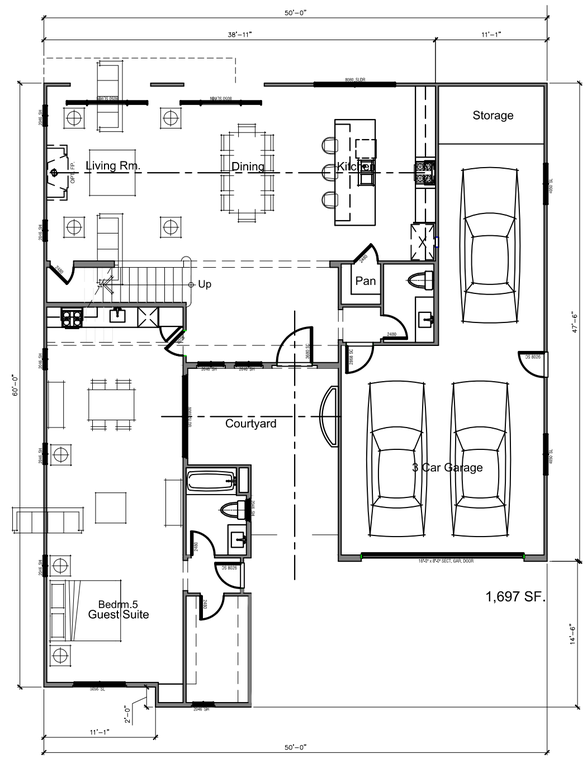
FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION





FLOOR PLAN
SCALE: $\frac{3}{32}$" = 1'-0"

NOVA HOMES, INC.
Building Value for Homeowners

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA

WILDOMAR RIDGE

FLOOR PLANS & ELEVATIONS

PLAN 5 - TUSCAN
3,160 SF. (2 STORY)
5 BED, 3.5 BATHS

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.2
GENERAL BUSINESS
Meeting Date: December 4, 2019

TO: Chairman and Members of the Planning Commission

FROM: Matthew Bassi, Planning Director

SUBJECT: **Tentative Tract Map No. 36952/Plot Plan No. 154-0129 – Nova Homes EOT #1:** Planning Commission review and consideration of a 3-year Extension of Time (EOT #1) to February 8, 2023 for Tentative Tract Map No. 36952 to subdivide an 11.25± acre site into one (1) lot for condominium purposes, and Plot Plan No. 15-0129 to develop 77 single family detached and attached dwelling units located between George Avenue and Iodine Springs Road approximately 660 feet north of Clinton Keith Road (APN: 362-250-001 & 362-250-026).

STAFF REPORT

RECOMMENDATION:

The Planning Department recommends the Planning Commission adopt a Resolution entitled:

PC RESOLUTION NO. 2019-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME (EOT #1) TO FEBRUARY 8, 2023 FOR TENTATIVE TRACT MAP NO. 36952 TO SUBDIVIDE AN 11.25± ACRE SITE INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES, AND PLOT PLAN NO. 15-0129 TO DEVELOP 77 SINGLE FAMILY DETACHED AND ATTACHED DWELLING UNITS LOCATED BETWEEN GEORGE AVENUE AND IODINE SPRINGS ROAD APPROXIMATELY 660 FEET NORTH OF CLINTON KEITH ROAD (APN: 362-250-001 & 362-250-026), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

BACKGROUND / DESCRIPTION:

The Applicant (Nova Homes, Inc., Tom Mungari) is requesting Planning Commission a 3-year extension of time (#1 of 3) to February 8, 2023 for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129. Approval of this first Extension of Time (EOT) would leave the Applicant with two (2) additional time extensions if the final map has not been approved by City Council and recorded with the County Clerk, and the development of the 77-unit project has not commenced construction.

The original Tentative Tract Map and Plot Plan were reviewed by the Planning Commission on December 7, 2016 and was approved by City Council on February 8, 2017. The original project approval included the following:

1) Mitigated Negative Declaration (IS/MND) - Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (SCH #2016081009) in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines

2) General Plan Amendment (GPA) - Approval of a general plan amendment to change the existing land use designation from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR) and to remove DePasquale Road (within the project site) from the Circulation Plan to accommodate the proposed residential project.

3) Change of Zone (CZ) - Approval of a change of zone to remove the Mixed-Use Overlay District designation on a portion of the site (APN: 362-250-001) and to change the existing zoning designation of the entire site from R-R (Rural Residential) to R-4 (Planned Residential) to accommodate proposed residential project;

4) Tentative Tract Map (TTM No. 36952) - Approval of a tentative tract map to subdivide the 11.25+ acre site into one (1) lot for condominium purposes to accommodate the proposed residential project; and

5) Plot Plan (PP) - Approval of a plot plan/final site plan of development to develop the Nova Homes Residential project consisting of 77 single family detached dwelling units with related on-site/off-site improvements and recreational amenities.

The Commission's decision on the extension of time only applies to the Tentative Tract Map and Plot Plan. The MND, GPA, and Zone Change do not require an extension of time. A copy of the adopted MND Package, original Council staff report, approved TTM No. 36952 exhibit and approved development plans is provided for Commission consideration (Attachment B - E). The Commission will find detailed background information, project analysis and exhibits within these attachments.

The project site encompasses approximately 11.25+ acres and is located between George Avenue and Iodine Springs Road, approximately 660 feet north of Clinton Keith Road (APN: 362-250-001 & 362-250-026). The aerial photo on the following page shows the project site and surrounding area.

Vicinity/Location Map

FIGURE 2
Project Location

Michael Baker INTERNATIONAL

Surrounding Land Uses:

The project site is currently vacant and surrounded by residential neighborhoods to the north and west. There is vacant land to the south and east with a single-family dwelling. The table on the following page summarizes the current uses, land uses, 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	Mixed Use Planning Area (MUPA)	R-R (Rural Residential) & MUO (Mixed Use Overlay District)
North	Wildomar Springs development (under construction)	MDR (Medium Density Residential)	R-1 (One-Family Dwelling)
South	Vacant	Commercial Retail (CR) & Mixed-Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial)
East	Vacant	Mixed Use Planning Area (MUPA)	R-R (Rural Residential)
West	Existing Single-Family Res.	MDR (Medium Density Residential)	R-1 (One-Family Dwelling)

ANALYSIS AND FINDINGS OF FACT:

The approved tentative tract map was given an initial 3 years to record (February 8, 2020), and the 77-unit single family attached/detached project was also given an initial 3 years to begin construction (February 8, 2020). The Applicant has conveyed to staff that the last 3 years has seen a "soft-market" to sell the project, but the next couple of years are looking better. Approval of the Extension of Time for both the tract map and plot plan would allow the Applicant to more time to finalize the tract map and get it ready for recordation.

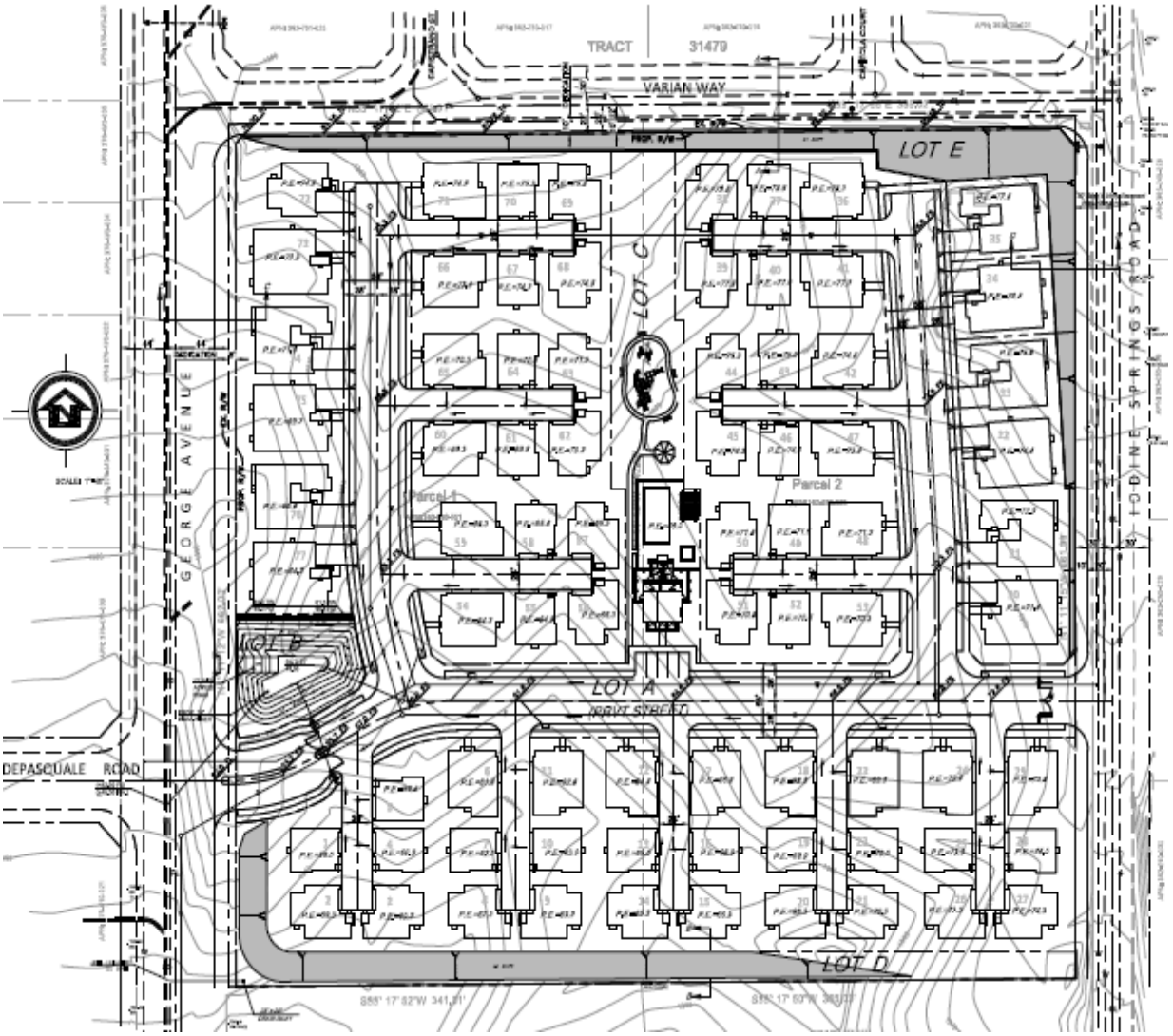
Section 16.12.240 of the Subdivision Ordinance and Chapter 17.216 of the Zoning Ordinance allows tentative tract maps and plot plans, respectively, up to six (6) years of time extensions provided the Applicant files an application and filing fee with the Planning Director prior to the expiration date(s). To date the approved tract map and plot plan have not had any time extensions granted. The Applicant's current request is for a 3-year time extension to February 8, 2023 for both applications. The Applicant filed the EOT application and paid the required fee on October 23, 2019, well in advance of the February 8, 2020 deadline.

The approval or denial of the extension of time for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 is in the purview of the Planning Commission subject to specific findings. In reviewing the extension of time request, the Planning and Engineering departments have determined that the approved tract map and plot plan have not been modified from Council's original approval, nor has the Applicant requested any changes with this time extension request. Based on this review, the Tentative Tract Map and Plot

Plan remain in compliance with the MHDR land use designation, and R-4 zone development standards approved by the City Council on February 8, 2017. Thus, it is staff's opinion that the 3-year extension of time is a reasonable request.

A copy of the approved tract map and plot plan are provided below and on the following page.

Approved Tentative Tract Map No. 36952 Exhibit



Approved Plot Plan No. 15-0129 Exhibit

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 City Council on February 8, 2017 as part of its approval of Tentative Tract Map No. 36952 and Plot Plan No. 15-0129. A Notice of Determination (NOD) was filed with the Riverside County Clerk on February 9, 2017 within the prescribed time frame in accordance with CEQA. As part of the environmental assessment for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129, 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 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 EIR 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 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.

EOT Findings for CEQA Determination:

The Planning Department's CEQA Division Manager, Mark Teague, has evaluated the above criteria in accordance with CEQA law 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 with the requested Extension of Time #1 for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129.

Therefore, the Planning Department recommends the Planning Commission hereby make the following findings in determining that additional environmental review is not required:

1) *Substantial changes are not proposed in the project:*
   The Applicant is not proposing any technical or physical changes to Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 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 Tentative Tract Map No. 36952 and Plot Plan No. 15-0129 does not include any request for technical or physical changes to the design, specifications, conditions or requirements for construction of the project covered by the approved Tentative Tract Map. 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.

EXTENSION OF TIME FINDINGS OF FACT:

Pursuant to Chapter 16.12.240.C of the Wildomar Municipal Code and considering the record before it, including the staff report dated December 4, 2019, and all evidence and testimony heard at the public meeting for this 1st extension of time for Tentative Tract Map No. 36952, staff recommends the Planning Commission hereby make the following findings:

Finding 1: The proposed Extension of Time for TTM No. 36952 remains consistent with the City of Wildomar General Plan.

Evidence: The approved Tentative Tract Map No. 36952 remains 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 detached residences at a density of 5 – 8 units/acre and with lot sizes that range from 4,000 square feet to 6,500 square feet. Given the lot size for the tract map is 11.25 acres, TM No. 36952 remains consistent with the General Plan. With its proximity to existing and future commercial retail centers, the Nova Homes Residential project will provide opportunities for new residents to shop local consistent with General Plan policies. As these residences are proposed as "ownership units," the project will provide important housing opportunities to existing and future Wildomar residents. Given these facts, the proposed tract map remains consistent with the General Plan. The project also continues to promote the following land use policies:

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

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

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

LU 22.1 The proposed project will accommodate the development of single family detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles and will be designed to meet Green Building code standards.

Considering these facts, the proposed request for a 3-year extension of time to February 8, 2023 for Tentative Tract Map No. 36952 continues to be consistent with the general plan and meets this finding.

Finding 2: The proposed Extension of Time for TTM No. 36952 remains consistent with the Zoning Ordinance.

Evidence: The proposed EOT for Tentative Tract Map No. 36952 remains consistent with the approved zoning designations of R-4 for subdivision of the 11.25 -acre site for the development of the 77 single family attached and detached dwelling units. This zoning designation remains highly consistent with the approved Medium High Density Residential (MHDR) general plan land use designations as it is intended to provide for a residential homeownership opportunity near neighborhood retail centers. Further, the approved residential development was evaluated in accordance with the development standards (i.e., lot size, lot depth and lot width) of the R-4 zone. As there are no changes proposed under this time extension, it has been determined that development continues to be consistent with and exceeded the R-4 minimum standards. Considering these facts, the proposed request for a 3-year extension of time to February 8, 2023 for Tentative Tract Map No. 36952 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed Extension of Time for TTM No. 36952 does not adversely affect the general health, safety, and welfare of the public.

Evidence: The proposed Extension of Time does not adversely affect the general health, safety, and welfare of the public because the originally approved tract map remains in compliance with all the required design and development standards of the MHDR land use designation and R-4 development standards. Further, all mitigation measures adopted for the project MND remain in full force and effect and are reflected in the conditions of approval matrix. As there have been no amendments to the MHDR land

use designation or R-4 development standards, or any request to modify the current tentative tract map, the project maintains its original conclusion that it not adversely affects the general health, safety, and welfare of the public. 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. Considering these facts, the proposed request for a 3-year extension of time to February 8, 2023 for Tentative Tract Map No. 36952 continues to meet this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Tentative Tract Map No. 36952.

Evidence: The Applicant submitted the EOT application and paid the required fees on October 23, 2019 well in advance of the February 8, 2020 expiration date. Considering these facts, the proposed request for a 3-year extension of time to February 8, 2023 for Tentative Tract Map No. 36952 meets this finding.

EOT Findings of Fact for Plot Plan No. 15-0129:

Pursuant to Chapter 17.216.070.C of the Zoning Ordinance, and in light of the record before it, including the staff report dated December 4, 2019 and all evidence and testimony heard at the public meeting for said extension of time for Plot Plan No. 13-0082, the Planning Department recommends the Planning Commission hereby make the following findings in support of the EOT #1:

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

Evidence: The approved Plot Plan No. 15-0129 to develop a 77-unit single-family detached and attached project remains consistent with the intent of the General Plan land use designation of Medium High Density Residential (MHDR) which is intended to provide for the development of single family detached and attached residences at a density of 5 – 8 units/acre and with lot sizes that range from 4,000 square feet to 6,500 square feet. With its proximity to existing and future commercial retail centers, the Nova Homes Residential project will also provide opportunities for new residents to shop local consistent with General Plan policies. In addition, the approved project continues to promote the following land use and housing goals and 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 detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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 Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles and will be designed to meet Green Building code standards.

Considering these facts, the proposed request for a 3-year extension of time to February 8, 2023 for Plot Plan No. 15-0129 continues to be consistent with the general plan and meets this finding.

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

Evidence: The approved 77-unit single-family detached and attached residential project remains consistent with the Zoning Ordinance in that all the R-4 development standards as outlined in Chapter 17.60 of the Wildomar Municipal Code remain in compliance. The approved plot plan by City Council was evaluated in accordance with these development standards and was determined that each standard continues to meet and/or exceed the R-4 standards. Since there are no changes proposed to the approved plot plan, the project remains consistent with these development standards, and the extension of time does not change this. The approved plot plan also remains consistent with the

development standards of Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. Considering these facts, the proposed request for a 3-year extension of time to February 8, 2023 for Plot Plan No. 15-0129 continues to be consistent with the zoning ordinance and meets this finding.

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

Evidence: The approved plot plan was originally designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. Further, the MND/MMRP adopted for Plot Plan No. 15-0129 analyzed all potential impacts related to the proposed project and outlined mitigation measures which remain applicable to the project and remain as adopted conditions of approval. These mitigation measures will continue to ensure compliance with the current setting and circumstances that remain the same as when the project was originally approved. Since there are no changes proposed to the approved plot plan, the project remains consistent with this finding, and the extension of time does not change this.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Plot Plan No. 15-0129.

Evidence: The Applicant submitted the EOT application and paid the required fees on October 23, 2019 well in advance of the February 8, 2020 expiration date. Considering these facts, the proposed request for a 3-year extension of time to February 8, 2023 for Plot Plan No. 15-0129 meets this finding.

PUBLIC NOTICING:

In accordance with Chapter 17.04.050 of the Wildomar Municipal Code, the Planning Department on November 20, 2019, mailed a public meeting notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the December 4, 2019 Planning Commission meeting at which time the Commission would discuss the proposed Extension of Time #1 for Tentative Tract Map No. 36952 and Plot Plan No. 15-0129. 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,
Thomas D. Jex
City Attorney

ATTACHMENTS:

A. PC Resolution No. 2019-29
   Exhibit 1 – TTM 36952/Plot Plan No. 15-0129 EOT #1 Conditions of Approval
B. Original City Council Report (February 8, 2017)
C. Adopted IS-MND Document-Package (February 8, 2017
D. Tent Tract Map No. 36952 Approved Exhibit (February 8, 2017)
E. Nova Homes Approved Plot Plan-Development Plans (February 8, 2017)

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)

NOVA HOMES, INC.
Building Value for Homeowners

October 22, 2022

Matt Bassi
Planning Director
City of Wildomar
23873 Clinton Keith Rd.
Wildomar, CA 92595

Re: Extension of Time
Planning App 15-0129
TTM # 36952

Dear Matt:

I have been engaged by Cardenas 3, The property, as there representative for processing EOT #2 for TTM 36952. Cardenas 3 acquired the property from Mari Mina, LLC, in 2021 and immediately engaged Blue Engineering to do the final engineering. Cardenas 3 became concerned that market conditions were turning "soft", and halted work on the final map. They are resuming work on the final map and associated engineering plans and expect to have the map recorded and engineering plans approved within the next 12 months. I believe this remains a great project and is an important component of Wildomar's future.

Sincerely,

Nova Homes, Inc.

By: _____
Ivano Stamegna
President

NOVA HOMES, INC.
1232 Village Way, Suite A, Santa Ana, CA 92705
Tel. (714) 540-1144 | Fax. (714) 540-1101 | www.novahomesinc.us

Vicinity/Location Map

FIGURE 2
Project Location

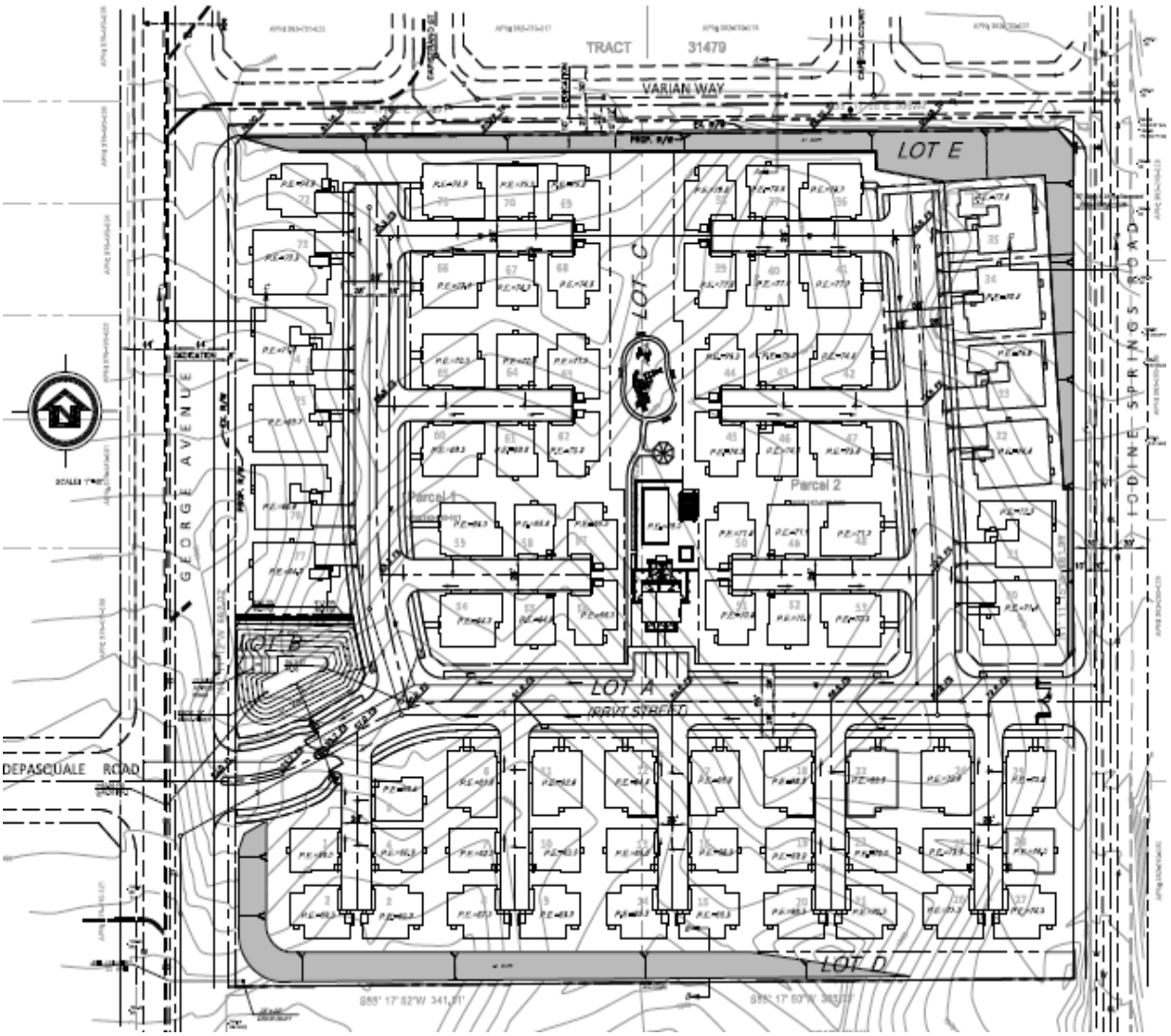
Michael Baker
INTERNATIONAL

Surrounding Land Uses:

The project site is currently vacant and surrounded by residential neighborhoods to the north and west. There is vacant land to the south and east with a single-family dwelling. The table on the following page summarizes the current uses, land uses, 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	Mixed Use Planning Area (MUPA)	R-R (Rural Residential) & MUO (Mixed Use Overlay District)
North	Wildomar Springs development (under construction)	MDR (Medium Density Residential)	R-1 (One-Family Dwelling)
South	Vacant	Commercial Retail (CR) & Mixed-Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial)
East	Vacant	Mixed Use Planning Area (MUPA)	R-R (Rural Residential)
West	Existing Single-Family Res.	MDR (Medium Density Residential)	R-1 (One-Family Dwelling)

Approved Tentative Tract Map No. 36952 Exhibit



Approved Plot Plan No. 15-0129 Exhibit

CITY OF WILDOMAR
PC - REGULAR MEETING
GENERAL BUSINESS
Agenda Staff Report # 3.2
Meeting Date: December 7, 2022

SUBJECT: Tentative Parcel Map No. 36662 - EOT #2 (PA 22-0183)

SUBMITTED BY: Matthew Bassi

PREPARED BY: Matthew Bassi, Planning Director

ACTION:
The Planning Department recommends the Planning Commission adopt a Resolution entitled:

PC RESOLUTION NO. 2022-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME (EOT #2 OF 3) TO DECEMBER 14, 2024 TENTATIVE PARCEL MAP NO. 36662 TO SUBDIVIDE A 1.82-ACRE LOT INTO THREE (3) PARCELS FOR SINGLE FAMILY DWELLINGS LOCATED AT 33401 ORCHARD STREET (APN: 366-070-011), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

FISCAL IMPACT:
None.

PROJECT DESCRIPTION:
The Planning Director reviewed and approved Tentative Parcel Map No. 36662 on December 14, 2016, with an expiration date of December 14, 2019. The Planning Director's approval consisted of the following actions:

1) Categorical Exemption - The Planning Director adopted a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act (CEQA) Guidelines.

2) Tentative Parcel Map (TPM No. 36662) - The Planning Director approved TPM No. 36662 to subdivide the 1.82-acre site into 3 lots for the future development of 3 single family dwelling units.

Tentative Parcel Map No. 36662 was granted its first 3-year extension of time (EOT) by the Planning Commission on December 4, 2019. The current extension of time request is for 2 years to December 14, 2024. The Applicant will then have the ability to request a final, 1-year EOT (#3) prior to the December 14, 2024 deadline if the final map has not been recorded. The EOT #2 request was submitted on October 31, 2022, prior to the current expiration date of December 14, 2022.

The project site encompasses approximately 1.82 acres and is located at 33401 Orchard Street (APN: 366-070-011). The site is located in the western part of the city west of Interstate 15 (I-15). The project site is also surrounded by both residential uses to the north and west, vacant land to the south, and Jean Hayman Elementary School to the east (refer to Attachment E for maps/exhibits).

CEQA Discussion:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed project to determine what level of CEQA review is required. Based on this evaluation, staff determined that the proposed project met the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. The applicant has not requested any changes to the project as previously approved nor has the planning department received any information to indicate any change in circumstance related to the proposed project and therefore the project remains consistent with the original determination.

Tentative Parcel Map No. 36662:

The Planning Director approved TPM No. 36662 to subdivide the 1.82-acre project site into 3 lots to accommodate the future development of 3 single family dwellings. The original parcel map was evaluated based on the development standards of the R-R zone. Based on staff's review, it was determined that the proposed parcel map still meets and exceeds the minimum development standards related to lot area, lot width, and lot depth. A summary of the R-R development standards is provided in Attachment E with information of how the project meets or exceeds these standards.

PROJECT ANALYSIS:

Section 16.12.240 of the Subdivision Ordinance allows tentative parcel maps up to six (6) years of time extensions provided the Applicant files an application and pays the required filing fee with the Planning Department prior to the expiration date. TPM No. 36662 has been granted one (1) time extension (12/4/19) for 3 years. The Applicant’s current request is for a 2-year time extension changing the expiration date to December 14, 2024. The Applicant filed the EOT application and paid the required fee on October 31, 2022, in advance of the deadline.

The approval or denial of the extension of time for Tentative Parcel Map No. 36662 is in the

purview of the Planning Commission subject to specific findings. The Applicant has indicated the need for additional time to finalize the improvement plans and record the final map. In reviewing the extension of time request, the Planning and Engineering departments have determined that the approved Parcel Map has not been modified from its original approval nor has the Applicant requested any changes. Thus, it is staff's opinion that the 2-year extension of time is a reasonable request.

CEQA Analysis/Findings:

In accordance with the requirements of the California Environmental Quality Act ("CEQA") Guidelines, the Planning Director, on December 14, 2016, adopted a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15), as part of its approval of Tentative Parcel Map No. 36662. A Notice of Determination (NOD) was filed with the Riverside County Clerk on December 15, 2016, within the prescribed time frame in accordance with CEQA. Staff has evaluated the original exemption and 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. Therefore, staff has determined that no additional environmental review is required, and the original Categorical Exemption allowed by Section 15315 (Minor Land Divisions – Class 15) remains in full force and effect.

Tentative Parcel Map No. 36662 - EOT Findings of Fact

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated December 7, 2022, and all evidence and testimony heard at the public hearing for said extension of time for Tentative Parcel Map No. 36662, the Planning Department recommends the Planning Commission hereby make the following findings:

Finding 1: The proposed extension of time for Tentative Parcel Map No. 36662 remains consistent with the City of Wildomar General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed EOT #2 for Tentative Parcel Map No. 36662 remains consistent with the City's General Plan in that the proposed land use designation of Medium Density Residential (MDR) is intended to provide for the development of single family detached residences at a density of 2 – 5 units/acre. The 1.82-acre lot size was approved for 3 lots which still falls within the project density range. Given these facts, the proposed parcel map remains consistent with the General Plan. The proposed parcel map also remains consistent and continues to promote the following land use policies:

LU 2.1 The 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 detached dwellings in an area that is appropriately designated by the General Plan with the approval of the GPA.

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.

LU23.7 The proposed project will be served by water and sewer 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 Housing Element.

Considering these facts, the proposed request for a 2-year extension of time to December 14, 2024, for Tentative Parcel Map No. 36662 continues to be consistent with the general plan and meets this finding.

Finding 2: The proposed extension of time for Tentative Parcel Map No. 36662 is consistent with the City of Wildomar Zoning Ordinance.

Evidence: The proposed EOT #2 for Tentative Parcel Map No. 36662 remains consistent with the Rural Residential (R-R) zone, as the proposed subdivision consists of the three (3) parcels for future single family residential dwellings that exceed the minimum lot size of .50 acres. Considering these facts, the proposed request for a 2-year extension of time to December 14, 2024, Tentative Parcel Map No. 36662 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed extension of time for Tentative Parcel Map No. 36662 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 Parcel map remains in compliance with all the required design and development standards of the MDR land use designations and

the R-R zoning designations. Further, all adopted mitigation measures for the project remain in full force and effect. As there have been no amendments to the MDR land use designation or the R-R zoning designation since incorporation, the original development standards of these zones remain the same. Further, the design of the Subdivision 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 December 14, 2024, for Tentative Parcel Map No. 36662 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Tentative Parcel Map No. 36662.

Evidence: The Applicant submitted the EOT application and paid the required fees on October 31, 2022, in advance of the December 14, 2022 expiration date. Considering this fact, the proposed request for a 2-year extension of time to December 14, 2024, meets this finding.

ATTACHMENTS:

Attach A - PC Resolution No 2022-34-final.pdf
Attach B - TPM 36662-Original PD Report 12-14-16.pdf
Attach C - TPM 36662-EOT1 PC Report 12-4-19.pdf
Attach D - Approved TPM 36662 Exhibit 12-14-16.pdf
Attach E - Maps and Exhibits.pdf

PC RESOLUTION NO. 2022-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME (EOT #2) TO DECEMBER 14, 2024 FOR TENTATIVE PARCEL MAP NO. 36662 TO SUBDIVIDE A 1.82 ACRE SITE INTO THREE (3) LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 33401 ORCHARD STREET (APN: 366-070-011), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

WHEREAS, an application for an Extension of Time for Tentative Parcel Map No. 36662 was filed by:

Applicant:	Bradley & Suzie Wilhelm
Authorized Agent:	Jack Bishop, Inland Valley Development Consultants
Project Location:	33401 Orchard Street
APN Number:	APN: 366-070-011

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on October 31, 2022, requesting a 2-year extension of time for Tentative Parcel Map No. 36662, thereby, meeting the requirements for an Extension of Time as outlined in Chapter 16.12.240 of the Wildomar Municipal Code; and

WHEREAS, the Planning Director of the City of Wildomar reviewed and approved Tentative Parcel Map No. 36662 to subdivide 1.82 acres into 3 lots for future single family residential development subject to conditions on December 14, 2016 at a duly noticed public hearing; and

WHEREAS, the Planning Director of the City of Wildomar in connection with the approval of Tentative Parcel Map No. 36662 on December 14, 2016 also adopted a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Planning Commission on December 4, 2019 at a duly noticed public meeting approved the 1st Extension of Time for Tentative Parcel Map No. 36662, subject to conditions, to subdivide 1.82 acres into 3 lots for future single family residential development; and

WHEREAS, in accordance with Chapter 16.12, of the Wildomar Municipal Code, the Planning Department on November 22, 2022 mailed a public meeting notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent residents of the December 7, 2022 Planning Commission meeting where the Commission would review the proposed extension of time #2 for Tentative Parcel Map No. 36662; and

WHEREAS, in accordance with Chapter 16.12 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on December 7, 2022, 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. 36662, 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, and order as follows:

SECTION 1. CEQA FINDINGS.

In accordance with the requirements of the California Environmental Quality Act ("CEQA") Guidelines, the Planning Director, on December 14, 2016, adopted a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15), as part of its approval of Tentative Parcel Map No. 36662. A Notice of Determination (NOD) was filed with the Riverside County Clerk on December 15, 2016 within the prescribed time frame in accordance with CEQA. Staff has evaluated the original exemption and 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 that has come to light regarding new or significant environmental effects. Therefore, staff has determined that no additional environmental review is required, and the original categorical exemption allowed by Section 15315 (Minor Land Divisions – Class 15) remains in full force and effect.

SECTION 2. EOT FINDINGS OF FACT FOR TPM No. 36662:

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated December 7, 2022 and all evidence and testimony heard at the public hearing for said extension of time for Tentative Tract Map No. 36662, the Planning Commission hereby makes the following findings:

Finding 1: The proposed extension of time for Tentative Parcel Map No. 36662 remains consistent with the City of Wildomar General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed EOT #2 for Tentative Parcel Map No. 36662 remains consistent with the City's General Plan in that the proposed land use designation of Medium Density Residential (MDR) is intended to provide for the development of single family detached residences at a density of 2 – 5 units/acre. Given the 1.82 acre lot size with 3 lots proposed, the project density falls within the allowable density range. Given these facts, the proposed parcel map remains consistent with the General Plan. The proposed parcel map also remains consistent and continues to promote the following land use policies:

LU 2.1 The 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 detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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.

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 Housing Element.

Considering these facts, the proposed request for a 2-year extension of time to December 14, 2024 for Tentative Parcel Map No. 36662 continues to be consistent with the general plan and meets this finding.

Finding 2: The proposed extension of time for Tentative Parcel Map No. 36662 is consistent with the City of Wildomar Zoning Ordinance.

Evidence: The proposed EOT #2 for Tentative Parcel Map No. 36662 remains consistent with the Rural Residential (R-R) zone, as the proposed subdivision consists of the three (3) parcels for future single family residential dwellings that exceed the minimum lot size of .50 acres. Considering these facts, the proposed request for a 2-year extension of time to December 14, 2024 Tentative Parcel Map No. 36662 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed extension of time for Tentative Parcel Map No. 36662 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 Parcel map remains in compliance with all the required design and development standards of the MDR land use designations and the R-R zoning designations. Further, all adopted mitigation measures for the project remain in full force and effect. As there have been no amendments to the

MDR land use designation or the R-R zoning designation since incorporation, the original development standards of these zones remain the same. Further, the design of the Subdivision 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 December 14, 2024 for Tentative Parcel Map No. 36662 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Tentative Parcel Map No. 36662.

Evidence: The Applicant submitted the EOT application and paid the required fees on October 31, 2022 well in advance of the December 14, 2022 expiration date. Considering this fact, the proposed request for a 2-year extension of time to December 14, 2024 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. 2022-34 approving a 2-year extension of time to December 14, 2024 for Tentative Parcel Map No. 36662 subject to the conditions of approval attached hereto this resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 7th day of December, 2022 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
Kim L. Strong
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Stephanie Gutierrez
Assistant City Attorney

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ ~~**TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**~~ **TPM No. 36662/EOT #2 Approval Date - Dec. 7, 2022**	~~**Original TPM No. 36662 Expiration Date - Dec. 14, 2019**~~ ~~**TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**~~ **TPM 36662 EOT#2 Expiration Date - Dec. 14, 2024**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
PLANNING DEPARTMENT CONDITIONS			
General Conditions			
1. ~~In compliance with Section 15062 of the CEQA Guidelines, the fee to file a Notice of Exemption (NOE) shall be submitted to the Planning Department by the Applicant no later than December 19, 2016. The NOE and Riverside County Administration fee of **$50.00** for the NOE shall be filed by the Planning Department with the Riverside County Clerk within five (5) working days of project approval by the Planning Director.~~	~~Dec. 19, 2016~~	~~Planning Department~~	Matthew Bassi
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 December 21, 2022.* *Applicant Signature: Date:*	*Dec. 21, 2022*	*Planning Department*	
3. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies,	On-Going	Planning Department	

	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.			

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
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APN: 366-070-011			
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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
4.	*Approval of EOT #2 for Tentative Parcel Map No. 36662 shall expire on December 14, 2024 if the final map has not been approved by the City Engineering and recorded with the Riverside County Clerk. The Applicant may apply in writing for a 2nd Extension of Time 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 to the Planning Department prior to the new expiration date.*	*Dec. 14, 2024*	Planning Department	
5.	~~In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~March 14, 2016~~	~~Planning Department~~	~~Matthew Bassi~~
6.	~~Within 60 days of approval of Tentative Parcel Map No. 36662 (PA 15-0056), the applicant shall pay all 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 map.~~	~~Feb. 14, 2016~~	~~Planning Department~~	~~Matthew Bassi~~
7.	Applicant herby understands and agrees that failure to comply with all Conditions of Approval may result in the Planning Director taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the parcel map.	On-Going	Planning Department	
8.	The project shall be subdivided in accordance with the approved tentative parcel map approved by the Planning Commission on December 7, 2022 as part of EOT #2. The Applicant may request a modification/revision to the approved project, if needed,	Ongoing	Planning Department	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
	in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.			
9.	Prior to the recording of the final map, the existing mobile home located at the rear of the project site shall be removed.	On Going	Planning Department	
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS				
General Conditions				
1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2.	No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	
3.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering Dept.	
4.	The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
5.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads.	On-Going	Public Works	
6.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Engineering Dept.	
7.	The developer / applicant shall provide all tenants / employees / homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website. .	On-Going	Engineering Dept.	
8.	The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering Dept.	
9.	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.	
10.	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.	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
11. 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.	
12. 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.	
13. 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.	
14. Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
15. All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	
16. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground	On-Going	Engineering Dept. Planning Dept.	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
	cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.			
17.	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.	
18.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation to cover the costs of any facilities requiring city maintenance and/or city services. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	Prior to Map Recordation	Engineering Dept.	
19.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
20.	The improvement plans for the required public improvements 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.	
21.	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.	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
22. All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
Prior to the Issuance of Grading Permits			
23. The developer shall submit a geotechnical soils report 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.	
24. The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering Dept.	
25. The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
26. The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
27. The developer shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was	Prior to Issuance of a Grading Permit	Engineering Dept.	

	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.			
28.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	
29.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Applicant shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The developer shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed and maintained to the satisfaction of the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
30.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, the developer is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the	Prior to Issuance of a Grading Permit	Engineering Dept.	ALL PHASES

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
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	Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Applicant needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise, volume has to be addressed.			
31.	A Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	
32.	A Grading Agreement shall be approved by the City Council and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	
33.	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.	Prior to Issuance of a Grading Permit	Engineering Dept.	

	b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. d. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
34.	The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Director.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	
Prior to Recordation of the Final Map				
35.	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.	
36.	The developer shall dedicate the western half - section of Union Street, measured, 30' from the approved centerline. Right of way will be based on a local street, Standard No. 105, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ ~~**TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**~~ **TPM No. 36662/EOT #2 Approval Date - Dec. 7, 2022**	~~**Original TPM No. 36662 Expiration Date - Dec. 14, 2019**~~ ~~**TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**~~ **TPM 36662 EOT#2 Expiration Date - Dec. 14, 2024**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
37.	The developer shall pay an in lieu contribution based on the City of Wildomar Cost Estimate Worksheet for the design and construction of Union Street based on a local street, Standard No. 105, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Improvements shall consist of the westerly half of Union Street, measured 30' from approved centerline, including all appropriate slopes and off-site transitions.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
38.	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.	
39.	Should the owner desire a streetlight at the intersection of the proposed street or at the end of the cul-de-sac, then the developer shall dedicate, design and construct streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
40.	The developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
41.	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 or First Building Permit	Engineering Dept.	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ ~~**TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**~~ **TPM No. 36662/EOT #2 Approval Date - Dec. 7, 2022**	~~**Original TPM No. 36662 Expiration Date - Dec. 14, 2019**~~ ~~**TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**~~ **TPM 36662 EOT#2 Expiration Date - Dec. 14, 2024**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
Prior to Issuance of a Building Permit			
42. The developer/owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
43. The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
44. The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
45. The developer shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
46. The developer shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	
47. The developer shall annex into the CFD Services District to offset development related costs for maintenance and services.	Prior to Issuance of a Building Permit	Engineering Dept.	
48. The developer/applicant shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit	Building Dept.	
49. The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ ~~**TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**~~ **TPM No. 36662/EOT #2 Approval Date - Dec. 7, 2022**	~~**Original TPM No. 36662 Expiration Date - Dec. 14, 2019**~~ ~~**TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**~~ **TPM 36662 EOT#2 Expiration Date - Dec. 14, 2024**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
50. 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), and City Development Impact Fees.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Building Dept.	
51. 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	Engineering Dept.	
RIVERSIDE COUNTY FIRE DEPARTMENT			
General Conditions – Parcel Map No. 36662			
1. Fire hydrants shall be installed within 400 feet of all portions of all structures	On-Going	Fire Department	
2. No Hazardous Materials: This project has not been reviewed for the use, storage, or handling of hazardous materials. Hazardous materials use, storage, and handling requires Fire Department Review.	Prior to Issuance of Building Permit	Fire Department	
3. Fire Flow: Provide, or show there exist, a water system capable of delivering fire flow as required by California Fire Code and Riverside County Fire Department standards.	Prior to Issuance of Building Permit	Fire Department	
4. 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,	Prior to Issuance of Building Permit	Fire Department	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
	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.			
5.	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.	Prior to Issuance of Building Permit	Fire Department	
6.	Fire Department Access: Fire Department apparatus access shall be provided to within 150 feet of all portions of all buildings. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Issuance of Building Permit	Fire Department	
7.	Building Address Numbers: Display street numbers in a prominent location on the address side of buildings and/or rear access if applicable. Numbers and letters shall be a minimum of 12” in height for buildings up to 25’ in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	Prior to Issuance of Building Permit	Fire Department	
8.	Knox Rapid Entry System: the building shall be equipped with a Knox Rapid Entry System. Contact the Riverside County Fire Department for further information.	Prior to Issuance of Building Permit	Fire Department	
9.	These conditions are preliminary; further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.	Prior to Issuance of Building Permit	Fire Department	

END

CITY OF WILDOMAR – PLANNING DIRECTOR
Agenda Item 2.1
PUBLIC HEARING
Meeting Date: December 14, 2016

TO: Planning Director, Matthew C. Bassi

FROM: Morgan Weintraub, Assistant Planner

SUBJECT: **Parcel Map No. 36662 (PA No. 15-0056):** ***Continued from 11/30/2016:*** Planning Director consideration of the Orchard Street Parcel Map consisting of a Categorical Exemption and Parcel Map No. 36662 to subdivide 1.82 acres into 3 residential lots located at 33401 Orchard Street (APN 366-070-011).

RECOMMENDATION:

The Planning Department recommends the Planning Director take the following action:

1. Adopt a Resolution entitled:

DH RESOLUTION NO. 16-02

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISIONS – CLASS 15) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PARCEL MAP NO. 36662 (PLANNING APPLICATION NO. 15-0056) SUBJECT TO CONDITIONS, TO SUBDIVIDE 1.82 ACRES INTO 3 PARCELS LOCATED AT 33401 ORCHARD STREET (APN 366-070-011)

PROJECT DESCRIPTION:

The Applicant is requesting approval of Parcel Map No. 36662 to divide 1.82 acres into 3 single-family residential lots. The proposed lot sizes range from 0.62 to 0.67 acres which exceeds the minimum .50 acre lot size for the R-R zone.

Project Location/Vicinity and Onsite Conditions:

The project site encompasses approximately 1.82 acres and is located 33401 Orchard Street (APN: 366-070-011). The site is located in the western part of the city west of Interstate 15 (I-15). The aerial photo on the following page shows the project site and surrounding area. Existing onsite conditions include an existing residential structure and a non-permitted detached mobile home. The project site is flat and has very little vegetation.

Figure 1. Vicinity/Location Map

Surrounding Land Uses:

The project site is surrounded by both residential uses to the north and west, vacant land to the south and Jean Hayman Elementary School to the east. The summary table on the following page lists the current land uses, general plan land use, 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.

Table 1. General Plan Land Use and Zoning

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning Designation**
Subject Property	Home	Medium Density Residential (MDR)	R-R (Rural Residential)
North	Home	Medium Density Residential (MDR)	R-R (Rural Residential)

South	Vacant	Medium Density Residential (MDR)	R-R (Rural Residential)
East	Homes	Medium Density Residential (MDR)	R-R (Rural Residential)
West	Jean Hayman Elementary School	Medium Density Residential (MDR)	R-R (Rural Residential)

Figure 2. General Plan Existing Land Use Exhibit

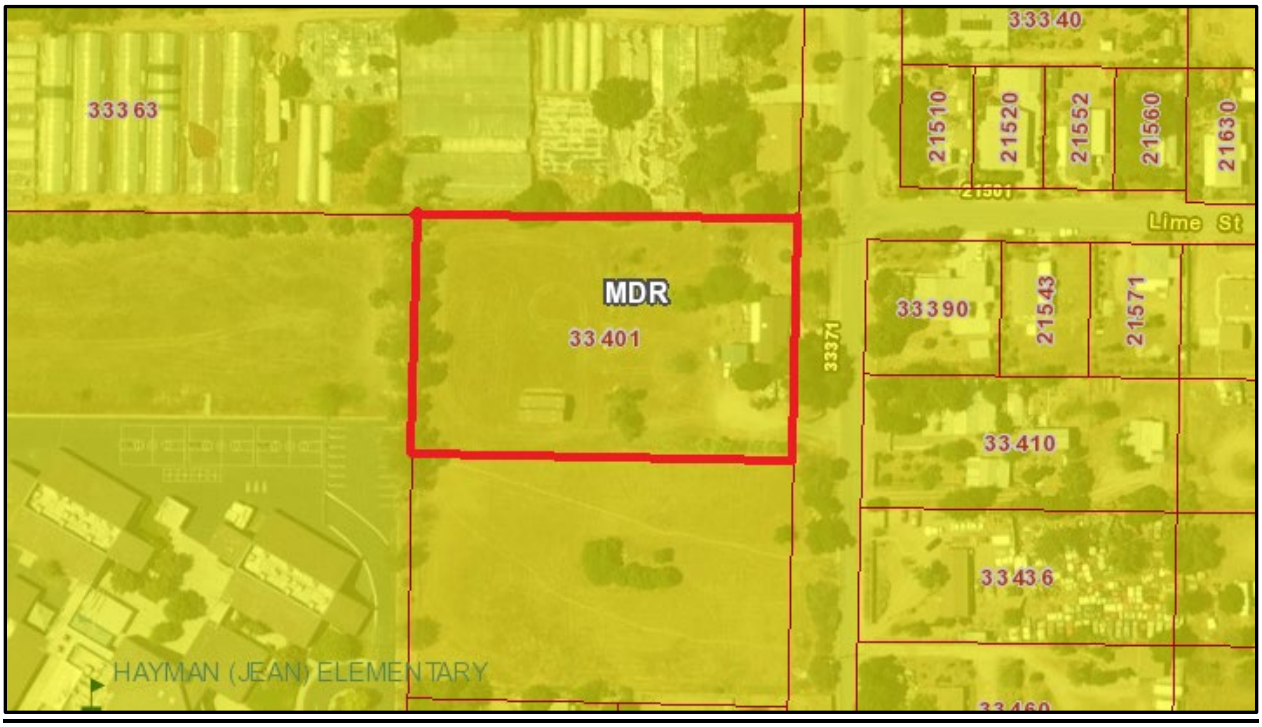


Figure 3. Zoning Designation Exhibit

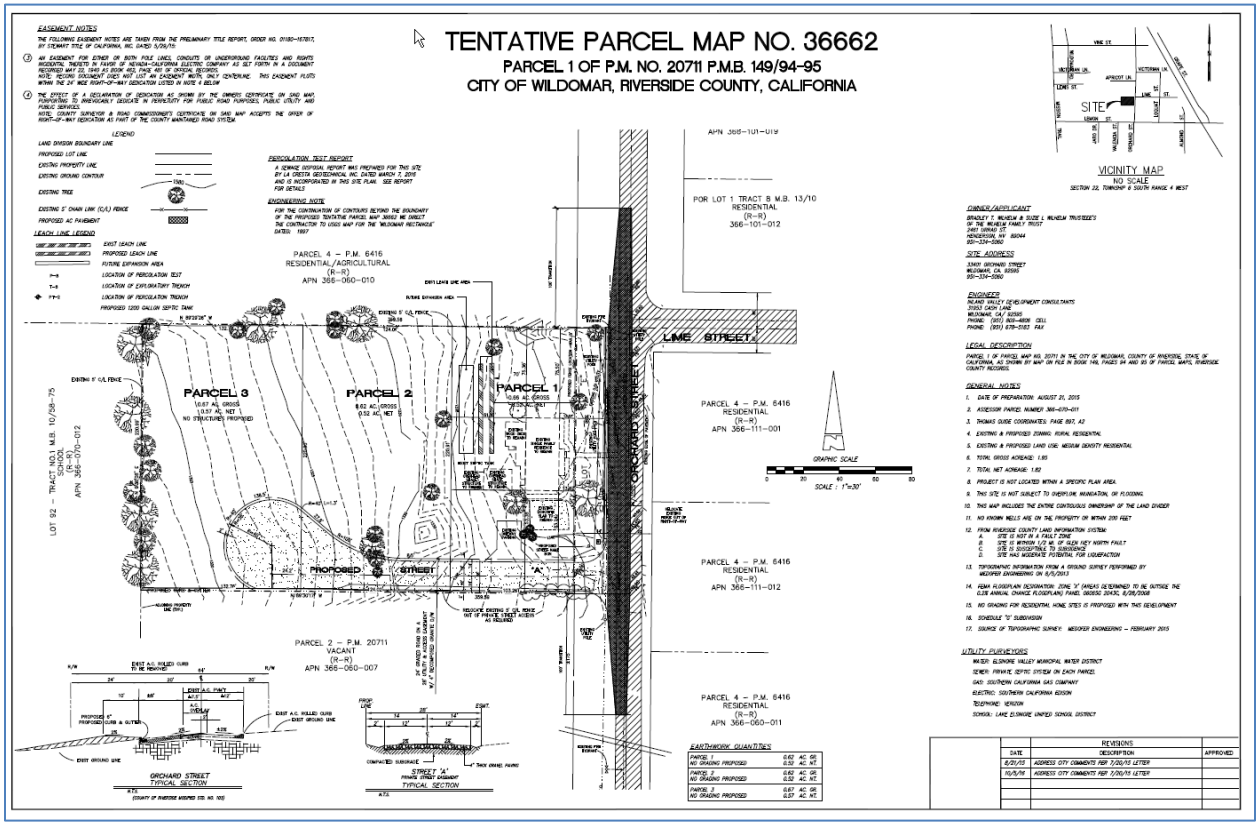
CEQA Determination:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department has evaluated the proposed project to determine what level of CEQA review is required. Based on this evaluation, staff has determined that the proposed project meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. A more detailed discussion of this determination is provided in the Analysis section of the staff report.

Tentative Parcel Map No. 36662:

The applicant is proposing a Parcel Map (PM No. 36662) to divide 1.82 acres into 3 parcels. A full size copy of the proposed parcel map is provided in Attachment B. A reduced exhibit of the parcel map is shown on Figure 4.

Figure 4. Parcel Map No. 36662 Exhibit



Proposed Lot Sizes:

The proposed lot sizes range in size from 0.62 to 0.67 acres. Parcel 1 will be 0.66 acres, Parcels 2 will be .62 acres and Parcel 3 will be 0.67 acres. Depending on future uses, each parcel may require an additional plot plan as outlined in the R-R zone. A summary table of the lot sizes is shown on page 6 of the staff report.

Vehicular Access/Streets:

Access to all three parcels will be provided via a newly constructed private cul-de-sac driveway and utility easement (labeled as Proposed Street "A" on Parcel Map No. 36662). The entire length of Street "A" will be constructed of decomposed granite (DG) and will have a roadway width of 28 feet. Access to Street "A" will be available from Orchard Street. The cul-de-sac portion of Street "A" will have a turnaround radius of 40-feet to accommodate fire trucks.

PROJECT ANALYSIS:

CEQA Analysis:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Parcel Map to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of the proposed Parcel Map meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project site will be divided into 3 parcels and has not been divided within the last 2 years. Therefore, based on these factors, staff recommends the Planning Director adopt a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA.

Tentative Parcel Map No. 36662:

The proposed Parcel Map is required to meet minimum development standards outlined in Section 17.16.020 of the R-R zone related to lot size and depth. A summary of the 3 lot parcel map is provided in Table 2. In terms of lot size and width, the parcel map exceeds the minimum development standards of the R-R zone.

Table 2. Parcel Map No. 36662– Development Standard Table

PARCELS	PROPOSED LOT SIZE (ACRES)	MINIMUM LOT SIZE REQUIRED (S.F.)	MINIMUM LOT WIDTH (FEET)	PROPOSED LOT WIDTH	MINIMUM LOT DEPTH (FEET)	PROPOSED LOT DEPTH (FEET)	EXCEEDS MINIMUM STANDARDS
1	0.66	21,780 S.F. or (.50 acre)	80	103.26	100	220.91	Yes
2	0.62	21,780 S.F. or (.50 acre)	80	124.01	100	220.90	Yes
3	0.67	21,780 S.F. or (.50 acre)	80	132.76	100	220.99	Yes

Vehicular Access/Streets:

Access to the parcels will be through a private easement from a Rural Residential Local Road constructed of Decompose Granite. In addition, the private street meets the Riverside County Fire Departments width size and turning radius requirements.

Tentative Parcel Map No. 36662 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 Department, 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 that the Planning Director hereby find and determine as follows:

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

Evidence: The proposed Tentative Parcel Map No. 36662 is consistent with the City's General Plan in that the existing land use designation of Medium Density Residential (MDR) is intended to provide for the development of detached single family residences and ancillary structures. The density range is 2 – 5 dwelling units per acre. The project proposes to divide a 1.82-acre parcel into 3 parcels that will be 0.62 to 0.67 acres in size which exceeds the allowable lot sizes specified in the General Plan and is consistent with the surrounding land use designations. Additionally, there is no specific plan governing the proposed project site. The project also promotes the following general plan policies:

LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use.

LU 22.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

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 designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

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

Evidence: The project site encompasses approximately 1.82 acres. The tentative parcel map proposes to divide the project area into 3 parcels for future Medium density single family residential development. The density allowed by the MDR designation 2 - 5 dwelling units per acre; which is consistent with the surrounding land use densities. In addition, the lot size requirements of the R-R (Rural Residential) zone, requires a one-half acre minimum lot area with a minimum average lot width of 80 feet and a depth of 100 feet. The proposed project exceeds these requirements, as illustrated in Table II above, which results in the site being physically suitable for the 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 proposed project meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA consisting of the division of property in an urbanized area zoned for residential development. Additionally, the design of the subdivision is in conformance with the requirements outlined in the General Plan and Zoning Code in terms of minimum lot size requirements. Thus, it has been determined that the design of the subdivision will not likely cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat project. Therefore, the proposed Parcel Map meets this finding.

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

Evidence: The design of the subdivision is in conformance with the City's General Plan and Zoning Code. The design of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed 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/COMMUNICATION:

In accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department on November 15, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which the Tentative Parcel Map No. 36662 would be considered by the Planning Director. Further, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on November 15, 2016 published a legal notice in the "Press Enterprise", a local newspaper of general circulation, in compliance with State law notifying the general public of the public hearing for which Tentative Parcel Map No. 36662 would be considered by the Planning Director.

ATTACHMENTS:

A. DH Resolution No. 16-02 for Tentative Parcel Map No. 36662
   Exhibit 1 - Conditions of Approval Matrix
B. Tentative Parcel Map No. 36662 Subdivision Map Exhibit

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

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

ATTACHMENT A

Director Hearing Resolution

DH RESOLUTION NO. 16-02

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISIONS – CLASS 15) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PARCEL MAP NO. 36662 (PLANNING APPLICATION NO. 15-0056) SUBJECT TO CONDITIONS, TO SUBDIVIDE 1.82 ACRES INTO 3 PARCELS LOCATED AT 33401 ORCHARD STREET (APN 366-070-011)

WHEREAS, an application for Tentative Parcel Map No. 36662 to subdivide 1.82 acres into 3 parcels for residential development has been filed by:

Applicant / Owner:	Suzie L. Wilhelm
Project Location:	2461 Urrard Street
APN Number:	366-070-011
Lot Area:	1.82 acres

WHEREAS, in accordance with the California Government Code Section 66452 – 66452.22 (Subdivision Map Act), the City of Wildomar Subdivision Ordinance (Title 16), and the City of Wildomar Zoning Ordinance (Title 17), the Planning Director of the City of Wildomar, California, has the authority and has reviewed the proposed Tentative Parcel Map No. 36662; 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 resolution for Tentative Parcel Map No. 36662 containing staff's recommendation to the Planning Director at least three (3) days prior to the below referenced noticed public hearing; and

WHEREAS, the proposed Tentative Parcel Map No. 36662 is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

WHEREAS, the proposed Tentative Parcel Map application is considered Categorically Exempt as defined by Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on November 15, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for

which the Tentative Parcel Map No. 36662 would be considered by the Planning Director; and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on November 15, 2016 published a legal notice in the "Press Enterprise", a local newspaper of general circulation, in compliance with State law notifying the general public of the public hearing for which Tentative Parcel Map No. 36662 would be considered by the Planning Director; and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the Planning Director on November 30, 2016 held said public hearing at which time the Planning Director received pubic testimony from interested persons in support of, or opposition to, the proposed Tentative Parcel Map No. 36662.

NOW THEREFORE, the Planning Director 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) Guidelines, the Planning Department evaluated the proposed Parcel Map to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of the proposed Parcel Map meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project site will be divided into 3 parcels and has not been divided within the last 2 years. Therefore, based on these factors, the Planning Director hereby adopts a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA.

SECTION 2. PARCEL MAP FINDINGS

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Department, 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 that the Planning Director hereby find and determine as follows:

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

B. Evidence: The proposed Tentative Parcel Map No. 36662 is consistent with the City's General Plan in that the existing land use designation of Medium Density Residential (MDR) is intended to provide for the development of detached single family residences and ancillary structures. The density range is 2 – 5 dwelling units per acre. The project proposes to divide a 1.82-acre parcel into 3 parcels that will be 0.62 to 0.67 acres in size which exceeds the allowable lot sizes specified in the General Plan and is consistent with the surrounding land use designations. Additionally, there is no specific plan governing the proposed project site. The project also promotes the following general plan policies:

LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use.

LU 22.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

C. 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 designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

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

Evidence: The project site encompasses approximately 1.82 acres. The tentative parcel map proposes to divide the project area into 3 parcels for future Medium density single family residential development. The density allowed by the MDR designation 2 - 5 dwelling units per acre, allowing for lot sizes between 5,500 to 20,000 square feet; which is consistent with the surrounding land uses. In addition, the lot size requirements in the MDR land use designation is smaller than the present zone of R-R (Rural Residential). In this case the parcel are subdivided to exceed the density of the General Plan, but meet the development standards of the RR Zone, as illustrated in **Table II** above, which results in the site being physically suitable for the development.

E. 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 proposed project meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA consisting of the division of property in an urbanized area zoned for residential development. Additionally, the design of the subdivision is in conformance with the requirements outlined in the General Plan and Zoning Code in terms of minimum lot size requirements. Thus, it has been determined that the design of the subdivision will not likely cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat project. Therefore, the proposed Parcel 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.

SECTION 3. PLANNING DIRECTOR ACTION.

The Planning Director hereby adopts DH Resolution No. 2016-02 adopting a Categorical Exemption Per Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act (CEQA) Guidelines and approving Parcel Map No. 36662 subject to conditions as provided herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 14th day of December, 2016.

_____

Matthew C. Bassi
Planning Director/Minutes Secretary

ATTACHMENT A

Exhibit 1 – Conditions of Approval

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)			
APN: 366-070-011			
Planning Director Hearing Approval Date: **December 14, 2016**	**TPM No. 36662 Expiration Date:** **December 14, 2019**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**

PLANNING DEPARTMENT CONDITIONS				
General Conditions				
1.	In compliance with Section 15062 of the CEQA Guidelines, the fee to file a Notice of Exemption (NOE) shall be submitted to the Planning Department by the Applicant no later than December 21, 2016. The NOE and Riverside County Administration fee of **$50.00** for the NOE shall be filed by the Planning Department with the Riverside County Clerk within five (5) working days of project approval by the Planning Director.	Dec. 14, 2016	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 December 28, 2016. Applicant Signature: Date:	Dec. 28, 2016	Planning Department	
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify,	On-Going	Planning Department	

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	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. 36662* shall expire on December 14, 2019 (3 years after approval by the Planning Director) if the final map has not been approved by the City Engineering Department and recorded with the Riverside County Clerk. The Applicant may apply in	Dec. 14, 2019	Planning Department	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
	writing for a Extension of Time (EOT) for review and approval of the Planning Director in accordance with Section 16.12.240 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department at least 30 days prior to the expiration date (11/14/19).			
5.	In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	March 14, 2016	Planning Department	
6.	Within 60 days of approval of Tentative Parcel Map No. 36662 (PA 15-0056), the applicant shall pay all 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 map.	Feb. 14, 2016	Planning Department	
7.	Applicant herby understands and agrees that failure to comply with all Conditions of Approval may result in the Planning Director taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the parcel map.	On-Going	Planning Department	
8.	The project shall be subdivided in accordance with the approved tentative parcel map approved by the Planning Director on November 30, 2016. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	Ongoing	Planning Department	
9.	Prior to the recording of the final map. The existing mobile home located at the rear of the project site will be removed.	On Going	Planning Department	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS			
General Conditions			
1. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2. No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	
3. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering Dept.	
4. The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works	
5. The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads.	On-Going	Public Works	
6. Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Engineering Dept.	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
7. The developer / applicant shall provide all tenants / employees / homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website. .	On-Going	Engineering Dept.	
8. The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering Dept.	
9. 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.	
10. 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.	
11. 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.	
12. 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.	
13. 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.	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
14. Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
15. All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	
16. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.	On-Going	Engineering Dept. Planning Dept.	
17. 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.	
18. The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation *to cover the costs of any facilities requiring city maintenance and/or city services.* Should this project lie within any assessment/benefit district that	Prior to Map Recordation	Engineering Dept.	

	duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.			
19.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
20.	The improvement plans for the required public improvements 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.	
21.	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.	
22.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
Prior to the Issuance of Grading Permits				
23.	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.	

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24.	The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering Dept.	
25.	The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
26.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
27.	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.	
28.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	
29.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Applicant shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices	Prior to Issuance of a Grading Permit	Engineering Dept.	

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

	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 drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
34.	The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Director.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	

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Prior to Recordation of the Final Map			
35. 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.	
36. The developer shall dedicate the western half - section of Union Street, measured, 30' from the approved centerline. Right of way will be based on a local street, Standard No. 105, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
37. The developer shall pay an in lieu contribution based on the City of Wildomar Cost Estimate Worksheet for the design and construction of Union Street based on a local street, Standard No. 105, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Improvements shall consist of the westerly half of Union Street, measured 30' from approved centerline, including all appropriate slopes and off-site transitions.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
38. 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.	
39. *Should the owner desire a street light at the intersection of the proposed street or at the end of the cul-de-sac,* then 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	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	

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	and to the satisfaction of the City Engineer.			
40.	The developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
41.	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 or First Building Permit	Engineering Dept.	
Prior to Issuance of a Building Permit				
42.	The developer/owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
43.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
44.	The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
45.	The developer shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
46.	The developer shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	

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47. The developer shall annex into the CFD Services District to offset development related costs for maintenance and services.	Prior to Issuance of a Building Permit	Engineering Dept.	
48. The developer/applicant shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit	Building Dept.	
49. The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	
50. 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), and City Development Impact Fees.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Building Dept.	
51. 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		

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RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions – Parcel Map No. 36662				
1.	Fire hydrants shall be installed within 400 feet of all portions of all structures	On-Going	Fire Department	
2.	No Hazardous Materials: This project has not been reviewed for the use, storage, or handling of hazardous materials. Hazardous materials use, storage, and handling requires Fire Department Review.	Prior to Issuance of Building Permit	Fire Department	
3.	Fire Flow: Provide, or show there exist, a water system capable of delivering fire flow as required by California Fire Code and Riverside County Fire Department standards.	Prior to Issuance of Building Permit	Fire Department	
4.	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.	Prior to Issuance of Building Permit	Fire Department	
5.	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.	Prior to Issuance of Building Permit	Fire Department	
6.	Fire Department Access: Fire Department apparatus access shall be provided to within 150 feet of all portions of all buildings. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Issuance of Building Permit	Fire Department	

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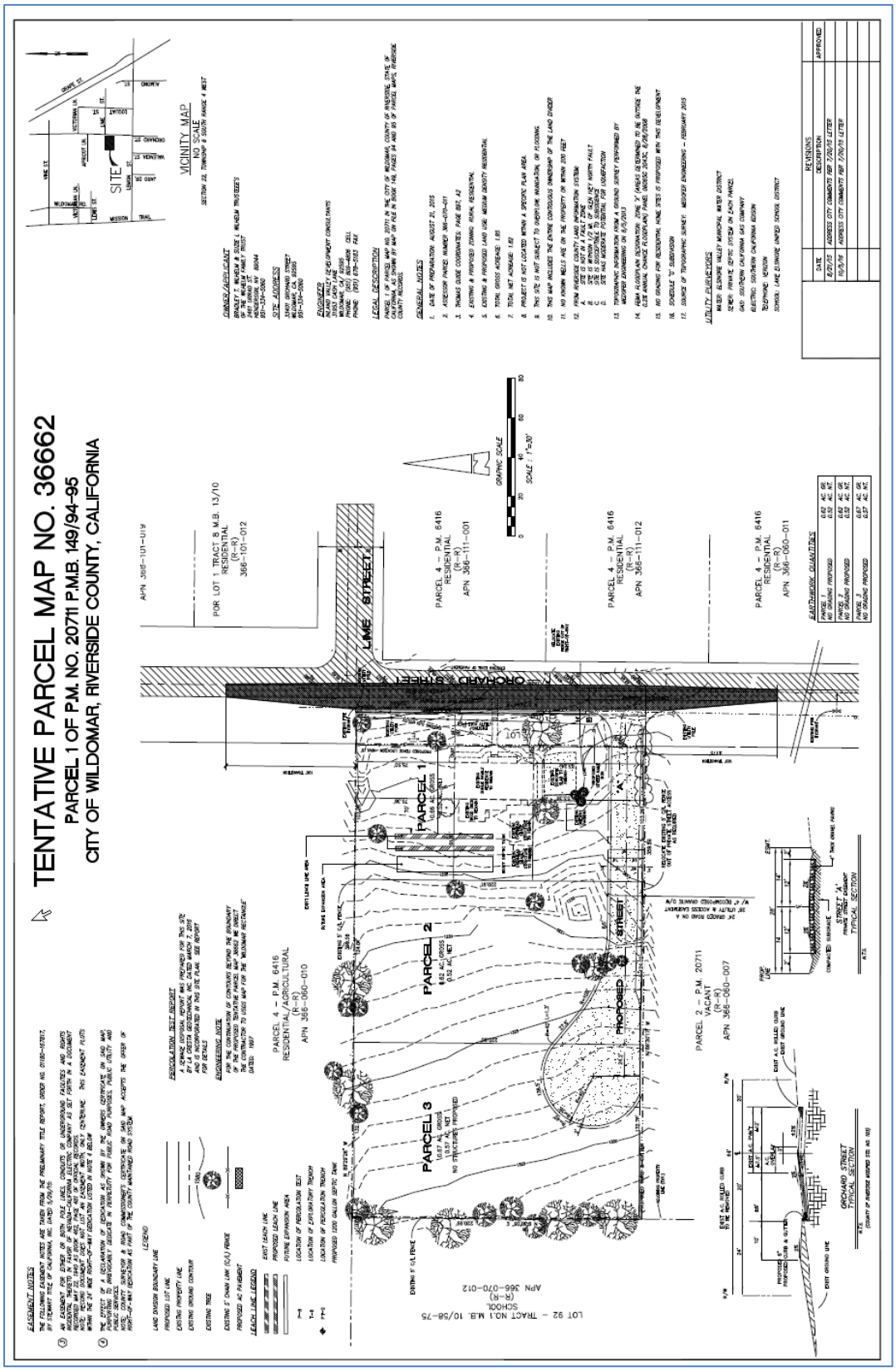
7. Building Address Numbers: Display street numbers in a prominent location on the address side of buildings and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for buildings up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	Prior to Issuance of Building Permit	Fire Department	
8. Knox Rapid Entry System: the building shall be equipped with a Knox Rapid Entry System. Contact the Riverside County Fire Department for further information.	Prior to Issuance of Building Permit	Fire Department	
9. These conditions are preliminary; further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.	Prior to Issuance of Building Permit	Fire Department	

END

ATTACHMENT B

Tentative Parcel Map No. 36662 Exhibit



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: December 4, 2019

TO: Chairman and Members of the Planning Commission

FROM: Robert Kain, Senior Planner

SUBJECT: **Tentative Parcel Map No. 36662 EOT #1 (Orchard St):**
Planning Commission review and consideration of a 3-year Extension of Time (EOT #1) to December 14, 2022 for Tentative Parcel Map No. 36662 to subdivide 1.82 acres into 3 residential lots for future single family development located at 33401 Orchard Street (APN 366-070-011).

STAFF REPORT

RECOMMENDATION:

The Planning Department recommends the Planning Commission adopt a Resolution entitled:

PC RESOLUTION NO. 2019-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME (EOT #1) TO DECEMBER 14, 2022 FOR TENTATIVE PARCEL MAP NO. 36662 TO SUBDIVIDE A 1.82 ACRE SITE INTO THREE (3) LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 33401 ORCHARD STREET (APN: 366-070-011), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

BACKGROUND/DESCRIPTION:

The Planning Director reviewed and approved Tentative Parcel Map No. 36662 on December 14, 2016. The Planning Director's approval consisted of the following actions:

1) Categorical Exemption - The Planning Director adopted a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act (CEQA) Guidelines.

2) Tentative Parcel Map (TPM No. 36662) - The Planning Director approved TPM No. 36662 to subdivide the 1.82 acre site into 3 lots for the future development of 3 single family dwelling units.

The approved tentative map is due to expire on December 14, 2019 (3 years after approval by the Planning Director). Under the provisions of Ordinance No. 146, this time extension is being requested for a 3-year period to December 14, 2022. The Applicant will have the ability to request a 2-year EOT (#2) prior to the December 14, 2022 deadline if the final map has not been recorded. The EOT #1 request was submitted on September 30, 2019, prior to the expiration date in compliance with Ordinance No. 146.

Project Location/Vicinity:

The project site encompasses approximately 1.82 acres and is located 33401 Orchard Street (APN: 366-070-011). The site is located in the western part of the city west of Interstate 15 (I-15). The aerial photo on the following page shows the project site and surrounding area.

Vicinity / Location Map (Specific)

Surrounding Land Uses:

The project site is surrounded by both residential uses to the north and west, vacant land to the south and Jean Hayman Elementary School to the east. The summary table on the following page lists the current land uses, general plan land use, and zoning designations for the site and abutting properties. The table below summarizes the current uses, land uses 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	Home	Medium Density Residential (MDR)	R-R (Rural Residential)
North	Home	Medium Density Residential (MDR)	R-R (Rural Residential)
South	Vacant	Medium Density Residential (MDR)	R-R (Rural Residential)
East	Homes	Medium Density Residential (MDR)	R-R (Rural Residential)
West	Jean Hayman Elementary School	Medium Density Residential (MDR)	R-R (Rural Residential)

Current General Plan Land Use Exhibit

Current Zoning Designation Exhibit

CEQA Determination:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed project to determine what level of CEQA review is required. Based on this evaluation, staff determined that the proposed project met the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. The applicant has not requested any changes to the project as previously approved nor has the planning department received any information to indicate any change in circumstance related to the proposed project and therefore the project remains consistent with the original determination.

Tentative Parcel Map No. 36662:

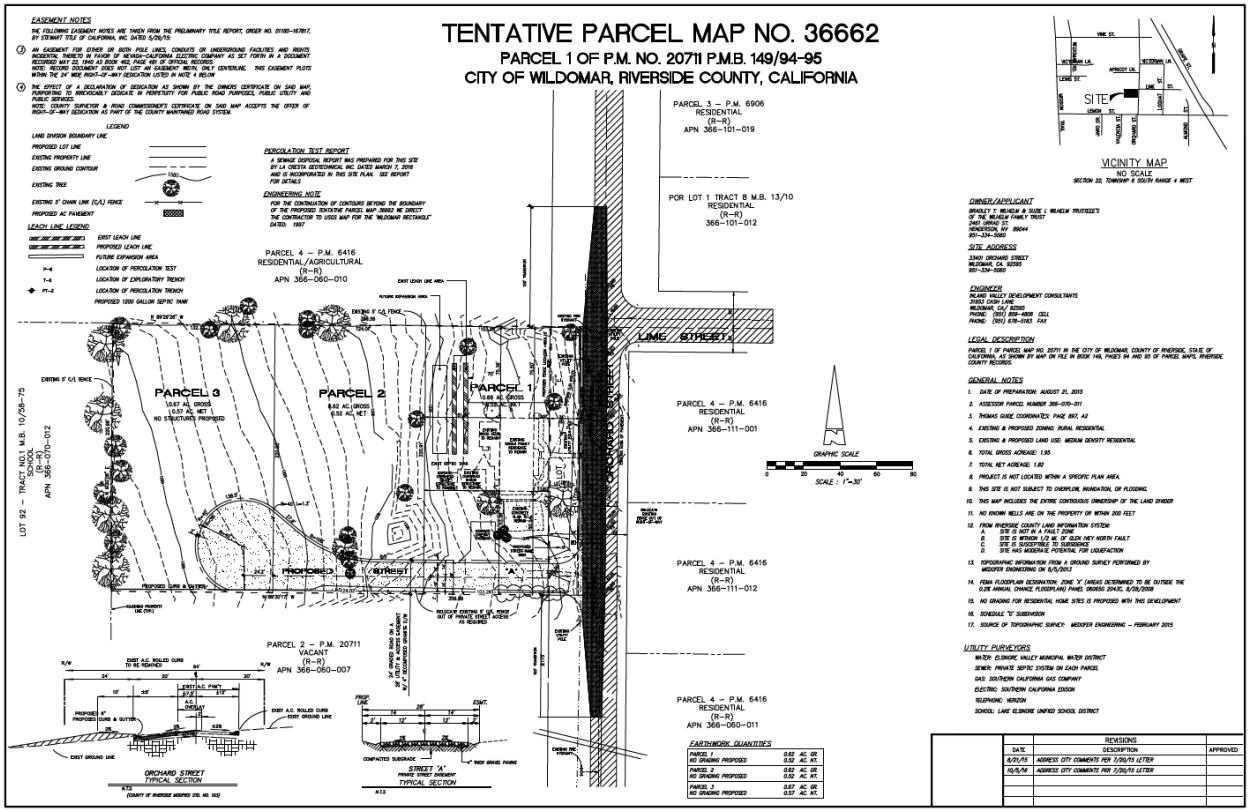
The City Council approved No. 36662 to subdivide the 1.82 acre project site into 3 lots to accommodate the future development of 3 single family dwellings. The original parcel map was evaluated based on the development standards of the R-R zone (see below).

Based on staff review, the proposed parcel map was determined to meet and exceed the minimum development standards related to lot area, lot width and lot depth. A summary of the R-R development standards is provided below with the information of how the project meets or exceeds these standards.

Development Standards Table (17.60.040 – R-R Zone)

Parcels	Proposed Lot Size (Acres)	Minimum Lot Size Required (S.F.)	Minimum Lot Width (Feet)	Proposed Lot Width	Minimum Lot Depth (Feet)	Proposed Lot Depth (Feet)	Exceeds Minimum Standards
1	0.66	21,780 S.F. or (.50 acre)	80	103.26	100	220.91	Yes
2	0.62	21,780 S.F. or (.50 acre)	80	124.01	100	220.90	Yes
3	0.67	21,780 S.F. or (.50 acre)	80	132.76	100	220.99	Yes

Approved Parcel Map No. 36662 Exhibit



DISCUSSION / ANALYSIS:

Section 16.12.240 of the Subdivision Ordinance allows tentative parcel maps 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. To date TPM No. 36662 has not had any time extensions granted, nor has the parcel map been recorded. The Applicant's current request is for a 3-year time extension to December 14, 2022. The Applicant filed the EOT application and paid the required fee on September 30, 2019 in advance of the deadline.

The approval or denial of the extension of time for Tentative Parcel Map No. 36662 is in the purview of the Planning Commission subject to specific findings. The Applicant has indicated the need for additional time to finalize the improvement plans and record the final map. In reviewing the extension of time request, the Planning and Engineering departments have determined that the approved Parcel Map has not been modified from its original approval nor has the Applicant requested any changes. Thus, it is staff's opinion that the 3-year extension of time is a reasonable request.

CEQA DISCUSSION / FINDINGS:

In accordance with the requirements of the California Environmental Quality Act ("CEQA") Guidelines, the Planning Director, on December 14, 2016, adopted a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15), as part of its approval of Tentative Parcel Map No. 36662. A Notice of Determination (NOD) was filed with the Riverside County Clerk on December 15, 2016 within the prescribed time frame in accordance with CEQA. Staff has evaluated the original exemption and 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 that has come to light regarding new or significant environmental effects. Therefore, staff has determined that no additional environmental review is required, and the original categorical exemption allowed by Section 15315 (Minor Land Divisions – Class 15) remains in full force and effect.

EOT Findings of Fact for Tentative Parcel Map No. 36662:

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated November 20, 2019 and all evidence and testimony heard at the public hearing for said extension of time for Tentative Parcel Map No. 36662, the Planning Department recommends the Planning Commission hereby make the following findings:

Finding 1: The proposed extension of time for Tentative Parcel Map No. 36662 remains consistent with the City of Wildomar General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed EOT #1 for Tentative Parcel Map No. 36662 remains consistent with the City's General Plan in that the proposed land use designation of Medium Density Residential (MDR) is intended to provide for the development of single family detached

residences at a density of 2 – 5 units/acre. Given the 1.82 acre lot size with 3 lots proposed, the project density falls within the allowable density range. Given these facts, the proposed parcel map remains consistent with the General Plan. The proposed parcel map also remains consistent and continues to promote the following land use policies:

LU 2.1 The 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 detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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.

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 Housing Element.

Considering these facts, the proposed request for a 3-year extension of time to December 14, 2022 for Tentative Parcel Map No. 36662 continues to be consistent with the general plan and meets this finding.

Finding 2: The proposed extension of time for Tentative Parcel Map No. 36662 is consistent with the City of Wildomar Zoning Ordinance.

Evidence: The proposed EOT #1 for Tentative Parcel Map No. 36662 remains consistent with the Rural Residential (R-R) zone, as the proposed subdivision consists of the three (3) parcels for future single family residential dwellings that exceed the minimum lot size of .50 acres. Considering these facts, the proposed request for a 3-year extension of time to December 14, 2022 Tentative Parcel Map No. 36662 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed extension of time for Tentative Parcel Map No. 36662 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 Parcel map remains in compliance with all the required design and development standards of the MDR land use designations and the R-R zoning designations. Further, all adopted mitigation measures for the project remain in full force and effect. As there have been no amendments to the MDR land use designation or the R-R zoning designation since incorporation, the original development standards of these zones remain the same. Further, the design of the Subdivision 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 December 14, 2022 for Tentative Parcel Map No. 36662 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Tentative Parcel Map No. 36662.

Evidence: The Applicant submitted the EOT application and paid the required fees on September 30, 2019 well in advance of the December 14, 2019 expiration date. Considering this fact, the proposed request for a 3-year extension of time to December 14, 2022 meets this finding.

PUBLIC NOTICING:

In accordance with Chapter 17.216.070 of the Wildomar Municipal Code, the Planning Department on November 5, 2019, mailed a public notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the November 20, 2019 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,
Robert Kain
Senior Planner

Reviewed By,
Tom Jex
City Attorney

ATTACHMENTS:

A. PC Resolution No. 2019-28
   Exhibit 1 – EOT #1 Adopted Conditions of Approval for TPM 36662
B. Original Planning Director's Hearing Report (dated 12/14/2016)

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)

ATTACHMENT A

PC Resolution No. 2019-28

PC RESOLUTION NO. 2019-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME (EOT #1) TO DECEMBER 14, 2022 FOR TENTATIVE PARCEL MAP NO. 36662 TO SUBDIVIDE A 1.82 ACRE SITE INTO THREE (3) LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 33401 ORCHARD STREET (APN: 366-070-011), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

WHEREAS, an application for an Extension of Time for Tentative Parcel Map No. 36662 was filed by:

Applicant:	Bradley & Suzie Wilhelm
Authorized Agent:	Jack Bishop, Inland Valley Development Consultants
Project Location:	33401 Orchard Street
APN Number:	APN: 366-070-011

WHEREAS, the Applicant has submitted a formal application request and paid the required planning/processing fees on September 30, 2019, requesting a 3-year extension of time for Tentative Parcel Map No. 36662, thereby, meeting the requirements for an Extension of Time as outlined in Chapter 16.12.240 of the Wildomar Municipal Code; and

WHEREAS, the Planning Director of the City of Wildomar reviewed and approved Tentative Parcel Map No. 36662 to subdivide 1.82 acres into 3 lots for future single family residential development subject to conditions on December 14, 2016 at a duly noticed public hearing; and

WHEREAS, the Planning Director of the City of Wildomar in connection with the approval of Tentative Parcel Map No. 36662 on December 14, 2016 also adopted a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, in accordance with Chapter 16.12, of the Wildomar Municipal Code, the Planning Department on November 19, 2019 mailed a public meeting notice to all adjacent property owners within a 600-foot radius of the project site notifying the adjacent residents of the December 4, 2019 Planning Commission meeting where the Commission would review the proposed extension of time #1 for Tentative Parcel Map No. 36662; and

WHEREAS, in accordance with Chapter 16.12 of the Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public meeting on December 4, 2019, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed 3-year extension of time for Tentative Tract Map No. 36662, 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 requirements of the California Environmental Quality Act ("CEQA") Guidelines, the Planning Director, on December 14, 2016, adopted a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15), as part of its approval of Tentative Parcel Map No. 36662. A Notice of Determination (NOD) was filed with the Riverside County Clerk on December 15, 2016 within the prescribed time frame in accordance with CEQA. Staff has evaluated the original exemption and 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 that has come to light regarding new or significant environmental effects. Therefore, staff has determined that no additional environmental review is required, and the original categorical exemption allowed by Section 15315 (Minor Land Divisions – Class 15) remains in full force and effect.

SECTION 2. EOT Findings of Fact for Tentative Parcel Map No. 36662:

Pursuant to Section 16.12.240.C of the Subdivision Ordinance, and in light of the record before it, including the staff report dated December 4, 2019 and all evidence and testimony heard at the public hearing for said extension of time for Tentative Tract Map No. 36662, the Planning Department recommends the Planning Commission hereby make the following findings:

Finding 1: The proposed extension of time for Tentative Tract Map No. 36662 remains consistent with the City of Wildomar General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed EOT #1 for Tentative Parcel Map No. 36662 remains consistent with the City's General Plan in that the proposed land use designation of Medium Density Residential (MDR) is intended to provide for the development of single family detached residences at a density of 2 – 5 units/acre. Given the 1.82 acre lot size with 3 lots proposed, the project density falls within the allowable density range. Given these facts, the proposed parcel map remains consistent with the General Plan. The proposed parcel map also remains consistent and continues to promote the following land use policies:

LU 2.1 The 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 detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

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.

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 Housing Element.

Considering these facts, the proposed request for a 3-year extension of time to December 14, 2023 for Tentative Tract Map No. 36662 continues to be consistent with the general plan and meets this finding.

Finding 2: The proposed extension of time for Tentative Tract Map No. 36662 is consistent with the City of Wildomar Zoning Ordinance.

Evidence: The proposed EOT for Tentative Tract Map No. 36662 remains consistent with the current/approved Rural Residential (R-R) zone, as the proposed development consists of the development of three (3) single family residential dwellings meeting the minimum lot size of .5 acres. Considering these facts, the proposed request for a 3-year extension of time to December 14, 2022 Tentative Tract Map No. 36662 continues to be consistent with the zoning ordinance and meets this finding.

Finding 3: The proposed extension of time for Tentative Tract Map No. 36662 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 the MDR land use designations and the R-R zoning designations. Further, all adopted mitigation measures for the project remain in full force and effect. As there have been no amendments to the MDR land use designation or the R-R zoning designation since incorporation, the original development standards of these zones remain the same. Further, the design of the

Subdivision 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 December 14, 2022 for Tentative Tract Map No. 36662 meets this finding.

Finding 4: The Applicant submitted the EOT application and required fees prior to the expiration of Tentative Tract Map No. 36662.

Evidence: The Applicant submitted the EOT application and paid the required fees on September 30, 2019 in advance of the December 14, 2019 expiration date. Considering this fact, the proposed request for a 3-year extension of time to December 14, 2022 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. 2019-28 approving a 3-year extension of time to December 14, 2022 for Tentative Parcel Map No. 36662 subject to the conditions of approval attached hereto this resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 4th day of December, 2019 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

_____
John Lloyd
Planning Commission Chairman

ATTEST:

_____
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

_____
Tom D. Jex
City Attorney

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ **TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**	**Original TPM No. 36662 Expiration Date - Dec. 14, 2019** **TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**

PLANNING DEPARTMENT CONDITIONS				
General Conditions				
1.	~~In compliance with Section 15062 of the CEQA Guidelines, the fee to file a Notice of Exemption (NOE) shall be submitted to the Planning Department by the Applicant no later than December 19, 2016. The NOE and Riverside County Administration fee of **$50.00** for the NOE shall be filed by the Planning Department with the Riverside County Clerk within five (5) working days of project approval by the Planning Director.~~	~~Dec. 19, 2016~~	~~Planning Department~~	Matthew Bassi
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 December 28, 2016.~~ ~~Applicant Signature: Date:~~	~~Dec. 28, 2016~~	~~Planning Department~~	Matthew Bassi
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such 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,	On-Going	Planning Department	

	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.			

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ **TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**	**Original TPM No. 36662 Expiration Date - Dec. 14, 2019** **TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
4.	*Approval of EOT #1 for Tentative Parcel Map No. 36662 shall expire on December 14, 2022 if the final map has not been approved by the City Engineering and recorded with the Riverside County Clerk. The Applicant may apply in writing for a 2nd Extension of Time 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 to the Planning Department prior to the new expiration date (12/14/22).*	*Dec. 14, 2022*	Planning Department	Matthew Bassi
5.	~~In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.~~	~~March 14, 2016~~	~~Planning Department~~	Matthew Bassi
6.	~~Within 60 days of approval of Tentative Parcel Map No. 36662 (PA 15-0056), the applicant shall pay all 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 map.~~	~~Feb. 14, 2016~~	~~Planning Department~~	Matthew Bassi
7.	Applicant herby understands and agrees that failure to comply with all Conditions of Approval may result in the Planning Director taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the parcel map.	On-Going	Planning Department	
8.	The project shall be subdivided in accordance with the approved tentative parcel map approved by the Planning Director on December 14, 2016. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	Ongoing	Planning Department	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ **TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**		**Original TPM No. 36662 Expiration Date - Dec. 14, 2019** **TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**	
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
9. Prior to the recording of the final map, the existing mobile home located at the rear of the project site shall be removed.	On Going	Planning Department	
PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS			
General Conditions			
1. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2. No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	
3. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering Dept.	
4. The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works	
5. The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads.	On-Going	Public Works	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ **TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**	**Original TPM No. 36662 Expiration Date - Dec. 14, 2019** **TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
6.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Engineering Dept.	
7.	The developer / applicant shall provide all tenants / employees / homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website. .	On-Going	Engineering Dept.	
8.	The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering Dept.	
9.	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.	
10.	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.	
11.	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.	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ **TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**	**Original TPM No. 36662 Expiration Date - Dec. 14, 2019** **TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
12.	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.	
13.	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.	
14.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
15.	All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	
16.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.	On-Going	Engineering Dept. Planning Dept.	
17.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering Dept.	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ **TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**		**Original TPM No. 36662 Expiration Date - Dec. 14, 2019** **TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**	
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
18.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation to cover the costs of any facilities requiring city maintenance and/or city services. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	Prior to Map Recordation	Engineering Dept.	
19.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
20.	The improvement plans for the required public improvements 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.	
21.	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.	
22.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
Prior to the Issuance of Grading Permits			
23.	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	Prior to Issuance of a Grading Permit	Engineering Dept.	

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Project Application: Tentative Parcel Map No. 36662			
APN: 366-070-011			
~~**Original Director Hearing Date - December 14, 2016**~~ **TPM No. 36662/EOT #1 Approval Date - Dec. 4, 2019**	**Original TPM No. 36662 Expiration Date - Dec. 14, 2019** **TPM 36662 EOT#1 Expiration Date - Dec. 14, 2022**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
	conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.			
24.	The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering Dept.	
25.	The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
26.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
27.	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.	
28.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	
29.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Applicant	Prior to Issuance of a Grading Permit	Engineering Dept.	

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

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
33. 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 drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.	Prior to Issuance of a Grading Permit	Engineering Dept.	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
34. The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Director.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	
Prior to Recordation of the Final Map			
35. 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.	
36. The developer shall dedicate the western half - section of Union Street, measured, 30' from the approved centerline. Right of way will be based on a local street, Standard No. 105, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
37. The developer shall pay an in lieu contribution based on the City of Wildomar Cost Estimate Worksheet for the design and construction of Union Street based on a local street, Standard No. 105, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Improvements shall consist of the westerly half of Union Street, measured 30' from approved centerline, including all appropriate slopes and off-site transitions.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
38. 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.	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
39. Should the owner desire a street light at the intersection of the proposed street or at the end of the cul-de-sac, then the developer shall dedicate, design and construct streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
40. The developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
41. 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 or First Building Permit	Engineering Dept.	
Prior to Issuance of a Building Permit			
42. The developer/owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
43. The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
44. The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	

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45. The developer shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
46. The developer shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	
47. The developer shall annex into the CFD Services District to offset development related costs for maintenance and services.	Prior to Issuance of a Building Permit	Engineering Dept.	
48. The developer/applicant shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit	Building Dept.	
49. The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	
50. 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), and City Development Impact Fees.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Building Dept.	
51. 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	Engineering Dept.	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**

RIVERSIDE COUNTY FIRE DEPARTMENT				
General Conditions – Parcel Map No. 36662				
1.	Fire hydrants shall be installed within 400 feet of all portions of all structures	On-Going	Fire Department	
2.	No Hazardous Materials: This project has not been reviewed for the use, storage, or handling of hazardous materials. Hazardous materials use, storage, and handling requires Fire Department Review.	Prior to Issuance of Building Permit	Fire Department	
3.	Fire Flow: Provide, or show there exist, a water system capable of delivering fire flow as required by California Fire Code and Riverside County Fire Department standards.	Prior to Issuance of Building Permit	Fire Department	
4.	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.	Prior to Issuance of Building Permit	Fire Department	
5.	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.	Prior to Issuance of Building Permit	Fire Department	
6.	Fire Department Access: Fire Department apparatus access shall be provided to within 150 feet of all portions of all buildings. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Issuance of Building Permit	Fire Department	

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Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
7. Building Address Numbers: Display street numbers in a prominent location on the address side of buildings and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for buildings up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	Prior to Issuance of Building Permit	Fire Department	
8. Knox Rapid Entry System: the building shall be equipped with a Knox Rapid Entry System. Contact the Riverside County Fire Department for further information.	Prior to Issuance of Building Permit	Fire Department	
9. These conditions are preliminary; further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.	Prior to Issuance of Building Permit	Fire Department	

END

ATTACHMENT B

Original Planning Director's Hearing Report
(dated 12/14/2016)

CITY OF WILDOMAR – PLANNING DIRECTOR
Agenda Item 2.1
PUBLIC HEARING
Meeting Date: December 14, 2016

TO: Planning Director, Matthew C. Bassi

FROM: Morgan Weintraub, Assistant Planner

SUBJECT: **Parcel Map No. 36662 (PA No. 15-0056):** ***Continued from 11/30/2016:*** Planning Director consideration of the Orchard Street Parcel Map consisting of a Categorical Exemption and Parcel Map No. 36662 to subdivide 1.82 acres into 3 residential lots located at 33401 Orchard Street (APN 366-070-011).

RECOMMENDATION:
The Planning Department recommends the Planning Director take the following action:

1. Adopt a Resolution entitled:

DH RESOLUTION NO. 16-02

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISIONS – CLASS 15) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PARCEL MAP NO. 36662 (PLANNING APPLICATION NO. 15-0056) SUBJECT TO CONDITIONS, TO SUBDIVIDE 1.82 ACRES INTO 3 PARCELS LOCATED AT 33401 ORCHARD STREET (APN 366-070-011)

PROJECT DESCRIPTION:
The Applicant is requesting approval of Parcel Map No. 36662 to divide 1.82 acres into 3 single-family residential lots. The proposed lot sizes range from 0.62 to 0.67 acres which exceeds the minimum .50 acre lot size for the R-R zone.

Project Location/Vicinity and Onsite Conditions:
The project site encompasses approximately 1.82 acres and is located 33401 Orchard Street (APN: 366-070-011). The site is located in the western part of the city west of Interstate 15 (I-15). The aerial photo on the following page shows the project site and surrounding area. Existing onsite conditions include an existing residential structure and a non-permitted detached mobile home. The project site is flat and has very little vegetation.

Figure 1. Vicinity/Location Map

Surrounding Land Uses:

The project site is surrounded by both residential uses to the north and west, vacant land to the south and Jean Hayman Elementary School to the east. The summary table on the following page lists the current land uses, general plan land use, 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.

Table 1. General Plan Land Use and Zoning

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning Designation**
Subject Property	Home	Medium Density Residential (MDR)	R-R (Rural Residential)
North	Home	Medium Density Residential (MDR)	R-R (Rural Residential)

South	Vacant	Medium Density Residential (MDR)	R-R (Rural Residential)
East	Homes	Medium Density Residential (MDR)	R-R (Rural Residential)
West	Jean Hayman Elementary School	Medium Density Residential (MDR)	R-R (Rural Residential)

Figure 2. General Plan Existing Land Use Exhibit

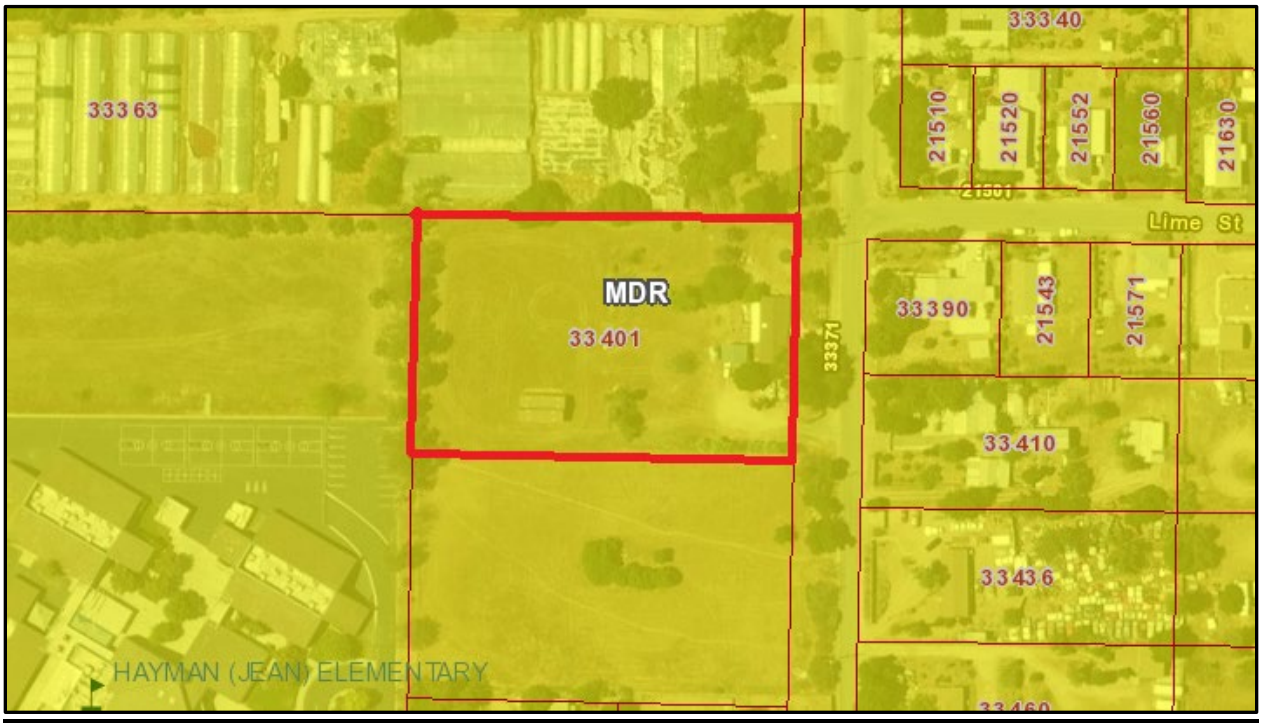


Figure 3. Zoning Designation Exhibit

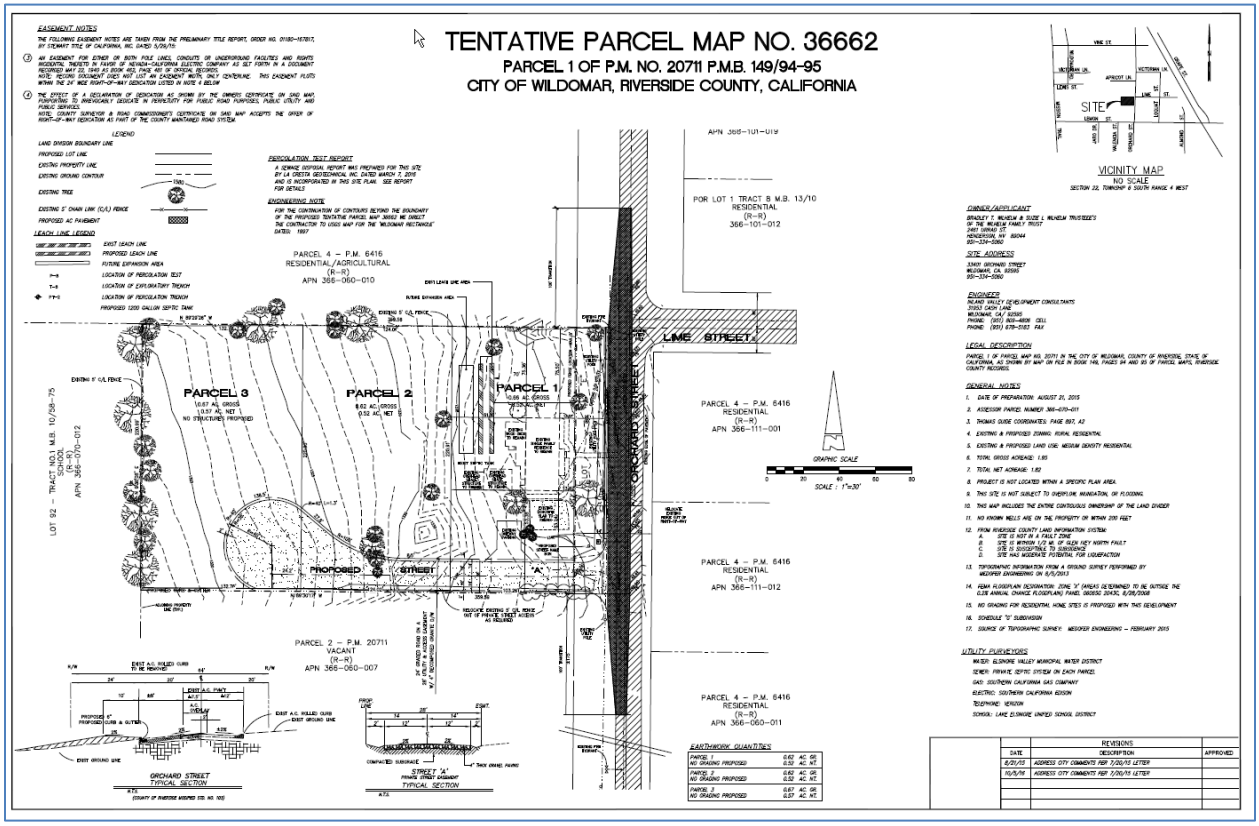
CEQA Determination:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department has evaluated the proposed project to determine what level of CEQA review is required. Based on this evaluation, staff has determined that the proposed project meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. A more detailed discussion of this determination is provided in the Analysis section of the staff report.

Tentative Parcel Map No. 36662:

The applicant is proposing a Parcel Map (PM No. 36662) to divide 1.82 acres into 3 parcels. A full size copy of the proposed parcel map is provided in Attachment B. A reduced exhibit of the parcel map is shown on Figure 4.

Figure 4. Parcel Map No. 36662 Exhibit



Proposed Lot Sizes:

The proposed lot sizes range in size from 0.62 to 0.67 acres. Parcel 1 will be 0.66 acres, Parcels 2 will be .62 acres and Parcel 3 will be 0.67 acres. Depending on future uses, each parcel may require an additional plot plan as outlined in the R-R zone. A summary table of the lot sizes is shown on page 6 of the staff report.

Vehicular Access/Streets:

Access to all three parcels will be provided via a newly constructed private cul-de-sac driveway and utility easement (labeled as Proposed Street "A" on Parcel Map No. 36662). The entire length of Street "A" will be constructed of decomposed granite (DG) and will have a roadway width of 28 feet. Access to Street "A" will be available from Orchard Street. The cul-de-sac portion of Street "A" will have a turnaround radius of 40-feet to accommodate fire trucks.

PROJECT ANALYSIS:

CEQA Analysis:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Parcel Map to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of the proposed Parcel Map meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project site will be divided into 3 parcels and has not been divided within the last 2 years. Therefore, based on these factors, staff recommends the Planning Director adopt a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA.

Tentative Parcel Map No. 36662:

The proposed Parcel Map is required to meet minimum development standards outlined in Section 17.16.020 of the R-R zone related to lot size and depth. A summary of the 3 lot parcel map is provided in Table 2. In terms of lot size and width, the parcel map exceeds the minimum development standards of the R-R zone.

Table 2. Parcel Map No. 36662– Development Standard Table

PARCELS	PROPOSED LOT SIZE (ACRES)	MINIMUM LOT SIZE REQUIRED (S.F.)	MINIMUM LOT WIDTH (FEET)	PROPOSED LOT WIDTH	MINIMUM LOT DEPTH (FEET)	PROPOSED LOT DEPTH (FEET)	EXCEEDS MINIMUM STANDARDS
1	0.66	21,780 S.F. or (.50 acre)	80	103.26	100	220.91	Yes
2	0.62	21,780 S.F. or (.50 acre)	80	124.01	100	220.90	Yes
3	0.67	21,780 S.F. or (.50 acre)	80	132.76	100	220.99	Yes

Vehicular Access/Streets:

Access to the parcels will be through a private easement from a Rural Residential Local Road constructed of Decompose Granite. In addition, the private street meets the Riverside County Fire Departments width size and turning radius requirements.

Tentative Parcel Map No. 36662 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 Department, 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 that the Planning Director hereby find and determine as follows:

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

Evidence: The proposed Tentative Parcel Map No. 36662 is consistent with the City's General Plan in that the existing land use designation of Medium Density Residential (MDR) is intended to provide for the development of detached single family residences and ancillary structures. The density range is 2 – 5 dwelling units per acre. The project proposes to divide a 1.82-acre parcel into 3 parcels that will be 0.62 to 0.67 acres in size which exceeds the allowable lot sizes specified in the General Plan and is consistent with the surrounding land use designations. Additionally, there is no specific plan governing the proposed project site. The project also promotes the following general plan policies:

LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use.

LU 22.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

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 designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

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

Evidence: The project site encompasses approximately 1.82 acres. The tentative parcel map proposes to divide the project area into 3 parcels for future Medium density single family residential development. The density allowed by the MDR designation 2 - 5 dwelling units per acre; which is consistent with the surrounding land use densities. In addition, the lot size requirements of the R-R (Rural Residential) zone, requires a one-half acre minimum lot area with a minimum average lot width of 80 feet and a depth of 100 feet. The proposed project exceeds these requirements, as illustrated in Table II above, which results in the site being physically suitable for the 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 proposed project meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA consisting of the division of property in an urbanized area zoned for residential development. Additionally, the design of the subdivision is in conformance with the requirements outlined in the General Plan and Zoning Code in terms of minimum lot size requirements. Thus, it has been determined that the design of the subdivision will not likely cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat project. Therefore, the proposed Parcel Map meets this finding.

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

Evidence: The design of the subdivision is in conformance with the City's General Plan and Zoning Code. The design of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed 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/COMMUNICATION:

In accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department on November 15, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which the Tentative Parcel Map No. 36662 would be considered by the Planning Director. Further, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on November 15, 2016 published a legal notice in the "Press Enterprise", a local newspaper of general circulation, in compliance with State law notifying the general public of the public hearing for which Tentative Parcel Map No. 36662 would be considered by the Planning Director.

ATTACHMENTS:

A. DH Resolution No. 16-02 for Tentative Parcel Map No. 36662
   Exhibit 1 - Conditions of Approval Matrix
B. Tentative Parcel Map No. 36662 Subdivision Map Exhibit

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

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

ATTACHMENT A

Director Hearing Resolution

DH RESOLUTION NO. 16-02

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISIONS – CLASS 15) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PARCEL MAP NO. 36662 (PLANNING APPLICATION NO. 15-0056) SUBJECT TO CONDITIONS, TO SUBDIVIDE 1.82 ACRES INTO 3 PARCELS LOCATED AT 33401 ORCHARD STREET (APN 366-070-011)

WHEREAS, an application for Tentative Parcel Map No. 36662 to subdivide 1.82 acres into 3 parcels for residential development has been filed by:

Applicant / Owner:	Suzie L. Wilhelm
Project Location:	2461 Urrard Street
APN Number:	366-070-011
Lot Area:	1.82 acres

WHEREAS, in accordance with the California Government Code Section 66452 – 66452.22 (Subdivision Map Act), the City of Wildomar Subdivision Ordinance (Title 16), and the City of Wildomar Zoning Ordinance (Title 17), the Planning Director of the City of Wildomar, California, has the authority and has reviewed the proposed Tentative Parcel Map No. 36662; 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 resolution for Tentative Parcel Map No. 36662 containing staff's recommendation to the Planning Director at least three (3) days prior to the below referenced noticed public hearing; and

WHEREAS, the proposed Tentative Parcel Map No. 36662 is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

WHEREAS, the proposed Tentative Parcel Map application is considered Categorically Exempt as defined by Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on November 15, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for

which the Tentative Parcel Map No. 36662 would be considered by the Planning Director; and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on November 15, 2016 published a legal notice in the "Press Enterprise", a local newspaper of general circulation, in compliance with State law notifying the general public of the public hearing for which Tentative Parcel Map No. 36662 would be considered by the Planning Director; and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the Planning Director on November 30, 2016 held said public hearing at which time the Planning Director received pubic testimony from interested persons in support of, or opposition to, the proposed Tentative Parcel Map No. 36662.

NOW THEREFORE, the Planning Director 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) Guidelines, the Planning Department evaluated the proposed Parcel Map to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of the proposed Parcel Map meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project site will be divided into 3 parcels and has not been divided within the last 2 years. Therefore, based on these factors, the Planning Director hereby adopts a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA.

SECTION 2. PARCEL MAP FINDINGS

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Department, 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 that the Planning Director hereby find and determine as follows:

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

B. Evidence: The proposed Tentative Parcel Map No. 36662 is consistent with the City's General Plan in that the existing land use designation of Medium Density Residential (MDR) is intended to provide for the development of detached single family residences and ancillary structures. The density range is 2 – 5 dwelling units per acre. The project proposes to divide a 1.82-acre parcel into 3 parcels that will be 0.62 to 0.67 acres in size which exceeds the allowable lot sizes specified in the General Plan and is consistent with the surrounding land use designations. Additionally, there is no specific plan governing the proposed project site. The project also promotes the following general plan policies:

LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use.

LU 22.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

C. 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 designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

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

Evidence: The project site encompasses approximately 1.82 acres. The tentative parcel map proposes to divide the project area into 3 parcels for future Medium density single family residential development. The density allowed by the MDR designation 2 - 5 dwelling units per acre, allowing for lot sizes between 5,500 to 20,000 square feet; which is consistent with the surrounding land uses. In addition, the lot size requirements in the MDR land use designation is smaller than the present zone of R-R (Rural Residential). In this case the parcel are subdivided to exceed the density of the General Plan, but meet the development standards of the RR Zone, as illustrated in **Table II** above, which results in the site being physically suitable for the development.

E. 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 proposed project meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA consisting of the division of property in an urbanized area zoned for residential development. Additionally, the design of the subdivision is in conformance with the requirements outlined in the General Plan and Zoning Code in terms of minimum lot size requirements. Thus, it has been determined that the design of the subdivision will not likely cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat project. Therefore, the proposed Parcel 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.

SECTION 3. PLANNING DIRECTOR ACTION.

The Planning Director hereby adopts DH Resolution No. 2016-02 adopting a Categorical Exemption Per Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act (CEQA) Guidelines and approving Parcel Map No. 36662 subject to conditions as provided herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 14th day of December, 2016.

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Matthew C. Bassi
Planning Director/Minutes Secretary

ATTACHMENT A

Exhibit 1 – Conditions of Approval

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)			
APN: 366-070-011			
Planning Director Hearing Approval Date: **December 14, 2016**	**TPM No. 36662 Expiration Date:** **December 14, 2019**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**

PLANNING DEPARTMENT CONDITIONS				
General Conditions				
1.	In compliance with Section 15062 of the CEQA Guidelines, the fee to file a Notice of Exemption (NOE) shall be submitted to the Planning Department by the Applicant no later than December 21, 2016. The NOE and Riverside County Administration fee of **$50.00** for the NOE shall be filed by the Planning Department with the Riverside County Clerk within five (5) working days of project approval by the Planning Director.	Dec. 14, 2016	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 December 28, 2016. Applicant Signature: Date:	Dec. 28, 2016	Planning Department	
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify,	On-Going	Planning Department	

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	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. 36662* shall expire on December 14, 2019 (3 years after approval by the Planning Director) if the final map has not been approved by the City Engineering Department and recorded with the Riverside County Clerk. The Applicant may apply in	Dec. 14, 2019	Planning Department	

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	writing for a Extension of Time (EOT) for review and approval of the Planning Director in accordance with Section 16.12.240 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department at least 30 days prior to the expiration date (11/14/19).			
5.	In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	March 14, 2016	Planning Department	
6.	Within 60 days of approval of Tentative Parcel Map No. 36662 (PA 15-0056), the applicant shall pay all 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 map.	Feb. 14, 2016	Planning Department	
7.	Applicant herby understands and agrees that failure to comply with all Conditions of Approval may result in the Planning Director taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the parcel map.	On-Going	Planning Department	
8.	The project shall be subdivided in accordance with the approved tentative parcel map approved by the Planning Director on November 30, 2016. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	Ongoing	Planning Department	
9.	Prior to the recording of the final map. The existing mobile home located at the rear of the project site will be removed.	On Going	Planning Department	

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PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS				
General Conditions				
1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2.	No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	
3.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering Dept.	
4.	The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works	
5.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads.	On-Going	Public Works	
6.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Engineering Dept.	

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7. The developer / applicant shall provide all tenants / employees / homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website. .	On-Going	Engineering Dept.	
8. The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering Dept.	
9. 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.	
10. 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.	
11. 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.	
12. 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.	
13. 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.	

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14. Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
15. All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	
16. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.	On-Going	Engineering Dept. Planning Dept.	
17. 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.	
18. The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation *to cover the costs of any facilities requiring city maintenance and/or city services.* Should this project lie within any assessment/benefit district that	Prior to Map Recordation	Engineering Dept.	

	duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.			
19.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
20.	The improvement plans for the required public improvements 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.	
21.	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.	
22.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
Prior to the Issuance of Grading Permits				
23.	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.	

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24. The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering Dept.	
25. The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
26. The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
27. 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.	
28. A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	
29. If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Applicant shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices	Prior to Issuance of a Grading Permit	Engineering Dept.	

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

	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 drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
34.	The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Director.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	

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Prior to Recordation of the Final Map			
35. 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.	
36. The developer shall dedicate the western half - section of Union Street, measured, 30' from the approved centerline. Right of way will be based on a local street, Standard No. 105, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
37. The developer shall pay an in lieu contribution based on the City of Wildomar Cost Estimate Worksheet for the design and construction of Union Street based on a local street, Standard No. 105, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Improvements shall consist of the westerly half of Union Street, measured 30' from approved centerline, including all appropriate slopes and off-site transitions.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
38. 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.	
39. *Should the owner desire a street light at the intersection of the proposed street or at the end of the cul-de-sac,* then 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	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	

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	and to the satisfaction of the City Engineer.			
40.	The developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
41.	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 or First Building Permit	Engineering Dept.	
Prior to Issuance of a Building Permit				
42.	The developer/owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
43.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
44.	The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
45.	The developer shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
46.	The developer shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	

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47. The developer shall annex into the CFD Services District to offset development related costs for maintenance and services.	Prior to Issuance of a Building Permit	Engineering Dept.	
48. The developer/applicant shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit	Building Dept.	
49. The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	
50. 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), and City Development Impact Fees.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Building Dept.	
51. 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		

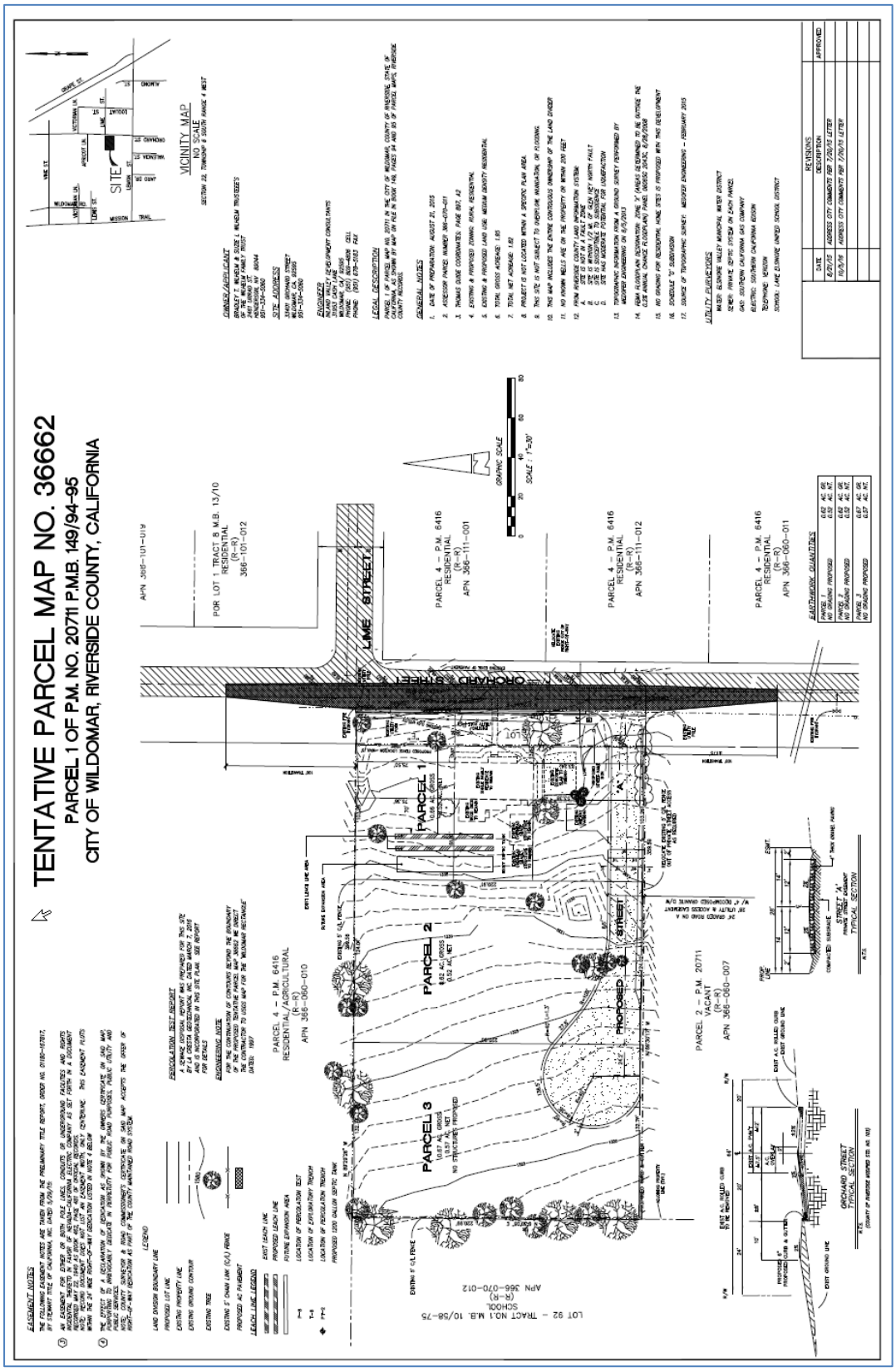
ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)			
APN: 366-070-011			
Planning Director Hearing Approval Date: **December 14, 2016**	**TPM No. 36662 Expiration Date:** **December 14, 2019**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
RIVERSIDE COUNTY FIRE DEPARTMENT			
General Conditions – Parcel Map No. 36662			
1. Fire hydrants shall be installed within 400 feet of all portions of all structures	On-Going	Fire Department	
2. No Hazardous Materials: This project has not been reviewed for the use, storage, or handling of hazardous materials. Hazardous materials use, storage, and handling requires Fire Department Review.	Prior to Issuance of Building Permit	Fire Department	
3. Fire Flow: Provide, or show there exist, a water system capable of delivering fire flow as required by California Fire Code and Riverside County Fire Department standards.	Prior to Issuance of Building Permit	Fire Department	
4. 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.	Prior to Issuance of Building Permit	Fire Department	
5. 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.	Prior to Issuance of Building Permit	Fire Department	
6. Fire Department Access: Fire Department apparatus access shall be provided to within 150 feet of all portions of all buildings. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Issuance of Building Permit	Fire Department	

ATTACHMENT A - EXHIBIT 1 CONDITIONS OF APPROVAL – Orchard Street Parcel Map			
Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)			
APN: 366-070-011			
Planning Director Hearing Approval Date: December 14, 2016	**TPM No. 36662 Expiration Date: December 14, 2019**		
Conditions of Approval	**Timing / Implementation**	**Enforcement / Monitoring Dept.**	**Verification (Date and Signature)**
7. Building Address Numbers: Display street numbers in a prominent location on the address side of buildings and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for buildings up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	Prior to Issuance of Building Permit	Fire Department	
8. Knox Rapid Entry System: the building shall be equipped with a Knox Rapid Entry System. Contact the Riverside County Fire Department for further information.	Prior to Issuance of Building Permit	Fire Department	
9. These conditions are preliminary; further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.	Prior to Issuance of Building Permit	Fire Department	

END

ATTACHMENT B

Tentative Parcel Map No. 36662 Exhibit



TENTATIVE PARCEL MAP NO. 36662

PARCEL 1 OF P.M. NO. 20711 P.M.B. 149/94-95

CITY OF WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA

EASEMENT NOTES

THE FOLLOWING EASEMENT NOTES ARE TAKEN FROM THE PRELIMINARY TITLE REPORT, ORDER NO. 01180-167817, BY STEWART TITLE OF CALIFORNIA, INC. DATED 5/29/15:

(3) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF NEVADA-CALIFORNIA ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED MAY 22, 1940 AS BOOK 462, PAGE 481 OF OFFICIAL RECORDS.
NOTE: RECORD DOCUMENT DOES NOT LIST AN EASEMENT WIDTH, ONLY CENTERLINE. THIS EASEMENT PLOTS WITHIN THE 24' WIDE RIGHT-OF-WAY DEDICATION LISTED IN NOTE 4 BELOW

(4) THE EFFECT OF A DECLARATION OF DEDICATION AS SHOWN BY THE OWNERS CERTIFICATE ON SAID MAP, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES.
NOTE: COUNTY SURVEYOR & ROAD COMMISSIONER'S CERTIFICATE ON SAID MAP ACCEPTS THE OFFER OF RIGHT-OF-WAY DEDICATION AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM.

LEGEND

- LAND DIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTNG PROPERTY LINE
- EXISTNG GROUND CONTOUR (1580)
- EXISTING TREE
- EXISTING 5' CHAIN LINK (C/L) FENCE
- PROPOSED AC PAVEMENT

LEACH LINE LEGEND

- EXIST LEACH LINE
- PROPOSED LEACH LINE
- FUTURE EXPANSION AREA
- P-8 LOCATION OF PERCOLATION TEST
- T-6 LOCATION OF EXPLORATORY TRENCH
- PT-2 LOCATION OF PERCOLATION TRENCH
- PROPOSED 1200 GALLON SEPTIC TANK

PERCOLATION TEST REPORT

A SEWAGE DISPOSAL REPORT WAS PREPARED FOR THIS SITE BY LA CRESTA GEOTECHNICAL INC. DATED MARCH 7, 2016 AND IS INCORPORATED IN THIS SITE PLAN. SEE REPORT FOR DETAILS

ENGINEERING NOTE

FOR THE CONTINUATION OF CONTOURS BEYOND THE BOUNDARY OF THE PROPOSED TENTATIVE PARCEL MAP 36662 WE DIRECT THE CONTRACTOR TO USGS MAP FOR THE 'WILDOMAR RECTANGLE' DATED: 1997

CONDITIONALLY APPROVED

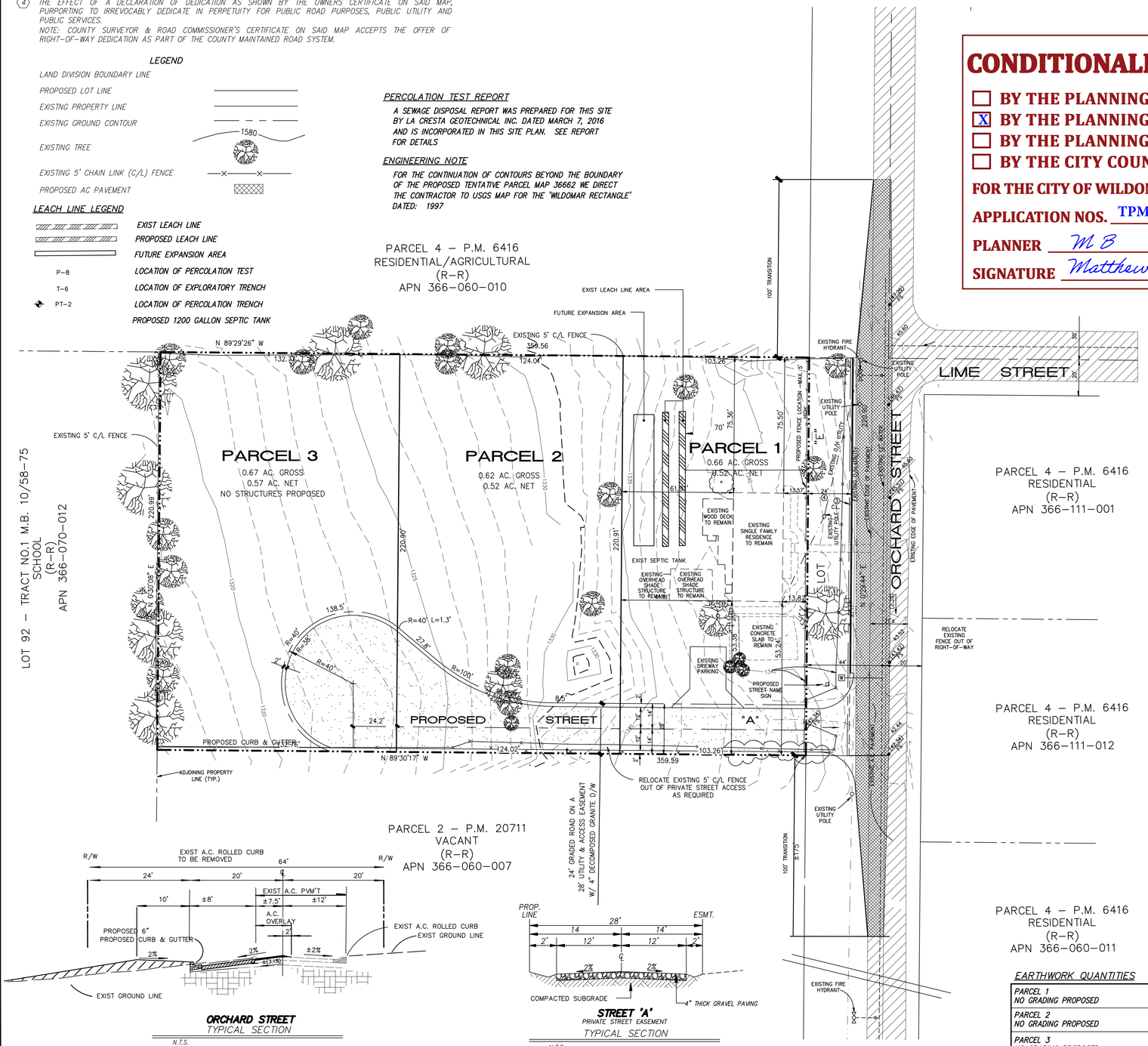
- ☐ BY THE PLANNING DEPARTMENT
- ☒ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 12 / 14 / 2016

APPLICATION NOS. TPM No. 36662 (PA 15-0056)

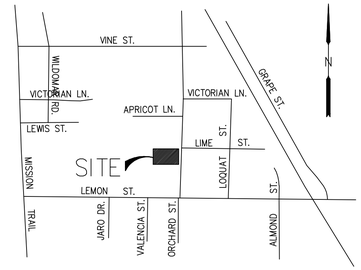
PLANNER M B

SIGNATURE Matthew Bassi



ORCHARD STREET
TYPICAL SECTION
N.T.S.
(COUNTY OF RIVERSIDE MODIFIED STD. NO. 103)

STREET 'A'
PRIVATE STREET EASEMENT
TYPICAL SECTION
N.T.S.



VICINITY MAP
NO SCALE
SECTION 22, TOWNSHIP 6 SOUTH RANGE 4 WEST

OWNER/APPLICANT

BRADLEY T. WILHELM & SUZIE L WILHELM TRUSTEEE'S
OF THE WILHELM FAMILY TRUST
2461 URRAD ST.
HENDERSON, NV 89044
951-334-5060

SITE ADDRESS

33401 ORCHARD STREET
WILDOMAR, CA. 92595
951-334-5060

ENGINEER

INLAND VALLEY DEVELOPMENT CONSULTANTS
31953 CASH LANE
WILDOMAR, CA/ 92595
PHONE: (951) 809-4806 CELL
PHONE: (951) 678-5183 FAX

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 20711 IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 149, PAGES 94 AND 95 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

GENERAL NOTES

1. DATE OF PREPARATION: AUGUST 21, 2015
2. ASSESSOR PARCEL NUMBER 366-070-011
3. THOMAS GUIDE COORDINATES: PAGE 897, A2
4. EXISTING & PROPOSED ZONING: RURAL RESIDENTIAL
5. EXISTING & PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
6. TOTAL GROSS ACREAGE: 1.95
7. TOTAL NET ACREAGE: 1.82
8. PROJECT IS NOT LOCATED WITHIN A SPECIFIC PLAN AREA.
9. THIS SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOODING.
10. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
11. NO KNOWN WELLS ARE ON THE PROPERTY OR WITHIN 200 FEET
12. FROM RIVERSIDE COUNTY LAND INFORMATION SYSTEM:
    A. SITE IS NOT IN A FAULT ZONE
    B. SITE IS WITHIN 1/2 MI. OF GLEN IVEY NORTH FAULT
    C. SITE IS SUSCEPTIBLE TO SUBSIDENCE
    D. SITE HAS MODERATE POTENTIAL FOR LIQUEFACTION
13. TOPOGRAPHIC INFORMATION FROM A GROUND SURVEY PERFORMED BY MEDOFER ENGINEERING ON 8/5/2013
14. FEMA FLOODPLAIN DESIGNATION: ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PANEL 06065G 2043C, 8/28/2008
15. NO GRADING FOR RESIDENTIAL HOME SITES IS PROPOSED WITH THIS DEVELOPMENT
16. SCHEDULE "G" SUBDIVISION
17. SOURCE OF TOPOGRAPHIC SURVEY: MEDOFER ENGINEERING – FEBRUARY 2015

UTILITY PURVEYORS

WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
SEWER: PRIVATE SEPTIC SYSTEM ON EACH PARCEL
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
SCHOOL: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

GRAPHIC SCALE
0 20 40 60 80
SCALE : 1"=30'

EARTHWORK QUANTITIES

PARCEL 1	0.62 AC. GR.
NO GRADING PROPOSED	0.52 AC. NT.
PARCEL 2	0.62 AC. GR.
NO GRADING PROPOSED	0.52 AC. NT.
PARCEL 3	0.67 AC. GR.
NO GRADING PROPOSED	0.57 AC. NT.

REVISIONS		
DATE	DESCRIPTION	APPROVED
8/21/15	ADDRESS CITY COMMENTS PER 7/20/15 LETTER	
10/5/16	ADDRESS CITY COMMENTS PER 7/20/15 LETTER	

ATTACHMENT E
Maps and Exhibits

Vicinity/Location Map

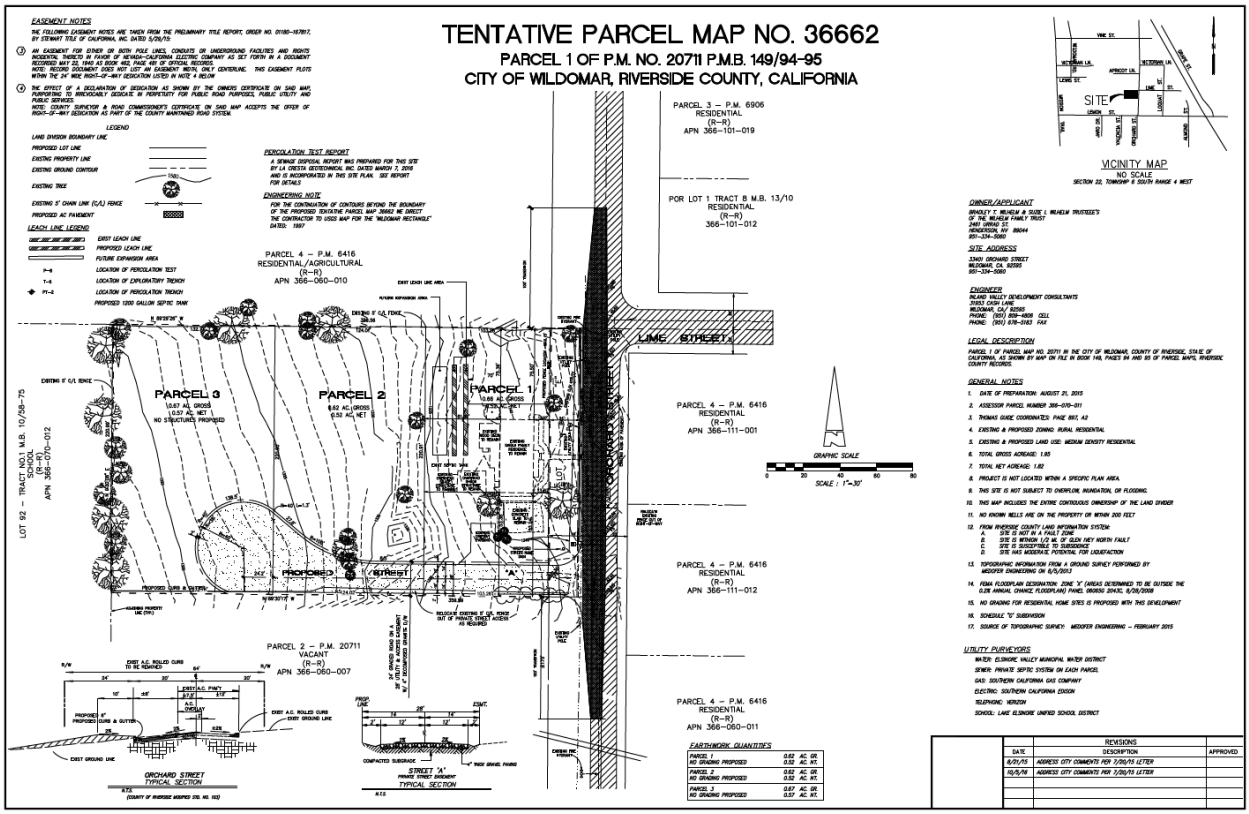
The table below summarizes the current General Plan land use and zoning information related to the project site and surrounding properties.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Uses**	**General Plan Land Use Designations**	**Zoning Designations**
Subject Property	Home	Medium Density Residential (MDR)	R-R (Rural Residential)
North	Home	Medium Density Residential (MDR)	R-R (Rural Residential)
South	Vacant	Medium Density Residential (MDR)	R-R (Rural Residential)
East	Homes	Medium Density Residential (MDR)	R-R (Rural Residential)
West	Jean Hayman Elementary School	Medium Density Residential (MDR)	R-R (Rural Residential)

Current General Plan Land Use Exhibit

Current Zoning Designation Exhibit

Development Standards Table (17.60.040 – R-R Zone)

Parcels	Proposed Lot Size (Acres)	Minimum Lot Size Required (S.F.)	Minimum Lot Width (Feet)	Proposed Lot Width	Minimum Lot Depth (Feet)	Proposed Lot Depth (Feet)	Exceeds Minimum Standards
1	0.66	21,780 S.F. or (.50 acre)	80	103.26	100	220.91	Yes
2	0.62	21,780 S.F. or (.50 acre)	80	124.01	100	220.90	Yes
3	0.67	21,780 S.F. or (.50 acre)	80	132.76	100	220.99	Yes

Approved Parcel Map No. 36662 Exhibit