Appendices

APPENDIX 1.0 NOP AND LETTERS

NOTICE OF PREPARATION

AND

NOTICE OF PUBLIC SCOPING MEETING

Date: May 2, 2013

To: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations (Local Distribution List)
Affected Property Owners
(see attached distribution list)

Subject: Notice of Preparation (NOP) of the City of Wildomar 2014–2021 Housing Element Update and Environmental Impact Report (EIR) and Notice of Public Scoping Meeting for the Proposed Project.

Lead Agency: City of Wildomar

Contact: Matthew C. Bassi, Planning Director

Project Title: 2014–2021 Housing Element Update and EIR

Project Location: The City of Wildomar is located in Riverside County. Wildomar encompasses approximately 24.3 square miles, or 15,571.8 acres, generally bounded by rural residential uses to the west, the City of Lake Elsinore to the north and northwest, the City of Murrieta to the south and southeast, and the City of Menifee to the east, with Interstate 15 (I-15) bisecting the city (**Figure 1**). The US Census Bureau estimated the 2011 population of Wildomar at 32,922. The city is located on the Wildomar, Murrieta, and Romoland USGS 7.5-Minute Quad Maps, 33˚37'30" North, 117˚15'20" West.

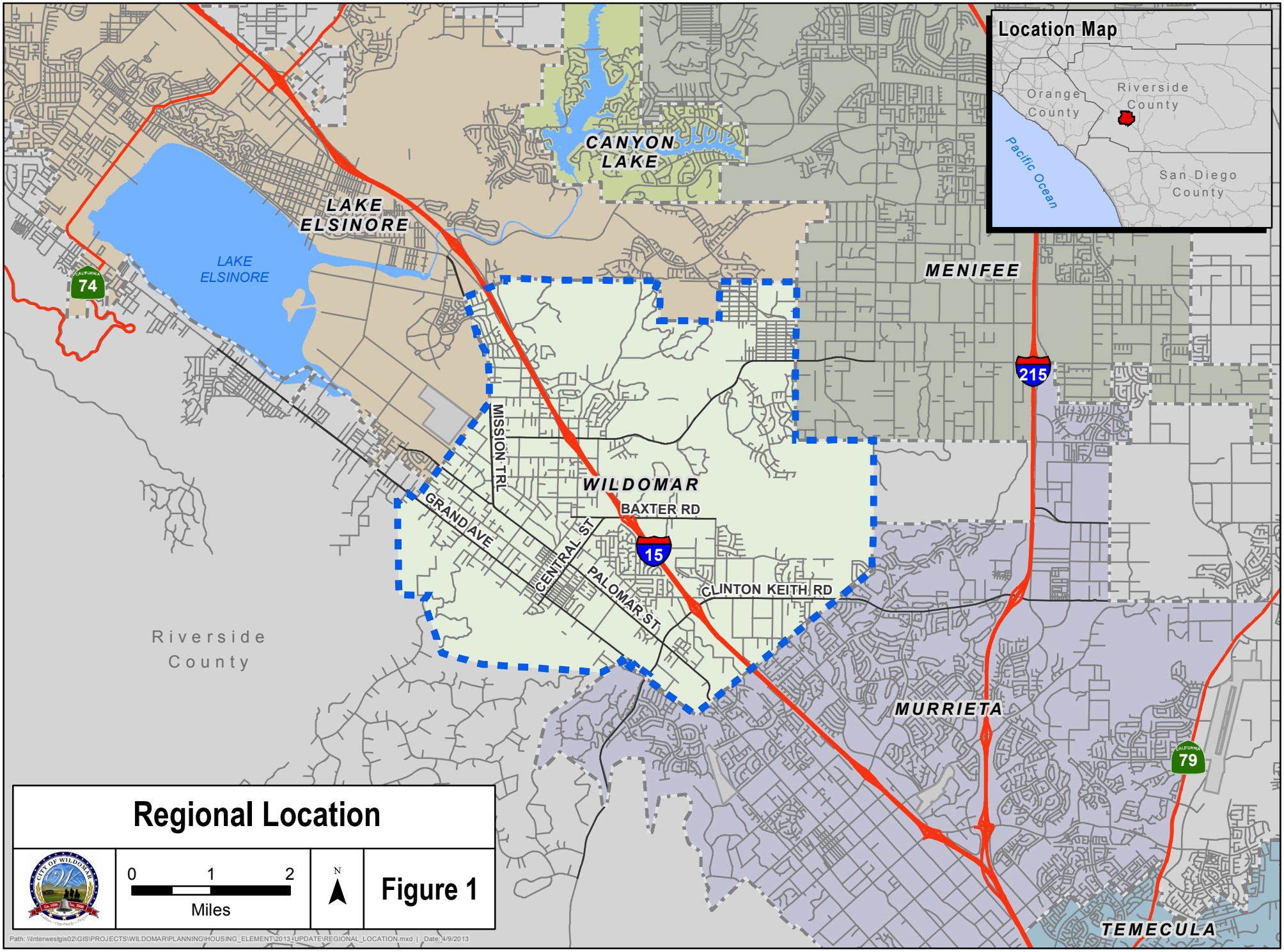
Location Map
Orange County
Riverside County
San Diego County
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Figure 1
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In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Wildomar, as lead agency, will prepare an Environmental Impact Report (EIR) for the 2014–2021 Housing Element update (proposed project; project). Pursuant to Section 15082(a) of the CEQA Guidelines, the City of Wildomar (City) has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects. The City is soliciting your comments on the scope of the environmental analysis. This will allow your input to be taken into consideration during the evaluation of the environmental impacts of the 2014–2021 Housing Element update to be addressed in the EIR. A description of the proposed project and project location, a location map, and preliminary identification of the potential environmental effects are contained in this NOP. If your agency is a responsible agency as defined in Section 15381 of the CEQA Guidelines, your agency will need to use the EIR prepared by the City of Wildomar when considering your permit or other approval for action.

In compliance with the time limits mandated by CEQA, the comment period for this NOP is 30 days starting on **May 2, 2013 and ending on June 3, 2013**. **Your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice pursuant to CEQA Guidelines Section 15082(b).** The City welcomes public input during this review period. In the event no response or request for additional time is received by any responsible or trustee agency by the end of the review period, the City may presume that the responsible or trustee agency has no response. Please send your written responses to Matthew C. Bassi, Planning Director, City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Responses must include the name of a contact person at your agency or organization.

PROJECT DESCRIPTION

Introduction

California Government Code Section 65302(c) mandates that each city shall include a housing element in its general plan. The housing element is required to identify and analyze existing and projected housing needs, and include statements of the city's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. State law (Government Code Sections 65580–65589) mandates the content of the City's Housing Element and requires an analysis of:

- Population and employment trends;
- The City's fair share of the regional housing needs;
- Household characteristics;
- An inventory of land suitable for residential development;
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to demonstrate adequate housing resources to meet the assigned Regional Housing Needs Allocation for all housing categories, but especially housing for very low-income and low-income housing.

Project Background

The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to the Southern California Association of Governments (SCAG), which in turn allocates to cities and the unincorporated county their "fair share" of the region's projected housing needs, also known as the Regional Housing Needs Allocation (RHNA). The housing needs are assigned based on household income groupings over the planning period for each specific jurisdiction's housing element.

In the 2006- 2014 planning period the City of Wildomar drafted a 4th round Housing Element but the document was never adopted. In that draft document, the City completed a vacant land survey/analysis and determined the need to change the General Plan land use designation and Zoning for approximately 16 acres of land from Medium High Density Residential (MHDR) to Highest Density Residential (HHDR). The change in land use and zoning was intended to meet the City's lower income RHNA. Because the rezoning did not occur, the City has an un-accommodated need of 364 units for lower income that is now added to the 2014-2021 RHNA allocation.

Table 1. 2014–2021 Regional Housing Needs Allocation (RHNA)

Income Category	Income Range*	2014–2021 RHNA
Extremely Low	$0–$20,100	310
Very Low	$20,101–$33,500	311
Low	$33,501–$53,600	415
Un-accommodated Need from 2006-2014 Housing Element		**364**
Subtotal Very Low- and Low-Income Units		***1,400***
Moderate	$53,601–$78,000	461
Above Moderate	$78,001 or more	1,038
Total		**2,899**

Source: SCAG, October 2012

*Based on a four-person household

To demonstrate housing resources for the extremely low, very low-income, and low-income housing categories, HCD requires that the City provide enough vacant land to accommodate at least 1,400 units. Further, the vacant land must have a permitted use at a density of at least 30 dwelling/housing units per acre. Currently, the City of Wildomar does not have sufficient vacant land zoned to meet the need for 1,400 housing units in the extremely low, very low-income, and low-income categories as shown in **Table 1**.

The Highest Density Residential (HHDR) land use designation (for the four targeted sites) and the Mixed Use Planning Area (MUPA) land use designation (for the targeted 21 sites) will both allow a density of 30 dwelling/housing units per acre. As stated in the General Plan, the HHDR designated land allows between 20 and 40 units per acre. The General Plan does not establish a density range for MUPA

designated land, thus, density is assumed to be similar to that of the HHDR designation. The City currently has approximately 122 acres of MUPA designated land but does not currently have any land designated HHDR.

Project Characteristics

The proposed project comprises the following actions by the City of Wildomar:

A. Adoption of the 2014–2021 Housing Element;
B. Adoption of an implementing Mixed Use (MU) overlay zone district for the Mixed Use Planning Area (MUPA) land use designation;
C. Land Use change and Rezoning of four parcels that total 25.96 acres from Medium High Density Residential (MHDR)/Business Park (BP) to Highest Density Residential (HHDR) and from Rural Residential (R-R) to Planned Residential (R-4), respectively; and
D. Other zoning text amendments to the City's Zoning Ordinance to comply with changes in state law and implementation of the Housing Element programs (See Table 4 for a summary of the changes).

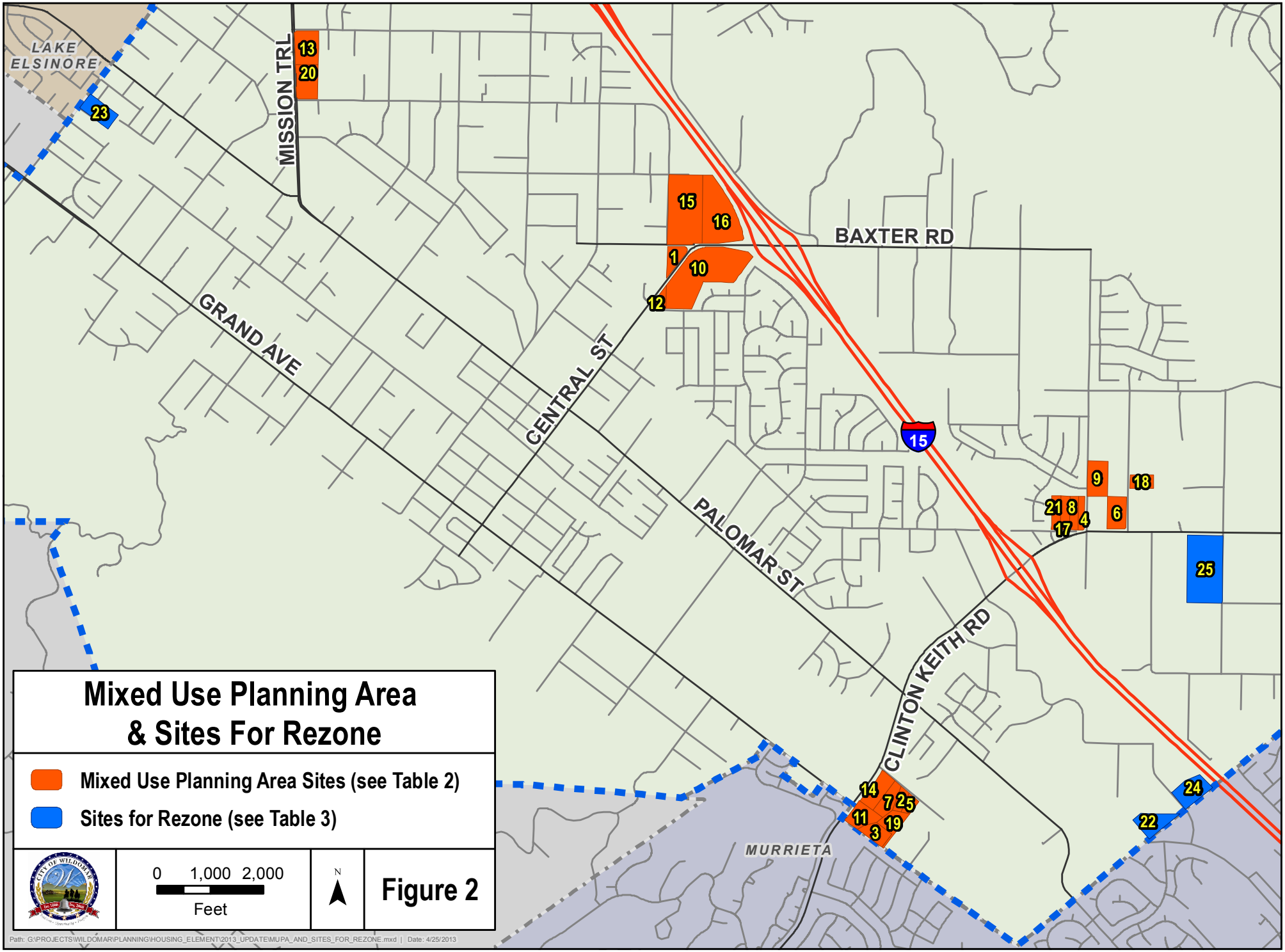
A. 2014–2021 Housing Element Update

The implementation of the City's 2014–2021 Housing Element will address the projected housing needs of current and future city residents and comply with state law requiring amendment of the Housing Element (Sections 65580–65589.8 of the California Government Code). The 2014–2021 Housing Element is the City's policy document guiding the provision of housing to meet future needs for all economic segments of the city, including housing affordable to lower-income households.

B. Mixed Use Planning Area Implementing Overlay Zone District

Table 2 shows that the City has approximately 122 acres of Mixed Use Planning Area (MUPA) designated in the Land Use Element of the General Plan (**Figure 2** and **Table 2**). As defined by the General Plan, the MUPA land use designation is intended to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreation uses or other uses are planned. The City does not have an implementing zone district, and this EIR evaluates the adoption of a Mixed Use (MU) overlay zone district that would establish development parameters for property owners within the proposed district.

Overlay zone districts provide a method of incorporating development regulations across a specified area. Overlay districts are special zones that lie on top of existing zoning districts and are designed to supplement or supersede existing zoning regulations. Overlay zone districts usually provide a higher level of regulation than those required by the existing zoning classification, but can also allow for exceptions to the underlying zone district or require less restrictive standards. If the standards of an overlay district and the underlying zoning district conflict, the standards of the overlay district take priority. An overlay district is not limited by the underlying zone district or property lines and can contain numerous properties, each with different underlying zoning.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Mixed Use Planning Area & Sites For Rezone
Mixed Use Planning Area Sites (see Table 2)
Sites for Rezone (see Table 3)
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Figure 2
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Table 2. Mixed Use Planning Area Designated Parcels

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	High Density Unit Potential1
Mixed Use Planning Area (mixed use 30 du/acre)						
1	376190001	R-R	MUPA	2.99	30	27
2	380160005	C-1/C-P	MUPA	1.74	30	16
3	380160009	C-1/C-P	MUPA	3.48	30	31
4	376410021	C-P-S	MUPA	1.6	30	14
5	380160006	C-1/C-P	MUPA	1.54	30	14
6	362250027	C-P-S	MUPA	4.98	30	45
7	380160004	C-1/C-P	MUPA	3.73	30	34
8	376410017	C-P-S	MUPA	2.4	30	22
9	362250001	R-R	MUPA	5.84	30	53
10	376190002	C-P-S	MUPA	23.92	30	216
11	380160007	C-1/C-P	MUPA	4.46	30	40
12	376180006	C-P-S	MUPA	1.36	30	12
13	367050068	R-R	MUPA	6.48	30	58
14	380160003	C-1/C-P	MUPA	4.83	30	43
15	367180015	C-P-S	MUPA	19.4	30	175
16	367180043	C-P-S	MUPA	16.14	30	145
17	376410016	C-P-S	MUPA	2.51	30	23
18	362250029	R-R	MUPA	2.63	30	24
19	380160008	C-1/C-P	MUPA	3.65	30	33
20	367050064	R-R	MUPA	5.84	30	53
21	376410015	C-P-S	MUPA	2.46	30	22
Totals				**121.98**		**1,097**

[1]30 percent capacity is assumed for mixed use sites

The proposed MU overlay zone district would allow for development of up to 30 units per acre and would require that at least 30 percent of the total MUPA land designated in the General Plan be developed with high-density housing. For purposes of the Housing Element and this EIR, the City is assuming that a maximum of 30 percent of the MUPA designated areas will be developed with 30 units per acre for a total of 1,097 units (**Table 2**). The City has sent letters to the property owners of each of the parcels currently designated MUPA to seek approval of the proposed overlay district. Because some of the owners may be opposed to the new MU overlay zone, and the City may elect to remove the parcels from consideration, more land would be necessary to ensure that the City has adequate land to meet the RHNA allocation.

C. General Plan Amendment and Rezone of MHDR/BP Parcels

In addition to the new MU overlay zone district, the City will also be amending the General Plan and Zoning for four parcel sites shown in **Figure 2** and listed in **Table 3**. The current General Plan land use designation for sites 22, 23, and 24 is Medium High Density Residential (MHDR), which allows between 5 and 8 units per acre. The current land use designation for site 25 is Business Park (BP), which does not allow for residential development. The proposed General Plan land use designation of Highest Density Residential (HHDR) allows 20–40 units per acre, but will be limited to 30 units per acre in the Planned Residential (R-4) zone district as amended by the proposed project. A portion (10 acres of 19.35 acres) of site 25 will be redesignated HHDR to allow for high density residential development; however, to also accommodate future retail development, the remaining portion of the site will be redesignated Commercial Retail (CR). This portion of the site is not a component of this project and therefore, not analyzed in the EIR. Additionally, only the portion of Site 25 being redesignated HHDR is depicted in **Table 3**.

Currently the properties are zoned Rural Residential (R-R), which is a zone district that does not allow multiple-family dwellings. The proposed zone district for the four parcels in **Table 1** is Planned Residential (R-4), which allows multiple-family dwellings as a permitted use (Zoning Ordinance Section 17.60.020). The R-4 zone district refers to the development standards of the General Residential (R-3) zone district that does not permit development up to 30 units to the acre. Part of site 25 (10 acres of 19.35 acres) is currently vacant housing stock. This vacant portion will be rezoned R-4 to meet the regions affordable housing needs. The remaining portion of the site will be rezoned Scenic Highway Commercial (CPS), which will allow for retail development. However, this portion of the site is not a component of this project and therefore, not analyzed in the EIR. Additionally, only the portion of site 25 being rezoned R-4 is depicted in **Table 3**. The proposed project will also change the provisions of the Planned Residential (R-4) zone district to accommodate projects up to 30 units per acre on parcels greater than 1 acre in size.

Table 3. Sites for Rezone and Land Use Changes

Site #	APN	Acreage	Current Zoning	New Zoning[1]	Current Land Use Designation	New Land Use Designation	Maximum Unit Capacity[2]	RHNA Capacity[3]
22	380220002	5.06	R-R	R-4	MHDR	HHDR	152	121
23	370400009	4.99	R-R	R-4	MHDR	HHDR	150	120
24	380270013	5.91	R-R	R-4	MHDR	HHDR	177	142
25[4]	380250003	10	R-R	R-4	BP	HHDR	300	240
Total Rezone		**25.96**					**779**	**623**

[1] These sites will be rezoned R-4, which will be compatible with the HHDR designation once provisions of the R-4 zone district are amended.

[2]The 2014-2021 Housing Element Update EIR assumes 100 percent capacity for impact analysis and full buildout potential (Maximum Unit Capacity).

[3]To meet RHNA needs, 80 percent capacity is assumed for residential sites (RHNA Capacity). This percentage factors in setbacks, street improvements, and public and private open space requirements.

[4] Only the 10 acre portion of the site used for analysis and RHNA capacity needs is included in the table. The remaining 9.35 acres is not considered in the analysis or RHNA capacity needs and therefore, the associated information for that portion of the site is not included in this table.

The combination of the MU overlay district which would allow the development of 1,097 multiple family units, and 779 units resulting from the rezoning of the sites shown in **Table 3**, results in a potential of

1,876 multiple family units. This total exceeds the RHNA need of 1,400 units as shown in **Table 1**. Additionally, assuming 80 percent development potential would still result in a total of 1,720 total units (623 rezone capacity and 1,097 multiple family units). This total also exceeds the RHNA need of 1,400 units.

D. Zoning Ordinance Amendments

The proposed project includes 16 zone text amendments to the City's existing Zoning Ordinance. A summary of the proposed Zoning Ordinance Amendments are outlined in **Table 4**.

Table 4. Zoning Ordinance Amendments

Chapter	Section	Zone District	Proposed Section Amendment	Implementing Program (Housing Element)
17.72	17.72.010(C)	C-1/C-P	To allow single-room occupancy units (SROs) as a conditionally permitted use	The City will allow single-room occupancy units (SROs) to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit. (Program H-13.1)
17.120	17.120.010(A)	A-1	To add farm worker housing as a permitted use	The allowance of farm worker housing in the Light Agricultural (A-1), Heavy Agricultural (A 2), and Residential Agricultural (R-A) zones by right. (Program H-13.2).
17.128	17.128.010(A)	A-2		
17.32	17.32.010(A)	R-A		
17.32	17.32.010(F)	R-A	To define transitional and supportive use	The amendment of the Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and to allow both transitional and supportive housing types as a permitted use in all residential zones. (Program H-16.2).
17.16	17.16.010(G)	R-R		
17.24	17.24.010(F)	R-1		
17.28	17.28.010(E)	R-1-A		
17.32	17.32.010(F)	R-A		
17.36	17.36.010(D)	R-2		
17.40	17.40.010(D)	R-2A		
17.44	17.44.010(A)	R-3		
17.48	17.48.020(A)	R-3		
17.52	17.52.010(C)	R-T		
17.56	17.56.010(E)	R-T-R		
17.60	17.60.020(E)	R-4		
17.68	17.68.020(C)	R-6		
17.16	17.16.010(A)	R-R	To add transitional and supportive housing as permitted uses	
17.24	17.24.010(A)	R-1		
17.28	17.28.010(A)	R-1-A		
17.32	17.32.010(A)	R-A		
17.36	17.36.010(A)	R-2		

Chapter	Section	Zone District	Proposed Section Amendment	Implementing Program (Housing Element)
17.40	17.40.010(A)	R-2A		
17.44	17.44.010(A)	R-3		
17.48	17.48.020(A)	R-3		
17.52	17.52.010(A)	R-T		
17.56	17.56.010(A)	R-T-R		
17.60	17.60.020(A)	R-4		
17.68	17.68.020(A)	R-6		
17.16	17.16.010(A)	R-R	To add secondary dwelling units and residential care facilities with six or fewer persons as a permitted use	The allowance of secondary dwelling units via a ministerial action (by right) in all single-family residential zones. (Program H-10.1) The amendment of the Zoning Ordinance to allow for residential care facilities with six or fewer persons by right in all residential zones. (Program H-13-4).
17.24	17.24.010(A)	R-1		
17.28	17.28.010(A)	R-1-A		
17.60	17.60.070(A)	R-4	To allow the development of 30 units per acre for properties larger than 1 acre in size	N/A
17.68	17.68.020(A)	R-6	To allow housing that qualifies under the state density bonus law as a permitted use.	Grant density bonuses to encourage the development of affordable housing. (Program H-9.1).
17.68	17.68.020(C)		To define density bonus law.	
17.36	17.36.010(C)	R-2	To add larger residential care facilities of seven or more persons as a conditionally permitted use.	The City will amend the Zoning Ordinance to allow larger residential care facilities of seven or more persons in the R-2, and R-3 zones with a conditional use permit. (Program H-13.4)
17.44	17.44.010(B)	R-3		

ENVIRONMENTAL IMPACTS

The City has determined that the update to the 2014–2021 Housing Element will clearly require preparation of an EIR to address all aspects of the environmental analysis resulting from the project. As a result, the City will not prepare an Initial Study as permitted in Section 15060(d) of the CEQA Guidelines. The EIR will be prepared to evaluate the potential impacts that would result from implementation of the proposed project. The proposed project does not include a request for development, however changes to the zoning on individual properties as well as changes to the zoning text, will make it easier to develop multiple family dwellings. The EIR will address the short- and long-term effects of the changes on the environment. While much of the analysis will be at a conceptual level and will likely lead to a mitigation strategy based on policies, ordinances and programs of the City, four properties will be evaluated for specific zone changes as discussed in this NOP.

The EIR will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant. Mitigation will be identified and a mitigation monitoring program will be developed as required by the CEQA Guidelines (Section 15150). The City anticipates the potential for the following significant environmental impacts:

Aesthetics: Future development would alter the existing visual character of the project sites. Potential aesthetic effects that may result from implementation of the proposed project may include changes in topography, building form, landscaping density, building height, loss/conversion of open space, generation of light/glare, and/or compatibility with existing adjacent uses. Additionally, development that could occur on the sites could alter the visual character of surrounding areas and/or obstruct existing views to, from, or through the sites.

Air Quality: Future development will generate construction-related and operational air pollution emissions. The proposed project results in the construction of multiple family dwellings and is not expected to generate significant air quality impacts. The EIR will evaluate air quality impacts associated with construction and occupancy of future dwellings.

Biological Resources: Reconnaissance level biological assessments will be made of all of the properties affected by the proposed project. As development timing and design is uncertain, the biological section will focus on compliance with the Multiple Species Habitat Conservation Plan (MSHCP) and the timing of measures to be taken before development can occur. The City anticipates that future development proposals will require additional site-specific biological assessments during the plot plan approval process. The EIR will summarize the findings of the habitat assessments for the proposed project and will identify appropriate measures to mitigate for biological resource impacts that may result from implementation of the proposed project.

Hazards and

Hazardous Materials: Future development would result in construction of residential uses that could expose additional persons to hazardous materials. The City will review published hazard materials listing sites to determine if any of the parcels affected by the project are listed. No site-specific analysis will occur and it is likely that future development projects will require site-specific investigations to ascertain the absence or presence of hazardous materials at the time of plot plan approval.

Hydrology: Development that may result from implementation of the proposed project could affect water quality through the addition of increased runoff and wastewater discharge. All of the sites affected by the proposed project are currently designated for development. The EIR will evaluate the increase, if any, in the demand for stormwater, water or wastewater services. As the City does not provide some of these services directly, the City will work with the agencies that do provide the services to determine if there may be impacts.

Land Use/Planning: The proposed Housing Element update includes Zoning Ordinance amendments that apply citywide as site-specific changes to General Plan land use categories and the City's zoning map. Proposed citywide Zoning Ordinance amendments include State-mandated updates related to density bonus, SRO units in the General Commercial (C-1/C-P) zone, and the adoption of an MU overlay zoning district that would allow multi-family development at up to 30 dwelling units per acre. The EIR will determine whether changes to the plan will result in significant impacts.

Noise: Development of the proposed project would be expected to result in short-term construction-related noise impacts, including groundborne vibration noise that could exceed established standards. Development would also be expected to result in an incremental increase in long-term noise levels from increased vehicular traffic as well as new stationary sources of noise. The EIR will identify noise-sensitive receptors that may be affected by noise generated during the construction and operation of land uses on the sites.

Population/Housing: Under state law, the Housing Element must describe how the City will accommodate its fair share of the region's new housing needs as quantified in the RHNA. Development that may result from the implementation of the proposed project would induce population growth.

Public Services: With the potential increase in housing density and an increase in the number of persons that may reside in the city, development that may occur subsequent to the Housing Element update may affect the provision of school, law enforcement, fire protection, and/or other municipal services. The EIR will include estimates of increased student demand on local schools, as well as any increase in police/fire protection service requirements.

Recreation: With the potential increase in housing density and the number of persons that may reside in the city, development that may occur subsequent to the Housing

Element update may affect the provision of park and recreational services. The EIR will include estimates of increased demand on these services and identify impacts to existing and planned levels of service.

Transportation: New residential development resulting from the implementation of the proposed project would be expected to generate increased traffic on local and regional road networks. The EIR will evaluate whether the increases in density associated with the proposed project would significantly affect local transportation services.

Utilities/ Service Systems: With the potential increase in housing density and an increase in the number of persons that may reside in the city, development that may occur subsequent to the Housing Element update may result in an increase in the provision of water services and an increase in wastewater and solid waste generated.

PUBLIC SCOPING

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the proposed project and to provide an opportunity for a full discussion of the environmental issues that are important to the community. The scoping meeting will include a presentation of the proposed project and a summary of the environmental issues to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR. The oral and written comments provided during the meeting will assist the City in scoping the potential environmental effects of the project to be addressed by the EIR. The City also invites written comments.

The scoping meeting will be held at the following time and location:

Monday, May 20, 2013 from 6:00 to 7:00 p.m.
City of Wildomar, City Council Chambers
23873 Clinton Keith Road, Suite 111
Wildomar, CA 92595

If you have further questions or require additional information, please contact Matthew C. Bassi, Planning Director, at (951) 677-7751, ext. 213, or mbassi@cityofwildomar.org.

Date: _____ Signature: Matthew Bassi

Title: Planning Director_____

Scott A. Mann
Mayor

Wallace W. Edgerton
Deputy Mayor

John V. Denver
Councilmember

Thomas Fuhrman
Councilmember

Greg August
Councilmember

May 20, 2013

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

RE: City of Wildomar 2014-2021 Housing Element Update and Environmental Impact Report Notice of Preparation.

Dear Mr. Bassi:

Thank you for the opportunity for the City of Menifee to review the afore-referenced projects in the City of Wildomar. The Planning Department has reviewed the NOP provided and has no comments at this time. However, we would like to continue to receive notices regarding the housing element as the element and EIR move forward. Please forward any notices regarding this project to my attention. Thank you again for the opportunity to provide comments.

Sincerely,

Lisa Gordon
Senior Planner
Community Development Department

29714 Haun Road
Menifee, CA 92586
Phone 951.672.6777
Fax 951.679.3843
www.cityofmenifee.us

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
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May 17, 2013

Matthew C. Bassi, Planning Director
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Notice of Preparation of a CEQA Document for the
City of Wildomar 2014-2021 Housing Element Update

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. The lead agency may wish to consider using land use emissions estimating software such as the recently released CalEEMod. This model is available on the SCAQMD Website at: http://www.aqmd.gov/ceqa/models.html.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes. In connection with developing PM2.5 calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM2.5 emissions and compare the results to the recommended PM2.5 significance thresholds. Guidance for calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the

recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at http://www.aqmd.gov/ceqa/handbook/LST/LST.html.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: http://www.aqmd.gov/prdas/aqguide/aqguide.html. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: http://www.arb.ca.gov/ch/handbook.pdf. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (http://www.aqmd.gov).

The SCAQMD staff is available to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,

Ian V. MacMillan

Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

IM
RVC130503-04
Control Number

Scott A. Mann
Mayor

Wallace W. Edgerton
Deputy Mayor

John V. Denver
Councilmember

Thomas Fuhrman
Councilmember

Greg August
Councilmember

RECEIVED
MAY 20 2013
CITY OF WILDOMAR

May 20, 2013

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

RE: City of Wildomar 2014-2021 Housing Element Update and Environmental Impact Report Notice of Preparation.

Dear Mr. Bassi:

Thank you for the opportunity for the City of Menifee to review the afore-referenced projects in the City of Wildomar. The Planning Department has reviewed the NOP provided and has no comments at this time. However, we would like to continue to receive notices regarding the housing element as the element and EIR move forward. Please forward any notices regarding this project to my attention. Thank you again for the opportunity to provide comments.

Sincerely,

Lisa Gordon
Senior Planner
Community Development Department

29714 Haun Road
Menifee, CA 92586
Phone 951.672.6777
Fax 951.679.3843
www.cityofmenifee.us

WARREN D. WILLIAMS
General Manager-Chief Engineer

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

RECEIVED 125692
MAY 21 2013
CITY OF WILDOMAR

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

Attention: Matt Bassi

Re: Housing Element / EIR NOP

Ladies and Gentlemen:

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check city land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following checked comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

____ No comment.

____ This project would not be impacted by District Master Drainage Plan facilities nor are other facilities of regional interest proposed.

X This project may involve District Master Plan facilities. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.

____ This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature and/or a logical extension of the adopted _____ Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.

X This project is located within the limits of the District's Wildomar Valley / Murrieta Creek Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

X An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's encroachment permit section at 951.955.1266.

____ The Districts previous comments are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped flood plain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

HENRY OLIVO
Engineering Project Manager

Date: 5/15/2013

c: Riverside County Planning Department
Attn: Kristi Lovelady

EWR

Board of Directors
Phil Williams, President
Andy Morris, Vice President
Judy Guglielmana, Treasurer
W. Ben Wicke, Director
Harvey R. Ryan, Director

Elsinore Valley Municipal Water District

Our Mission…
EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

General Manager
John D. Vega
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

May 23, 2013

Matt Bassi
City of Wildomar
23873 Clinton Keith Road, Ste. 201
Wildomar, CA 92595

Subject: City of Wildomar Housing Element Update and EIR Notice of Preparation

Dear Mr. Bassi:

On May 6, 2013, Elsinore Valley Municipal Water District (EVMWD) received a request from the City of Wildomar to provide comments on the proposed scope of the EIR for the 2014-2021 Housing Element Update.

After reviewing available water and sewer in the vicinity of the proposed mixed use planning area and the rezone/ land use sites (Tables 2 and 3), EVMWD has the following comments:

- There is no sewer available for sites 1, 10, 12, 15, and 16. The EIR should consider the impact of installing a 12-inch sewer line along Central Street from Baxter Road to Front Street, which will be required to serve these sites.
- There is no water or sewer infrastructure available for sites 2, 3, 5, 7, 11, 14, and 19.
- An 8-inch sewer line shall be required in George Avenue fronting sites 4 and 9.
- There is no water or sewer infrastructure available for sites 22 and 24.
- Water and sewer lines shall be installed in Yamas Road to serve site 25.

951.674.3146
Fax 951.674.9872
www.evmwd.com

31315 Chaney Street
P.O. Box 3000
Lake Elsinore, CA 92530

The initial study should take into consideration any impacts associated with providing the above water and sewer utilities. Conceptual water and sewer plans shall be included.

Respectfully,

Imad Baiyasi
Development Services Manager

IB:gm

cc: File

F:\ENGIN\Imad Baiyasi\City of Wildomar\City of wildomar Housing Element update.docx

PECHANGA CULTURAL RESOURCES

Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Scearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

June 3, 2013

VIA E-MAIL and USPS

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

Re: Pechanga Tribe Comments on the Request for SB18 and Notice of Preparation for the City of Wildomar 2014-2021 Housing Element Update and Environmental Impact Report

Dear Mr. Bassi:

Thank you for inviting us to submit comments on the above named Project. 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"). These comments are being submitted pursuant to your SB18 Meeting Request letter of March 19, 2013 and the Notice of Preparation (NOP) letter of April 30, 2013. Please note that these comments are not being submitted in lieu of formal consultation pursuant to SB 18. As requested, the Tribe hereby invokes its rights to consultation with the City regarding the above Project under SB 18.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including draft housing element, environmental review documents, any prepared archeological 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. We request that all comments be made part of the official record of approval for the Project and for SB18 purposes.

The Tribe understands that the proposed Project is for the preparation of a new Housing Element for the City's General Plan and the associated Environmental Impact Report (EIR), and that there is no proposed development or earthmoving associated with this Project. We submit these comments to assist the City with developing appropriate policies and goals within the

Element and mitigation measures in the EIR concerning potential impacts to the Tribe's sensitive and important Luiseño cultural resources that future housing development may impact. We appreciate the early notification and opportunity to meaningfully consult with the City on this Project.

THE CITY OF WILDOMAR MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government[1] and the State of California[2] that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the City of Wildomar consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4 (SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)

As a General Plan Amendment is required for this Project, the City is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects.

---

[1]See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.
[2] See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with the City on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the City with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries for the associated EIR.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Wildomar area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Temèeku*, in the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Temèeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe). From Elsinore, the people spread out, establishing villages and marking

their territories. The first people also became the mountains, plants, animals and heavenly bodies.

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monívol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near the Project area. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Project area is located within the south central area of this culturally affiliated territory. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Tóota yixélval (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Many of these cupule boulders have been identified within a few miles of the Project. Additionally, according to historian Constance DuBois:

> When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors

> had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

Thus, our songs and stories, our indigenous place names, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as the City of Wildomar and the adjacent cities of Lake Elsinore and Murrieta are ancestors of the present-day Luiseño/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area.

The Tribe welcomes the opportunity to meet with the City to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

REQUESTED TRIBAL INVOLVEMENT AND SUGGESTED MITIGATION MEASURES

The Pechanga Tribe understands that the proposed 2014 General Plan Housing Element Update will be used as a planning tool by the City. It will provide an assessment of housing needs; a statement of the community's goals, quantified objectives and policies relative to the maintenance, improvement, and development of housing; and will establish a program of actions to implement the policies, goals and objectives of the Element. We further understand that no development is proposed at this time. Because of our extensive history of working with various types of construction projects, the Tribe is concerned that any proposed future development associated with this General Plan Update could impact both surface and subsurface cultural resources.

Given the high sensitivity of cultural resources in the City, inadvertent discoveries are foreseeable impacts and must be appropriately mitigated for and addressed in any policies and ordinances within the General Plan Update and in future development projects. It is imperative that adequate cultural resources assessments be performed in conjunction with all future Projects proposed within the City of Wildomar boundaries and that the Tribe be consulted during this Project and on these future developments. The Tribe believes that the identification of surface resources during an archaeological survey should not be the sole determining factor in deciding whether mitigation measures for inadvertent discoveries on specific projects are required. The cultural significance of the area, provided in consultation with the Pechanga Tribe, should play a large part in determining whether specifications concerning unanticipated discoveries should be included. The City and the Tribe have worked well together on previously approved development projects and look forward to continuing this relationship with this Housing Element Update and on future implementing projects.

The Tribe requests to meet with the City and participate in developing updated policies and amendments to the General Plan that are applicable to the proposed Housing Element Update and mitigation measures appropriate for the EIR. In addition, it is the position of the

Tribe that Pechanga tribal monitors be required during all cultural resource surveys, and archaeological and ground-disturbing activities and any future development proposals conducted in connection with this Update, if required.

The Pechanga Tribe understands the proposed General Plan Housing Element Update will not include the processing of a development plan; however, the EIR being prepared for this Project will have proposed mitigation. The Tribe provides the following measures below and requests that the City incorporate them into the final EIR and that they be applied to future development projects as determined appropriate by the City and the Tribe.

MM 1 Prior to beginning project construction, the Project Applicant shall retain an archaeologist listed on the Riverside County qualified consultant list to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation in consultation with the Pechanga Tribe.

MM 2 At least 30 days prior to beginning project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the City and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

MM 3 Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the City (if required) to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities.

MM 4 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County

Coroner has made the necessary findings as to origin. Further, pursuant to 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 must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in MM 2.

MM 5 The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the Pechanga Tribe for proper treatment and disposition, which may include curation at the Pechanga Cultural Resources Curation Facility, which meets the standards required by 36 CFR Part 79.

MM 6 All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

MM 7 If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or City Council.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working 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 so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,

Anna Hoover
Cultural Analyst

cc: Pechanga Office of the General Counsel

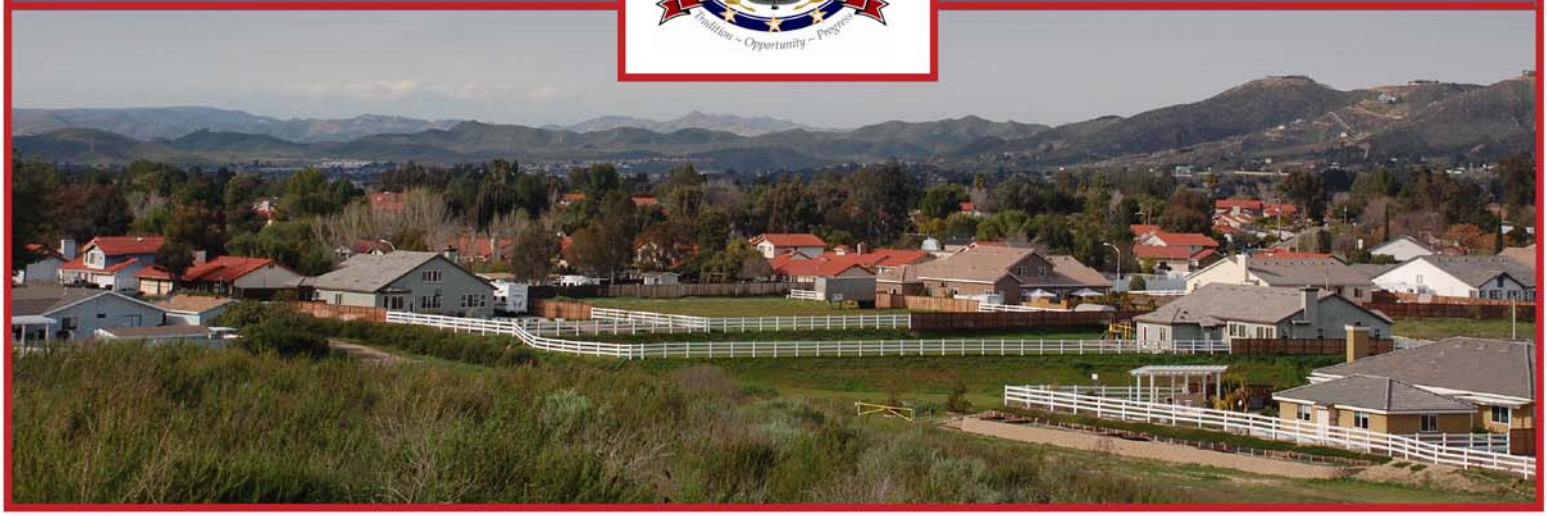
APPENDIX 2.0 HOUSING ELEMENT

CITY OF WILDOMAR

HOUSING ELEMENT

PUBLIC REVIEW DRAFT

APRIL 2013



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APPENDICES

Appendix A – Housing Needs Assessment

Appendix A-1 – Fee Schedule

INTRODUCTION

The City of Wildomar's Housing Element identifies and establishes the City's policies with respect to meeting the needs of existing and future residents in the city. It establishes policies that will guide City decision-making and sets forth an action plan to implement its housing goals. The commitments are in furtherance of the statewide housing goal of early attainment of decent housing and a suitable living environment for every California family, as well as a reflection of the concerns unique to the City of Wildomar.

PURPOSE

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

State Housing Element law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Section 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends
- The City's fair share of the regional housing needs
- Household characteristics
- An inventory of land suitable for residential development
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing
- Special housing needs
- Opportunities for energy conservation
- Publicly assisted housing developments that may convert to non-assisted housing developments

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Wildomar.

GENERAL PLAN CONSISTENCY

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. All elements of the Wildomar General Plan have been reviewed for consistency in coordination with the update to the Housing Element. The City will continue to maintain General Plan consistency.

In addition, per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information.

REGIONAL HOUSING NEEDS ALLOCATION

The first step in addressing state housing needs is the Regional Housing Needs Plan, which is mandated by the State of California (Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan for Riverside County is developed by the Southern California Association of Governments (SCAG) and allocates to cities and the unincorporated county their "fair share" of the region's projected housing needs, also known as the Regional Housing Needs Allocation (RHNA). The Regional Housing Needs Plan allocates the RHNA based on household income groupings over the five-year planning period for each specific jurisdiction's Housing Element.

The City of Wildomar incorporated on July 1, 2008, which was after the final RHNA had been distributed by SCAG, for the 2006-2014 planning period. Therefore, the City had to work with Riverside County, the Western Riverside Council of Governments, and SCAG to agree on an appropriate portion of the County's allocation to take as its own. In October of 2011, an agreement was made that the City of Wildomar would take a total of 1,471 units for the remainder of the 2006–2014 planning period, as shown in **Table H-1**.

The 1,471 units must be accommodated in this Housing Element in addition to the City's RHNA for the current planning period (2014-2021). Please refer to Table HNA-22 in the Housing Needs Assessment for a full analysis. **Table H-2** below shows the City's 5th round RHNA.

TABLE H-1: 2006–2014 REGIONAL HOUSING NEED

Income Category	Income Range*	2006–2014 RHNA
Extremely Low	$0–$20,000	174
Very Low	$20,001–$33,350	175
Low	$33,351–$53,350	241
Moderate	$53,351–$75,000	272
Above Moderate	$75,001 or more	609
Total	**–**	**1,471**

Source: SCAG, October 2011
**Based on a four-person household.*

TABLE H-2: 2014–2021 REGIONAL HOUSING NEED

Income Category	Income Range*	2014–2021 RHNA
Extremely Low	$0–$20,100	310
Very Low	$20,101–$33,500	311
Low	$33,501–$53,600	415
Moderate	$53,601–$78,000	461
Above Moderate	$78,001 or more	1,038
Total	**--**	**2,535**

Source: SCAG, October 2012
**Based on a four-person household.*

HOUSING GOALS, POLICIES, AND PROGRAMS

An important component of the Housing Element is the City's description of what it hopes to achieve during the current planning period. This is accomplished with a statement of the City's goals, policies, programs, and quantified objectives relative to the maintenance, preservation, improvement, and development of housing to meet the present and future needs of all economic segments of the population.

GOAL H-1: Assist in the development of adequate housing to meet the city's fair share of the region's housing needs for all economic segments of the population.

ADEQUATE HOUSING

POLICY H-1: **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).**

PROGRAM H-1.1: General Plan Land Use Change to Provide for Additional Sites. To ensure there is enough land available for the development of housing affordable to lower-income households, the City will amend its General Plan Land Use and Zoning maps to redesignate and rezone sites 22, 23, 24, and 25 (see **Table HNA-25** in the Housing Needs Assessment), a total of 25.96 acres to the Highest Density Residential (HHDR) land use designation and with R 4 zoning to allow for at least 30 units to the acre by right.

All rezoned sites will permit owner-occupied and rental multi-family developments by right with a minor plot plan to verify development standards (i.e. setbacks) and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre, allow up to 30 units per acre and at least 16 units per site, per state law requirements.

In addition, the City is creating a mixed-use overlay zone to apply to 21 sites within the inventory. The mixed-use overlay will have a 30% residential requirement.

Responsible Agency: Planning Department

Time Frame: By December 2013

Funding Source: General Fund

PROGRAM H-1.2: Large Sites. The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report.

Responsible Agency: Planning Department

Time Frame: Ongoing, as projects are processed through the Planning Department

Funding Source: General Fund, developer fees

POLICY H-2: Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.

PROGRAM H-2.1: Assistance with Affordable Projects. Where feasible and/or necessary and as funding is available, the City shall offer assistance with land acquisition and off-site infrastructure improvements, as well as assistance in securing federal or state housing financing resources for two projects affordable to extremely low-, very low-, low-, and moderate-income households within the planning period.

Responsible Agency: Planning Department

Time Frame: Ongoing, as projects are processed through the Planning Department

Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans, CDBG funds, HOME funds, and other available financing.

POLICY H-3: Establish and maintain accurate planning and demographic data using GIS (geographic information systems).

PROGRAM H-3.1: Updated Land Inventory. The City will establish a Land Inventory that provides the mechanism to monitor acreage and location, by General Plan designation, of

vacant and underutilized land, as well as buildout of approved projects, utilizing the City's GIS.

Responsible Agency: Planning Department

Time Frame: Update the Land Inventory on an annual basis

Funding Source: General Fund

PROGRAM H-3.2: Strategic Planning Opportunities. Utilize the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas.

Responsible Agency: Planning Department

Time Frame: Annually

Funding Source: General Fund

POLICY H-4: Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.

PROGRAM H-4.1: Funding Opportunities. Use, to the greatest extent possible, a portion of available funds for the production and subsidization of low- and moderate-income housing. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate. These actions are not limited to density bonus, but are offered above and beyond.

Responsible Agency: Planning Department

Time Frame: Ongoing as projects are processed through the Planning Department

Funding Source: Utilize public financing tools when available, including but not limited to multi-family revenue bonds, the CDBG Housing Loan Fund, and HOME funds, to provide low interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits, CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans), and other available financing.

PROGRAM H-4.2: Available Housing Programs and Assistance. To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports.

Responsible Agency: Planning and Building Department

Time Frame: Ongoing, as developers approach the City for assistance

Funding Source: General Fund

PROGRAM H-4.3: Multi-Family Development. To assist in the development of affordable housing, the City will offer density bonuses as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multi-family development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions identified are not limited to density bonuses).

Responsible Agency: Planning, Public Works, and Building and Safety Departments

Time Frame: Ongoing, as applications are processed through the Planning and Building and Safety Departments

Funding Source: General Fund

POLICY H-5: To the extent resources are available, assist in the provision of homeownership assistance for lower- and moderate-income households.

PROGRAM H-5.1: Homeownership Opportunities. Explore opportunities to work with local nonprofits in an effort to provide homeownership opportunities.

Responsible Agency: Planning Department

Time Frame: Apply for HOME funds annually

Funding Source: HOME funds, other funding sources

GOAL H-2: Where appropriate, mitigate governmental constraints to the maintenance, improvement, and development of housing.

GOVERNMENTAL CONSTRAINTS

POLICY H-6: Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing the housing need.

PROGRAM H-6.1: Annual Review of the Housing Element. The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (as required by state law).

Responsible Agency: Planning Department

Time Frame: Annually, starting in April 2014

Funding Source: General Fund

POLICY H-7: Periodically review the City's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

PROGRAM H-7.1: Development Review and Processing Procedures. The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.

Responsible Agency: Planning Department

Time Frame: Annually, starting December 2014

Funding Source: General Fund

PROGRAM H-7.2: Building Code. As new uniform building codes are adopted, the City will review its building codes for current compliance and adopt the necessary revisions so as to further local development objectives.

Responsible Agency: Building and Safety Department

Time Frame: As new uniform codes are adopted

Funding Source: General Fund

POLICY H-8: Provide streamlined processing of residential projects to minimize time and costs in order to encourage housing production.

PROGRAM H-8.1: Incentives for Development of Housing. The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups.

Responsible Agency: Planning and Public Works Departments

Time Frame: As projects are proposed to the Planning Department

Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans, CDBG funds, HOME funds, and other available financing.

POLICY H-9: Grant density bonuses to encourage the development of affordable housing.

PROGRAM H-9.1: Density Bonus. In an effort to comply with Government Code Section 65915 and Senate Bill (SB) 1818, the City of Wildomar will amend its Zoning Ordinance to be consistent with state density bonus law.

Responsible Agency: Planning Department

Time Frame: Comply by December 2013

Funding Source: General Fund

POLICY H-10: Allow for the development of secondary housing units as an affordable housing option.

PROGRAM H-10.1: Second Units. In order to comply with AB 1866, the City will permit secondary dwelling units via a ministerial action (by right) in all single-family residential zones.

Responsible Agency: Planning Department

Time Frame: Comply by December 2013; ongoing, as projects are processed through the Planning Department

Funding Source: General Fund

GOAL H-3: Address the housing needs of special needs population groups.

SPECIAL NEEDS GROUPS

POLICY H-11: Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate-income households or special needs housing.

PROGRAM H-11.1: Priority for Affordable Projects. Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.

Responsible Agency: Planning Department

Time Frame: As projects are approved through the Planning Department

Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans, CDBG funds, HOME funds, and other available financing.

POLICY H-12: Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including special needs populations.

PROGRAM H-12.1: Special Needs Housing. Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs including, and take all actions necessary to expedite processing of such projects.

Responsible Agency: Planning Department

Time Frame: As projects are approved through the Planning Department

Funding Source: General Fund

POLICY H-13: Promote the development of special housing needs, such as housing for seniors, housing for persons with physical, developmental, or mental disabilities, farmworker housing, and housing for extremely low-income persons.

PROGRAM H-13.1: Extremely Low-Income Households. AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. The City will encourage the development of housing for extremely low-income households through a variety of activities such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.

In addition, the City will allow single-room occupancy units to be permitted in the R-4 and R-6 residential designations with a conditional use permit.

Responsible Agency: Planning Department

Time Frame: Comply by December 2013; ongoing, as projects are processed through the Planning Department and annual outreach with local developers

Funding Source: General Fund

PROGRAM H-13.2: Farmworkers. The City will amend its Zoning Ordinance in an effort to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code. In addition, the City will allow for farmworker housing in the A-1, A-2, and R-A zones by right.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Comply by December 2013

Funding Source: General Fund

PROGRAM H-13.3: Reasonable Accommodation. Develop and formalize a general process for reasonable accommodation requests in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Comply with SB 520 by December 2013

Funding Source: General Fund

PROGRAM H-13.4: Residential Care Facilities. SB 520 requires residential care facilities of six or fewer persons to be permitted in all residential zones. Currently, residential care homes with six or fewer persons are permitted in some zones with a conditional use permit.

The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Ordinance to allow for residential care facilities with six or fewer persons by right in all residential zones subject only to the same restriction in that zone, and will allow larger licensed residential care facilities of seven or more persons in the R-2 and R-3 zones with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of family to be consistent with current housing law.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Comply with SB 520 by December 2013

Funding Source: General Fund

POLICY H-14: Support family housing that addresses resident needs for child care, youth services, recreation opportunities, and access to transit.

PROGRAM H-14.1: Child Care Program. In cooperation with private developers, the City will evaluate on a case-by-case basis the feasibility of pairing a child care center with affordable, multi-family housing developments or nearby major residential subdivisions.

Responsible Agency: Planning Department

Time Frame: Ongoing

Funding Source: General Fund

POLICY H-15: Participate regionally in addressing homeless issues.

PROGRAM H-15.1: Regional Homeless Issues. The City shall cooperate with the other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.

Responsible Agency: Planning Department

Time Frame: Meet with neighboring cities and the County annually to discuss homeless issues

Funding Source: General Fund

POLICY H-16: Allow transitional and supportive housing and emergency/homeless shelters in appropriate zoning districts.

PROGRAM H-16.1: Emergency Shelters. Pursuant to SB 2, the City will allow emergency shelters as a permitted use (by right) in the Industrial Park (I-P) zone without a conditional use permit or other discretionary review. The I-P zone is close to services and future transit as development occurs. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:

- Lighting
- On-site management

- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation

Responsible Agency: Planning Department

Time Frame: Comply with SB 2 by December 2013

Funding Source: General Fund

PROGRAM H-16.2: Transitional and Supportive Housing. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall amend the Zoning Ordinance to provide separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.

Responsible Agency: Planning Department

Time Frame: Comply with SB 2 by December 2013

Funding Source: General Fund

GOAL H-4: Conserve and improve the condition of the housing stock, particularly affordable housing.

CONSERVATION AND IMPROVEMENT OF HOUSING STOCK

POLICY H-17: Pursue all available federal and state funds to establish a housing rehabilitation program.

PROGRAM H-17.1: Rehabilitation Program. The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME funding for this program and will work with the County to obtain available redevelopment agency funds.

Responsible Agency: Planning Department

Time Frame: Starting in 2014, annually apply for HOME funds as Notices of Funding Availability are released

Funding Source: HOME

POLICY H-18: Concentrate rehabilitation assistance and code enforcement efforts in areas which have a concentration of older and/or substandard residential structures.

PROGRAM H-18.1: Code Enforcement. The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.

Responsible Agency: Building and Safety and Code Enforcement Departments

Time Frame: Ongoing

Funding Source: General Fund

POLICY H-19: Preserve the affordability of federal- and state-subsidized units at risk of conversion to market rate or other affordable housing resources.

PROGRAM H-19.1: Preservation of At-Risk Housing Units. State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures related to noticing and options for preservation.

Responsible Agency: Planning Department

Time Frame: Annually monitor starting October 2014

Funding: General Fund

GOAL H-5: Promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, or gender.

EQUAL HOUSING OPPORTUNITIES

POLICY H-20: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.

PROGRAM H-20.1: Fair Housing. The City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County, which provides a number of programs including (1) audits of lending institutions and rental establishments, and (2) education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. The City will also post a link on its website to direct interested parties to the Fair Housing Council's website and any other important information regarding fair housing.

Responsible Agency: Fair Housing Council of Riverside County, Planning Department

Time Frame: Ongoing; assign a point person and post a link to the website by December 2013

Funding Source: General Fund

POLICY H-21: Support state and federal mandates for fair housing practices in both public and private housing developments.

PROGRAM H-21.1: Fair Housing Education. The City will post a link on its website referring interested persons to the Fair Housing Council's website as well as to the Fair Housing Council, which provides education and outreach services to the public in both Spanish and English.

Responsible Agency: Fair Housing Council of Riverside County, Planning Department

Time Frame: Ongoing; post a link to the website by December 2013

Funding Source: General Fund

POLICY H-22: Support programs that offer low- and moderate-income households the opportunity for homeownership.

PROGRAM H-22.1: Mortgage Credit Certificate Program. Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance.

Responsible Agency: County of Riverside Economic Development Agency, Planning Department

Time Frame: Ongoing

Funding Source: General Fund

PROGRAM H-22.2: First-Time Homebuyer Program. Consider the implementation of a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers.

Responsible Agency: Planning Department

Time Frame: Consider applying for funding annually to establish a program

Funding Source: HOME funds

PROGRAM H-22.3: Foreclosures. Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low- and moderate-income households.

Responsible Agency: Administration and Planning Departments

Time Frame: Annually or as funding is available; consider applying for funding to establish a program.

Funding Source: Neighborhood Stabilization Program funding

POLICY H-23: Expand the availability of affordable and/or special needs housing through acquisition or conversion.

PROGRAM H-23.1: Acquisition/Rehabilitation. Work with public or private sponsors to encourage acquisition/rehabilitation of existing multi-family units to be converted to senior

housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower income.

Responsible Agency: Planning Department

Time Frame: Ongoing as opportunities arise

Funding Source: HOME, CDBG

GOAL H-6: Conserve energy in the development of new housing and the rehabilitation of existing housing.

ENERGY CONSERVATION

POLICY H-24: Encourage the use of energy conservation features in residential construction and remodeling.

PROGRAM H-24.1: Promote Energy Conservation. The City will partner with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers.

Responsible Agency: Planning and Building Department, SCE, SoCalGas

Time Frame: Ongoing as programs are available

Funding Source: SCE and SoCalGas funding sources

PROGRAM H-24.2: Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state-mandated green building standards.

Responsible Agency: Building Department

Time Frame: Annually

Funding Source: General Fund

PROGRAM H-24.3: Implement State Energy Conservation Standards. The City's Building and Safety Department will be responsible for implementing the state's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking building plans and other written documentation showing compliance and inspecting construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Responsible Agency: Building Department

Time Frame: Ongoing

Funding Source: General Fund

QUANTIFIED OBJECTIVES

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level as illustrated in Table H-3.

- The **Construction** objective refers to the number of new units that potentially may be constructed using public and/or private sources over the planning period of the Housing Element given the locality's land resources, constraints, and proposed programs. This objective includes both the 5th round RHNA allocation as well as the unaccommodated need for the 4th round housing element identified for the city. The 4th round unaccommodated need is described in further detail in the Housing Needs Assessment.

- The **Rehabilitation** objective refers to the number of existing units expected to be rehabilitated during the Housing Element planning period.

- The **Conservation/Preservation** objective refers to the preservation of the existing affordable housing stock throughout the Housing Element planning period.

TABLE H-3: QUANTIFIED OBJECTIVES SUMMARY

Task	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (Fair Share Allocation)[1]	484	486	604	461	1,038	3,073
Rehabilitation[2]	0	3	3	0	0	6
Conservation/Preservation[3]	0	0	175	0	0	175
Total	**484**	**489**	**782**	**461**	**1,038**	**3,254**

Source: City of Wildomar, March 2013
1. Includes the 4th round unaccommodated need for each income category
[2] Based on the amount of CDBG funding the City anticipates obtaining over the next five years.
[3] There is currently one affordable project but it is not at risk of converting until August 2030.

APPENDIX A – HOUSING NEEDS ASSESSMENT

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PUBLIC PARTICIPATION

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the City's website, and a hard copy was available for review at City Hall. The draft and final Housing Element were also provided to the California Department of Housing and Community Development for review and comment.

In an effort to reach all segments of the community, the City contacted the following organizations to gain feedback on the Housing Element:

- Riverside County Child Care Consortium
- Community Action Partnership of Riverside County
- Fair Housing Council of Riverside County, Inc.
- Affordable Housing Clearinghouse
- BRIDGE Housing Corporation
- Southern California Association of Non-Profit Housing

Joint City Council/Planning Commission Meetings

November 2, 2011 – City staff conducted a joint City Council/Planning Commission workshop on November 2, 2011. The housing element consultant made a presentation that included an overview of the update process, an outline of state housing law, and a description of the required components of the Housing Element. At the conclusion of the presentation, Council members and Commissioners discussed housing concerns in the city and potential changes or additions to policies and programs. General questions and comments about the Housing Element process were received and addressed at the meeting. Copies of the presentation were provided to city residents who requested copies.

December 7, 2011 – City staff presented the draft Housing Element to the City Council and Planning Commission on December 7, 2011, for input and approval to submit the Housing Element to the State for review. A copy of the Housing Element was made available on the City's website. Notice of all public workshops and hearings was provided to the City's list of interested parties, which included representatives of low-income and special needs groups, nonprofit and for-profit housing developers, community organizations, and other governmental agencies.

Planning Commission Study Session

April 17, 2013 – The City held a Planning Commission study session/Housing Element public workshop on April 17, 2013, at 6:30 p.m. at City Hall. The meeting was noticed in the paper and on the City's website. The Planning Commissioners and City staff, as well as several residents and landowners, attended. The meeting started with a brief presentation made by the consultant. The presentation included a summary of housing element state law requirements, identification of new laws that affect this Housing Element, a summary of demographic information from the 2010 Census, and a listing of the City's current Housing Element goals, policies, and programs.

Following the presentation was a question and answer session on the RHNA process and timelines for bringing the draft Housing Element forward as well as the rezone process. There were no comments from the residents and landowners in attendance.

Comments Received

The City has not received any comments to date.

Public Hearings

Language will be added once hearings have been held.

EVALUATION OF THE PREVIOUS HOUSING ELEMENT

Per Government Code Section 65588, "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element."

The City of Wildomar incorporated July 1, 2008 and adopted the Riverside County Housing Element at that time. The City did not adopt a new 4th round Housing Element after incorporation and, therefore has not completed a review of previous.

COMMUNITY PROFILE

An accurate assessment of existing and future residents' demographic characteristics and housing needs forms the basis for establishing program priorities and quantified objectives in the Housing Element. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability, and cost. The focus of this section is on identifying the need for housing according to income level as well as by special needs groups.

NOTE: The most current and relevant data sources were used in the preparation of this Housing Element. This document contains data from the 2000 and 2010 Census, 2008–2010 American Community Survey, Department of Finance, Southern California Association of Governments, and Western Riverside Council of Governments, as well as from other sources.

POPULATION CHARACTERISTICS

Housing needs are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

POPULATION TRENDS

Between 2000 and 2010, Wildomar's population more than doubled in size, with population growth at 57.1%. Riverside County as a whole grew by about a third (29.4%) (see **Table HNA-1**).

TABLE HNA-1: POPULATION GROWTH

Jurisdiction	Total Population		Growth	
	2000	2010	Total	Percentage
Wildomar	13,810	32,176	18,366	57.1%
Riverside County	1,545,387	2,189,641	644,254	29.4%

Source: 2000 and 2010 Census

AGE CHARACTERISTICS

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34–64) may already be homeowners, are usually in the prime earning power of their careers, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

The age distribution for the City of Wildomar and Riverside County is presented in **Table HNA-2**. According to the 2010 Census, in the City of Wildomar a little more than half (53.9%) of the population is working age, between 20 and 59 years of age, and about one-third (31.1%) of the population is school age or below, between 0 and 19 years of age. The population 60 years and over represents the remaining percentage of 14.9%. When compared to Riverside County, the age distribution is similar, although Wildomar had a slightly lower percentage of persons over the age of 60.

TABLE HNA-2: AGE CHARACTERISTICS

Jurisdiction	Median Age	Percentage of Age Groups*								
		0–9	10–19	20–29	30–39	40–49	50–59	60–69	70–79	80 and over
Wildomar	34.6	14.5%	16.6%	13.4%	12.4%	14.7%	13.4%	7.6%	4.4%	2.9%
Riverside County	33.7	15.0%	16.7%	13.6%	12.9%	13.8%	11.6%	8.1%	5.1%	3.2%

Source: 2010 Census

** Due to rounding, totals may not equal 100%.*

RACE AND ETHNICITY

As shown in **Table HNA-3**, the largest racial group in Wildomar in 2010 identified themselves as white (53.6%). Riverside County as a whole had a significantly lower percentage, 39.7%, in the white racial group. There was about a 10% difference in the Hispanic population: 35.3% in Wildomar and 45.5% in Riverside County as a whole.

TABLE HNA-3: RACE AND ETHNICITY

Jurisdiction	Race/Ethnicity of Population						
	White	African American	American Indian/Alaska Native	Asian	Hawaiian/Pacific Islander	Other	Hispanic
Wildomar	53.6%	3.0%	0.6%	4.3%	0.2%	3.0%	35.3%
Riverside County	39.7%	6.0%	0.5%	5.8%	0.3%	2.4%	45.5%

Source: 2010 Census
** Due to rounding, totals may not equal 100%.*

HOUSEHOLD CHARACTERISTICS

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

HOUSEHOLDS TYPE AND SIZE

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums.

Table HNA-4 displays household composition as reported by the 2010 Census. In the City of Wildomar, families comprised 78.1% of all households, of which 37.7% have children under 18 years of age. Riverside County as a whole has a slightly lower percentage of families (74.4%) and almost the same percentage of families with children under 18 years of age (37.5%).

TABLE HNA-4: HOUSEHOLD CHARACTERISTICS

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families With Children Under 18	Non-Family
Wildomar	9,992	3.22	78.1%	37.7%	21.9%
Riverside County	686,260	3.14	74.4%	37.5%	25.6%

Source: 2010 Census

OVERCROWDING

Overcrowding is often closely related to household income and the cost of housing. The US Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing.

According to the 2008–2010 American Community Survey and as shown in **Table HNA-5**, 2.9% of Wildomar's owner-occupied households were overcrowded and 0.6% were severely overcrowded, as compared to the county as a whole with 4.4% of the households overcrowded and 1.1% severely overcrowded. In renter-occupied households, 4.8% of Wildomar households were overcrowded and 0.8% were severely overcrowded, as compared to the county with 13.1% overcrowded and 4.0% severely overcrowded.

TABLE HNA-5: OVERCROWDED HOUSEHOLDS

	Owner Households		Renter Households		Total Households	
Household Size	**Number**	**Percentage**	**Number**	**Percentage**	**Number**	**Percentage**
City of Wildomar						
Less than 1.00	7,031	97.1%	2,376	95.2%	9,407	96.6%
1.01–1.50	166	2.3%	100	4.0%	266	2.7%
1.51 or more	47	0.6%	21	0.8%	68	0.7%
Wildomar Total	***7,244***	***100.0%***	***2,497***	***100.0%***	***9,741***	***100.0%***
Riverside County						
Less than 1.00	436,707	95.5%	182,416	87.0%	619,123	92.8%
1.01–1.50	15,684	3.4%	19,048	9.1%	34,732	5.2%
1.51 or more	5,086	1.1%	8,292	4.0%	13,378	2.0%
Riverside County Total	***457,477***	**100.0%**	***209,756***	**100.0%**	***667,233***	**100.0%**

Source: 2008–2010 American Community Survey
** Based on occupied housing units.*

HOUSEHOLD INCOME

Along with housing prices and rents, household income is the most important factor affecting housing opportunities in Wildomar. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, household size and type often affect the proportion of income that can be spent on housing.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Riverside County, the area median income (AMI) for a family of four in 2013 is $65,000.

- Extremely Low Income — Up to 30% of AMI ($0–$20,100)
- Very Low Income — 31–50% of AMI ($20,101–$33,500)
- Low Income — 51–80% of AMI ($33,501–$53,600)
- Moderate Income — 81–120% of AMI ($53,601–$78,000)
- Above Moderate Income — Above 120% of AMI ($78,001 or more)

Table HNA-6 shows the maximum annual income level for each income group adjusted for household size for Riverside County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE HNA-6: MAXIMUM HOUSEHOLD INCOME BY HOUSEHOLD SIZE, 2013

Income	Household Size							
Category	1	2	3	4	5	6	7	8
Extremely Low	$14,100	$16,100	$18,100	$20,100	$21,750	$23,350	$24,950	$26,550
Very Low	$23,450	$26,800	$30,150	$33,500	$36,200	$38,900	$41,550	$44,250
Low	$37,550	$42,900	$48,250	$53,600	$57,900	$62,200	$66,500	$70,800
Median	$45,500	$52,000	$58,500	**$65,000**	$70,200	$75,400	$80,600	$85,800
Moderate	$54,600	$62,400	$70,200	$78,000	$84,250	$90,500	$96,700	$102,950

Source: Department of Housing and Community Development 2013

HOUSEHOLD INCOME

Table HNA-7 provides a summary of households in Wildomar according to the 2008–2010 American Community Survey. The highest percentage of households (18.8%) earns between $50,000 and $74,999.

TABLE HNA-7: HOUSEHOLD INCOME, 2010

Annual Income	Number	Percentage
Less than $14,999	633	6.5%
$15,000 to $24,999	894	9.2%
$25,000 to $34,999	1,489	15.3%
$35,000 to $49,999	962	9.9%
$50,000 to $74,999	1,830	18.8%
$75,000 to $99,999	1,386	14.2%
$100,000 to $149,999	1,554	16.0%
$150,000 to $199,999	609	6.3%
$200,000 or more	384	3.9%

Source: 2008–2010 American Community Survey

EXTREMELY LOW-INCOME HOUSEHOLDS

In 2013, the median income for a household of four in Riverside County was $65,000. Households that earn 30% or less than the county's median income are considered "extremely low-income." To estimate the number of households in this income category, the City looked at the total number of households that fell into the extremely low-income range, which was $0–$20,100 (based on a household of four in 2013). Because the income ranges in the Census do not correspond identically with the extremely low-income range, the City looked at the number of households earning less than $24,999. Using data from the 2008–2010 American Community Survey, it was determined that there are approximately 1,527 (16% of all households) existing extremely low-income households in Wildomar. Of those, 802 (8% of all households) are owner-occupied households and 703 (7% of all households) are renter-occupied households.

OVERPAYMENT

State and federal housing law defines overpayment (or cost burdened) as a household paying more than 30% of gross income for housing expenses. Severe cost burden occurs when a household pays more than 50% of its income on housing. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

Table HNA-8 shows to what extent occupied housing units (households) are overpaying for housing cost by their income category and whether or not they were overpaying.

TABLE HNA-8: COST BURDENS FOR ALL HOUSEHOLDS, 2005–2009

	Total Renters	Total Owners	Total Households
Household Income ≤30% MFI	**280**	**385**	**665**
% Cost Burden >30%	67.9%	79.2%	74.4%
% Cost Burden >50%	58.9%	61.0%	60.2%
Household Income >30 to ≤50% MFI	**325**	**550**	**875**
% Cost Burden >30%	80.0%	55.3%	64.5%

Source: 2005–2009 Comprehensive Housing Affordability Survey

Table HNA-9 shows to what extent occupied housing units (households) are overpaying for housing cost by their income category in the City of Wildomar. Lower-income residents (less than $19,999 a year) made up 6.5% and 15.2% of total owners and renters, respectively.

TABLE HNA-9: TOTAL HOUSEHOLDS OVERPAYING BY INCOME, 2008–2010

Income Range	Owner-Occupied Housing	Renter-Occupied Housing	Total Occupied Housing
Less than $19,999	**6.5%**	**15.2%**	**8.7%**
30% or more	4.3%	15.2%	7.1%
$20,000 to $34,999	**18.4%**	**28.7%**	**21.0%**
30% or more	11.3%	28.7%	15.8%
$35,000 to $49,999	**7.2%**	**17.5%**	**9.9%**
30% or more	4.2%	17.5%	7.6%
$50,000 to $74,999	**21.2%**	**11.9%**	**18.8%**
30% or more	4.2%	5.7%	11.4%
$75,000 or more	**45.4%**	**25.8%**	**40.4%**
30% or more	16.9%	0.0%	12.6%

Source: 2008–2010 American Community Survey

EMPLOYMENT BY INDUSTRY

The economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Wildomar and how these patterns influence housing needs. **Table HNA-10** shows the types of industries for residents working in the City of Wildomar in 2010.

TABLE HNA-10: OCCUPATIONS BY INDUSTRY, 2010

Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	76	0.5%
Construction	1,516	10.8%
Manufacturing	1,522	10.8%
Wholesale trade	446	3.2%
Retail trade	1,418	10.1%
Transportation and warehousing, and utilities	675	4.8%
Information	147	1.0%
Finance and insurance, real estate and rental and leasing	557	4.0%
Professional, scientific, management, administrative and waste management services	1,937	13.8%
Educational services, and health care and social assistance	2,499	17.8%
Arts, entertainment, recreation, accommodation, and food services	1,657	11.8%
Other services, except public administration	802	5.7%
Public administration	823	5.8%
Total civilian employed population 16 years and over	**14,075**	**100.0%**

Source: 2008–2010 American Community Survey

HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Wildomar. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

HOUSING TYPE

According to the 2008–2010 American Community Survey, 68.6% of the city's housing stock comprised single-family homes and 5.5% were multi-family units, with the remaining 25.9% mobile homes/other. Riverside County had almost the same proportion of single-family homes (68.0%) but had more than twice the number of multi-family units (16.5%) (**Table HNA-11**).

TABLE HNA-11: HOUSING UNITS BY HOUSING TYPE

Housing Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Single-Family Detached	7,479	68.2%	544,728	68.0%
Single-Family Attached	46	0.4%	49,678	6.2%
Multi-Family 2–4 Units	46	0.4%	36,233	4.5%
Multi-Family 5+ Units	557	5.1%	95,805	12.0%
Mobile Homes/Other*	2,837	25.9%	74,880	9.3%
Total Housing Units	**10,965**	**100.0%**	**801,324**	**100.0%**

Source: 2008–2010 American Community Survey
**Other includes boats, RV, and vans*

HOUSING TENURE

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference. **Table HNA-12** details housing tenure in Wildomar and Riverside County according to the 2010 Census. The City of Wildomar has a slightly higher owner-occupied household percentage (73.3%) than that of Riverside County (67.4%).

TABLE HNA-12: HOUSING TENURE

Housing Tenure	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Owner-Occupied Households	7,329	73.3%	462,212	67.4%
Renter-Occupied Households	2,663	26.7%	224,048	32.6%

Source: 2010 Census

VACANCY RATE

Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units and a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table HNA-13 shows the occupancy status of the housing stock according to the 2010 Census. The City of Wildomar had a total vacancy rate of 7.5% as compared to Riverside County as a whole, which had a vacancy rate of 14.3%. According to the 2008–2010 American Community Survey, the City of Wildomar homeowner vacancy rate was 2.7% and the rental vacancy rate was 5.1%. For the county as a whole, the homeowner vacancy rate was 3.8% and the rental vacancy rate was 9.5%.

TABLE HNA-13: OCCUPANCY STATUS OF HOUSING STOCK

Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Occupied	9,992	92.5%	686,260	85.7%
Vacant	814	7.5%	114,447	14.3%
For rent	143	17.6%	23,547	20.6%
For sale	204	25.1%	18,417	16.1%
Rented/sold, not occupied	57	7.0%	4,362	3.8%
For seasonal/recreational or occasional use	90	11.1%	50,538	44.2%
All other including for migrant workers	320	39.3%	17,583	15.4%
Total Housing Units	**10,806**	**100.0%**	**800,707**	**100.0%**

Source: 2010 Census

HOUSING CONDITIONS

Housing conditions are an important indicator of quality of life in the City of Wildomar. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. **Table HNA-14** displays the age of Wildomar's housing stock as of 2005. Among the housing stock, 51.1% of the housing units in Wildomar were built since 1990. Only 18.5% of the housing stock is over 30 years old, meaning rehabilitation needs could be relatively low. The City estimates that approximately 10% of the housing stock is in need of rehabilitation.

TABLE HNA-14: AGE OF HOUSING STOCK

Structure Built	Units	Percentage
2005 or later	1,605	14.6%
2000 to 2004	2,264	20.6%
1990 to 1999	1,740	15.9%
1980 to 1989	3,333	30.4%
1970 to 1979	1,256	11.5%
1960 to 1969	164	1.5%
1950 to 1959	329	3.0%
Prior to 1950	274	2.5%
Total Units	**10,965**	100.0%

Source: 2008–2010 American Community Survey

HOUSING COST AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs.

Housing affordability is based on the relationship between household income and housing expenses. According to the US Department of Housing and Urban Development (HUD) and HCD, housing is considered "affordable" if the monthly housing cost is no more than 30% of a household's gross income.

Sales Prices

According to Trulia.com, the median sales price for homes in Wildomar as of March 2013 was $204,091 (**Table HNA-15**). This represents an increase of 2.0%, or $4,091, compared to the prior year.

TABLE HNA-15: MEDIAN SALES PRICES, 2013

Number of Bedrooms	Dec.–Feb. 2013	Year Over Year	1 Year Prior	5 Years Prior
2 bedrooms	$107,200	5.8%	$95,000	$207,000
3 bedrooms	$179,860	-3.8%	$171,500	$299,501
4 bedrooms	$238,520	+6.0%	$207,500	$337,500
All properties	**$204,091**	**+2.0%**	**$200,000**	**$335,500**

Source: Trulia.com, March 2013

Rental Prices

In March 2013, a rental survey was conducted to determine rent rates for residential units in Wildomar (**Table HNA-16**). Significantly more homes, which generally have more bedrooms, were available for rent compared to apartments. The overall average rental price at that time was $1,695. **Table HNA-16** illustrates the rental costs in Wildomar by the number of bedrooms.

TABLE HNA-16: MEDIAN RENTAL COST BY HOUSING TYPE, 2013

Housing Type	1 BR	2BR	3BR	4BR
Number of Listings	41	65	208	172
Median Price	$1,111	$1,374	$1,499	$1,795
Price Range	$670-$2,345	$975-$1,845	$1,150-$2,395	$1,595-$3,900

Source: PMC Rental Survey: hotpads.com, Trulia.com, March 2013

Housing Affordability

Table HNA-17 provides the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown in **Table HNA-17**, the maximum affordable rent is $838 monthly for a very low-income four-person household, $1,340 for a low-income household, and $1,950 for a moderate-income household. As shown in **Table HNA-16**, two- and three-bedroom units were renting at median prices of $1,374 to $1,499, respectively, and therefore are out of the affordability range for very low-income households and slightly out of the affordability range for low-income households, but within a price range for moderate-income

households. As shown in **Table HNA-16**, some units on the lower end of the price range are within reach of both very low- and low-income households.

As of February 2013, the median sales price for all single-family homes in the city was $204,091. When looking at properties by number of bedrooms, the median sales price for a four-bedroom home was $238,520; for a three-bedroom home, $179,860; and for a two-bedroom home, $107,200 (**Table HNA-15**). The maximum affordable sales price for a four-person household is $111,320 for a very low-income household, $178,590 for a low-income household, and $252,580 for a moderate-income household. This indicates that very low-, low-, and moderate-income households would be able to afford existing and newly constructed two-bedroom homes in Wildomar, but only moderate-income households would be able to afford three- and four- bedroom homes.

TABLE HNA-17: HOUSING AFFORDABILITY BY INCOME LEVEL (BASED ON A FOUR-PERSON HOUSEHOLD)

	Income Level		
	Very Low	Low	Moderate
Annual Income	$33,500	$53,600	$78,000
Monthly Income	$2,792	$4,467	$6,500
Maximum Monthly Gross Rent[1]	$838	$1,340	$1,950
Maximum Purchase Price[2]	$111,320	$178,590	$252,580

Source: 2013 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web

[1] Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

[2] Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 5.6% annual interest rate.

SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These "special needs" groups include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and farmworkers.

SENIORS

Senior residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

According to the 2010 Census, there were 3,414 seniors or 10.6% of the total population (age 65 and over) in the City of Wildomar. Riverside County as a whole had a slightly higher percentage of seniors with 13.0% of persons ages 65 and over.

Of the senior population, 2,034 seniors were householders in Wildomar, representing 20.4% of all households in the city. Of those households, approximately 22.0% were owner-occupied and 15.8% were renter-occupied. Riverside County's breakdown was similar with 26.9% and 13.9%, respectively.

PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and to a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

The 2010 Census defines a disability as "a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business."

Based on the 2008–2010 American Community Survey, 3,235 (10.3%) persons in Wildomar and 219,271 (10.1%) persons in Riverside County had some form of disability.

Persons with Developmental Disabilities (Senate Bill 812)

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information (**Table HNA-18**) from the Inland Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population.

TABLE HNA-18: DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code Area	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
92595	72	35	48	2	0	157

Source: Inland Regional Center 2013.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

LARGE HOUSEHOLDS

Large households are defined as households with five or more members. Large households comprise a special needs group because of the need for larger dwelling units, which are often in limited supply and therefore command higher prices. In order to save for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller dwelling units, frequently resulting in overcrowding.

Based on estimates from the 2010 Census, 21.6% (2,155) of Wildomar's households were large households, including 5.7% (570) that had six or more persons and 4.8% (479) that had seven or more persons.

As previously mentioned, 2,155 households in Wildomar were occupied by five or more persons. Of those, 1,484 were owner-occupied households and 671 were renter-occupied households.

SINGLE-PARENT HOUSEHOLDS

Single-parent households (which are predominantly female-headed) are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to day care or child care, health care, and other supportive services.

According to the 2010 Census, 11.8% (1,178 households) of households in the city were single-parent households.

FARMWORKERS

Farmworkers are generally considered to have special housing needs because of limited income and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). The typical

temporary nature of farm work is not the case in Wildomar. The only work of this nature is dairy work, which goes on year-round and is not seasonal.

Based on the 2008–2010 American Community Survey and as shown in **Table HNA-10**, it is estimated that there are approximately 76 persons employed in the agriculture, forestry, fishing, and hunting industry, representing only 0.5% of the total population. The demand for specific farmworker housing is estimated to be very minimal if at all and therefore housing is addressed through the current housing stock and through overall programs for affordability.

HOMELESS

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and the complexity of factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The County of Riverside completed a Point-in-Time Homeless Count in January 2013. According to this data, there are approximately five unsheltered persons within the City of Wildomar. **Table HNA-19** shows some of the shelter resources available to the homeless in Riverside County.

TABLE HNA-19: HOMELESS SHELTER RESOURCES

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds
Valley Restart Shelter	Emergency	Hemet	Families	89
God's Helping Hand	Emergency	Perris	General	15
I Care Shelter	Emergency	Riverside	Families	30
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Valley Restart Shelter	Permanent	Hemet	Families	32
Friends of Jefferson House	Permanent	Riverside	Substance Abuse	30
Riverside Recovery Resources	Transitional	Hemet	Substance Abuse	21
Valley Restart Shelter	Transitional	Hemet	Families	54
God's Helping Hand	Transitional	Perris	Substance Abuse	15
Friends of Jefferson House	Transitional	Riverside	Substance Abuse	30
Inland Aids Project	Transitional	Riverside	HIV/AIDS	20
Lutheran Social Services	Transitional	Riverside	Families	30
Operation SafeHouse	Transitional	Riverside	Youth	20

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds
Whiteside Manor	Transitional	Riverside	Dually Diagnosed	47
Whiteside Manor	Transitional	Riverside	Substance Abuse	122
Whiteside Manor	Transitional	Riverside	Substance Abuse/Women	21

Source: Riverside County Consolidated Plan 2004–2009

ANALYSIS OF AT-RISK HOUSING

State Housing Element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and development of programs aimed at their preservation.

INVENTORY OF AFFORDABLE UNITS

An inventory of assisted units in the City of Wildomar was compiled based on information gathered from the California Housing Partnership Corporation (**Table HNA-20**). According to the California Housing Partnership Corporation, there is one assisted property in Wildomar. This property is not at risk of opting out of programs that keep them affordable to very low- and low-income households over the Housing Element period (2006–2014).

TABLE HNA-20: ASSISTED UNITS INVENTORY

Projects	Total Units	Assisted Units	Type	Funding Source	Earliest Date of Conversion
Wildomar Senior Leisure Living	176	175	Senior	LIHTC	8/5/2030

Source: California Housing Partnership Corporation 2013

Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Should a property become at risk, the City maintains an active list of resources by which to preserve that property.

In addition, the City of Wildomar will develop procedures for monitoring and preserving at-risk units, which will include the following:

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation.
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.
- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt out or prepay. State law requires a 12-month notice.

Nonprofit Entities

Nonprofit entities serving Riverside County, including Wildomar, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area includes:

- Alternatives for Domestic Violence
- Shelter from the Storm
- Banning Partners for a Revitalized Community
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat for Humanity
- Lutheran Social Services
- Shared Housing

HOUSING OPPORTUNITIES AND RESOURCES

This section includes an evaluation of the availability of land resources, the financial resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, and the financial resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

REGIONAL HOUSING NEED

The City of Wildomar falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region's share of the statewide housing needs to lower-level councils of governments, which then allocate the needs to cities and counties in the region. The Regional Housing Need Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element's statutory planning period.

During the previous (4th) Housing Element cycle, the City of Wildomar incorporated in July of 2008 and worked with Riverside County, the Western Riverside Council of Governments (WRCOG), and SCAG to agree on the appropriate portion of Riverside County's allocation to take as its own. In October of 2011, an agreement was made that the City of Wildomar would take a total of 1,471 units for the remainder of the 2006–2014 planning period. Building permits issued since July 2008 (month of incorporation) and one approved affordable project were credited toward the City's RHNA for the 2006–2014 planning period. In October 2012, the SCAG Regional Council adopted the 5th Cycle RHNA, which assigned 2,535 units across all income categories for the City of Wildomar, as shown in **Table HNA-21.**

TABLE HNA-21: REGIONAL HOUSING NEED, 2014–2021

Income Category	2014–2021 RHNA
Extremely Low	310
Very Low	311
Low	415
Moderate	461
Above Moderate	1,038
Total	**2,535**
Source: City of Wildomar, SCAG, October 2012	

AVAILABILITY OF LAND

To demonstrate the City's capacity to meet its RHNA, an adequate sites inventory was conducted. The sites listed in **Table HNA-25** are currently available and will allow for the development of a variety of housing types that will potentially meet the needs of all income groups as allocated by SCAG for the 2014–2021 planning period.

The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

REALISTIC CAPACITY

The City considered and evaluated the implementation of its current multi-family development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity. Realistic capacity for residential sites was determined by multiplying the number of acres by the maximum density for the site; a factor of 80% of the maximum density was applied to account for site and regulatory constraints that may limit each site from being built to 100% density. For mixed-use sites, the City requires both residential and commercial uses to be developed on each site and requires that a minimum of 30% of the site capacity be utilized for residential uses. The City took a very conservative approach and assumed the minimum capacity of 30% for the purposes of determining the number of housing units that could be developed to meet the City's RHNA.

It should be noted that each parcel's density is determined by the land use designation and not the zoning. Therefore, all sites included in the inventory have been organized by land use designation and allocated to the category in which they will develop at maximum potential.

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Wildomar is 30 dwelling units per acre.

Land use designations of Highest Density Residential (HHDR) and Mixed Use Planning Area (MUPA) both allow at least 30 units per acre. HHDR allows for 20–40 units per acre and MUPA allows for at least 30 units per acre. The City currently has 119.6 acres of MUPA designated land but does not currently have any land designated as HHDR.

UNACCOMMODATED NEED

In the 2006–2014 planning period, the City of Wildomar drafted a 4th round Housing Element but the document was never adopted. In the draft document, the City completed a land analysis that included a program (Program H-1.1), to amend its Land Use Map to redesignate approximately 16 acres of land from Medium High Density Residential (MHDR) to highest density residential (HHDR), which would allow for additional capacity to meet the Wildomar's lower-income RHNA.

Table HNA-22 compares the City's RHNA for the 4th round planning period to the 4th round site capacity. Because the redesignation of land from MHDR to HHDR was not completed, the City now has an unaccommodated need of 538 units for the lower-income category that will be carried over to the City's 5th cycle RHNA.

TABLE HNA-22: UNACCOMMODATED NEED FROM THE 2006–2014 PLANNING PERIOD

Income Category	4th Round RHNA	Built/Approved Credits	Remaining Allocations	4th Round Site Capacity	4th Round Unaccommodated Need
Extremely Low	174	0	174	0	174
Very Low	175	0	175	0	175
Low	241	52	189	0	189
Moderate	272	157	115	1,000	0
Above Moderate	609	78	531	5,079	0
Total	**1,297**	**287**	**1,010**	**6,079**	**538**

Source: SCAG, City of Wildomar, 2012.

REZONE/REDESIGNATION OF SITES

To ensure there is enough land available for the development of housing affordable to lower-income households, the City will amend its General Plan Land Use and Zoning maps to redesignate and rezone sites 22 through 25 (sites are included in **Table HNA-23** and in **Table HNA-24** in bold), a total of 25.96 acres to the HHDR designation and with compatible zoning (R-4, R-5, or R-6) to allow for at least 30 units to the acre by right

(**Program H-1.1**). If it is determined that redesignation and rezone of any of the identified sites is not feasible, the City will identify another site or group of sites for the development of housing affordable to lower-income households.

TABLE HNA-23: SITES FOR REDESIGNATION

Site #	APN	Acreage	Zoning	New Zoning[1]	GP Designation	New GP Designation	New Capacity
22	380220002	5.06	R-R	R-4	MHDR	HHDR	**121**
23	370400009	4.99	R-R	R-4	MHDR	HHDR	**120**
24	380270013	5.91	R-R	R-4	MHDR	HHDR	**142**
25	380250003	10.00	R-R	R-4	BP	HHDR	**240**
Assuming 25.96 acres are rezoned/redesignated to allow 20-40 du/acre							

Source: City of Wildomar, December 2013
[1] These sites will be rezoned R-4 which is compatible with the HHDR designation.

SITE INVENTORY

Table HNA-23 compares the City of Wildomar's RHNA to the site inventory capacity. **Table HNA-24** provides the characteristics of the available sites for the development of single-family homes and multi-family units. **Figure HNA-1** provides a Land Inventory Map showing all the available sites within the city. **Figures HNA-2** through **HNA-5** provide a close-up of each of the four quadrants of the city, again showing the available sites. The city has many sites available for the development of housing affordable to all income levels (**Table HNA-25**). Although some of the sites listed do not include parcel-specific information, the sites with parcel-specific data provide enough capacity to meet the above moderate RHNA.

Large Sites

To facilitate the development of affordable housing on parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process is available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report. Through adoption of these mechanisms, the City has the ability to provide adequate sites to accommodate its share of the region's housing needs (**Program H-1.2**).

TABLE HNA-24: COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Group	2014–2021 RHNA	4th Round Unaccommodated Need	Total Need 2014–2021	Site Inventory Capacity	(Surplus) of Potential Units
Extremely Low	310	174	484	1,721	(147)
Very Low	311	175	486		
Low	415	189	604		
Moderate	461	0	461	1,011	(550)
Above Moderate	1,038	0	1,038	5,073	(4,035)
Total	**2,535**	**538**	**3,073**	**7,805**	**(4,732)**

Source: City of Wildomar, SCAG, and WRCOG, 2013

TABLE HNA-25: LAND INVENTORY

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
Mixed Use Planning Area (mixed use 30 du/acre)							
1	376190001	R-R	MUPA	2.99	30	27	none
2	380160005	C-1/C-P	MUPA	1.74	30	16	Flood
3	380160009	C-1/C-P	MUPA	3.48	30	31	Flood
4	376410021	C-P-S	MUPA	1.60	30	14	none
5	380160006	C-1/C-P	MUPA	1.54	30	14	Flood
6	362250027	C-P-S	MUPA	4.98	30	45	none
7	380160004	C-1/C-P	MUPA	3.73	30	34	Flood
8	376410017	C-P-S	MUPA	2.40	30	22	none
9	362250001	R-R	MUPA	5.84	30	53	none
10	376190002	C-P-S	MUPA	23.92	30	215	none
11	380160007	C-1/C-P	MUPA	4.46	30	40	Flood
12	376180006	C-P-S	MUPA	1.36	30	12	none
13	367050068	R-R	MUPA	6.48	30	58	none
14	380160003	C-1/C-P	MUPA	4.83	30	44	Flood
15	367180015	C-P-S	MUPA	19.40	30	175	none
16	367180043	C-P-S	MUPA	16.14	30	145	none
17	376410016	C-P-S	MUPA	2.51	30	23	none
18	362250029	R-R	MUPA	2.63	30	24	none
19	380160008	C-1/C-P	MUPA	3.65	30	33	Flood
20	367050064	R-R	MUPA	5.84	30	53	Parking Lot and Ball Field (Church Owned)
21	376410015	C-P-S	MUPA	2.46	30	22	none
				122		**1,098**	
Highest Density Residential (20–40 du/acre)[3]							
22	380220002	R-4	HHDR	5.06	30	121	none
23	370400009	R-4	HHDR	4.99	30	120	none

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
24	380270013	R-4	HHDR	5.91	30	142	none
25	380250003	R-4	HHDR	10.00	30	240	none
				25.96		**623**	
Very High Density Residential (14–20 du/acre)							
26	380250033	SP ZONE	VHDR	21.15	20	338	none
27	365113013	R-R	VHDR	0.12	20	2	none
28	365052020	R-R	VHDR	0.20	20	4	none
29	365052019	R-R	VHDR	0.25	20	5	none
30	365093001	R-R	VHDR	0.10	20	2	none
31	365113014	R-R	VHDR	0.14	20	3	none
32	365052021	R-R	VHDR	0.20	20	4	none
33	365092029	R-R	VHDR	0.17	20	3	none
34	365142007	R-R	VHDR	0.15	20	3	none
35	365062011	R-R	VHDR	0.83	20	17	none
36	365053017	R-R	VHDR	0.16	20	3	none
37	365053009	R-R	VHDR	0.20	20	4	none
				24		**389**	
Medium High Density Residential (5–8 du/acre)							
38	380170012	R-R	MHDR	1.19	8	8	none
39	380290017	R-R	MHDR	2.59	8	17	none
40	380160002	R-R	MHDR	1.94	8	12	none
41	380270015	R-R	MHDR	1.32	8	8	none
42	380280009	R-R	MHDR	2.39	8	15	none
43	365161005	R-R	MHDR	0.14	8	1	none
44	380170005	R-R	MHDR	5.14	8	33	none
45	380250034	SP	MHDR	12.61	8	81	none
46	380280010	R-R	MHDR	2.38	8	15	none
47	376060028	R-R	MHDR	3.75	8	24	none
48	380170008	R-R	MHDR	2.2	8	14	none
49	380270017	R-R	MHDR	1.2	8	8	none
50	380220003	R-R	MHDR	25.9	8	166	none
51	380290026	R-R	MHDR	2.75	8	18	none
52	380170004	R-R	MHDR	1.05	8	7	none
53	366330009	R-T	MHDR	8.01	8	51	none
54	380170003	R-R	MHDR	1.25	8	8	none
55	380290016	R-R	MHDR	1.98	8	13	none
56	367110007	R-3	MHDR	7.16	8	46	none
57	367110007	R-1	MHDR	1.93	8	12	none
58	367110008	R-3	MHDR	6.27	8	40	none
59	367110008	R-1	MHDR	1.16	8	7	none
60	367110008	R-5	MHDR	1.2	8	8	none
61	366024010	R-R	MHDR	1.5	8	10	none
				97		**622**	
Medium Density Residential (2–5 du/acre)							
62	376410002	R-R	MDR	9.76	5	39	none
63	362070018	R-1	MDR	7.47	5	30	none

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
64	380110006	R-1	MDR	5.6	5	22	none
65	376471009	R-1	MDR	2.71	5	11	none
66	362100046	R-T	MDR	2.09	5	8	none
67	366120041	R-R	MDR	1.22	5	5	none
68	380032038	R-1	MDR	2.46	5	10	none
69	380110005	R-1	MDR	4.63	5	19	none
70	380032037	R-1	MDR	1.38	5	6	none
71	380080009	R-1	MDR	5.43	5	22	none
72	380050002	R-R	MDR	9.98	5	40	none
73	380210006	M-SC	MDR	4.79	5	19	none
74	376350007	R-R	MDR	2.51	5	10	none
75	362130002	R-T	MDR	53.16	5	213	none
76	380080008	R-1	MDR	5.27	5	21	none
77	362090015	R-1	MDR	15.6	5	62	none
78	366050003	R-R	MDR	3.79	5	15	none
79	362070001	R-1	MDR	38.29	5	153	none
80	380050011	R-1	MDR	3.23	5	13	none
81	380050012	R-R	MDR	2.77	5	11	none
82	380200001	R-R	MDR	7.5	5	30	none
83	380100006	R-1	MDR	3.33	5	13	none
84	380210015	R-1	MDR	4.85	5	19	none
85	362090009	R-1	MDR	1.14	5	5	none
86	362070013	R-1	MDR	8.98	5	36	none
87	362561045	R-1	MDR	1.44	5	6	none
88	380080015	R-R	MDR	8.26	5	33	none
89	380130002	R-1	MDR	4.15	5	17	none
90	376410003	R-R	MDR	10.05	5	40	none
91	380060008	R-5	MDR	3.45	5	14	none
92	380060008	R-1	MDR	14.34	5	57	none
93	368030043	C-1/C-P	MDR	1.35	5	5	none
94	362671036	R-1	MDR	1.16	5	5	none
95	366320028	R-R	MDR	1.37	5	5	none
96	380390040	R-1	MDR	3.26	5	13	none
97	366280032	R-R	MDR	0.56	5	2	none
98	380120002	R-1	MDR	1.96	5	8	none
99	380040025	R-R	MDR	6.67	5	27	none
100	376350005	R-R	MDR	1.9	5	8	none
101	382320019	R-1	MDR	4.7	5	19	none
102	368030033	R-R	MDR	1.03	5	4	none
103	380050001	R-R	MDR	9.29	5	37	none
104	376350019	R-R	MDR	2.79	5	11	none
105	380040012	R-R	MDR	5.51	5	22	none
106	380210004	R-1	MDR	5.25	5	21	none
107	380050006	R-R	MDR	1.52	5	6	none
108	362581030	R-1	MDR	1.3	5	5	none
109	362240033	R-R	MDR	3.64	5	15	none
110	380191022	R-1	MDR	3.48	5	14	none
111	366070007	R-R	MDR	1.86	5	7	none
112	362570052	R-1	MDR	8.65	5	35	none

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
113	366050002	R-R	MDR	4.65	5	19	none
114	380100004	R-1	MDR	2.15	5	9	none
115	380370034	R-1	MDR	6.93	5	28	none
116	376330017	R-R	MDR	3.3	5	13	none
117	380130009	R-R	MDR	1.99	5	8	none
118	380080013	R-1	MDR	10.5	5	42	none
119	362140040	R-T	MDR	36.62	5	146	none
120	362080009	R-1	MDR	2.65	5	11	none
121	362080004	R-1	MDR	14.23	5	57	none
122	380080014	R-1	MDR	18.85	5	75	none
123	362393011	R-T	MDR	1.02	5	4	none
124	380341049	R-5	MDR	1.76	5	7	none
125	367210018	R-R	MDR	15.34	5	61	none
126	376330003	R-R	MDR	1.37	5	5	none
127	362651038	R-T	MDR	1.88	5	8	none
128	380120001	R-1	MDR	1.81	5	7	none
129	362690022	R-5	MDR	2.31	5	9	none
130	362681040	R-1	MDR	7.82	5	31	none
131	366380016	R-R	MDR	1.19	5	5	none
132	380140001	R-1	MDR	3.54	5	14	none
133	366060029	R-R	MDR	1.24	5	5	none
134	376170001	R-R	MDR	1.07	5	4	none
135	362240005	R-R	MDR	6.58	5	26	none
136	362330024	R-T	MDR	1.21	5	5	none
137	380160018	R-1	MDR	11.28	5	45	none
138	380160018	W-1	MDR	3.61	5	14	none
139	376043027	R-R	MDR	4.04	5	16	none
140	362240031	R-1	MDR	2.53	5	10	none
141	376350017	R-R	MDR	6.89	5	28	none
142	380350035	R-1	MDR	10.3	5	41	none
143	382320017	R-R	MDR	3.73	5	15	none
144	362130015	R-T	MDR	24.34	5	97	none
145	362661021	R-T	MDR	1.09	5	4	none
146	362080012	R-1	MDR	23.21	5	93	none
147	362240032	R-1	MDR	2.57	5	10	none
148	380060007	R-5	MDR	1.59	5	6	none
149	380060007	R-1	MDR	16.62	5	66	none
150	362080007	R-1	MDR	1.12	5	4	none
151	362610027	R-1	MDR	2.08	5	8	none
152	380200002	R-R	MDR	3.62	5	14	none
153	362211029	R-T	MDR	1.82	5	7	none
154	376350010	R-R	MDR	3.22	5	13	none
155	366300001	R-R	MDR	2.98	5	12	none
156	362100056	R-T	MDR	3.59	5	14	none
157	366280022	R-1	MDR	2.34	5	9	none
158	382320018	R-1	MDR	4.31	5	17	none
159	370330017	R-R	MDR	1.03	5	4	none
160	376410020	R-R	MDR	9.06	5	36	none
161	362720048	R-1	MDR	1.82	5	7	none

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
162	380080006	R-R	MDR	1.57	5	6	none
163	367140007	R-1	MDR	9.93	5	40	none
164	362180043	R-5	MDR	18.83	5	75	none
165	380040003	R-R	MDR	2.75	5	11	none
166	362140038	R-T	MDR	5.77	5	23	none
167	380210008	R-1	MDR	9.33	5	37	none
168	380210008	W-1	MDR	1.22	5	5	none
169	367140008	R-R	MDR	10.19	5	41	none
170	362190008	R-T	MDR	1.97	5	8	none
171	362240029	R-1	MDR	4.92	5	20	none
172	362140032	R-T	MDR	6.78	5	27	none
173	366260012	R-R	MDR	1.25	5	5	none
174	376470010	R-1	MDR	1.74	5	7	none
175	362080008	R-1	MDR	4.76	5	19	none
176	362600050	R-1	MDR	1.32	5	5	none
177	362240008	R-R	MDR	6.96	5	28	none
178	367250008	R-R	MDR	29.4	5	118	none
179	380040007	R-R	MDR	5.68	5	23	none
180	362341019	R-T	MDR	1.94	5	8	none
181	376132001	R-R	MDR	1.41	5	6	none
182	362070024	R-1	MDR	4.83	5	19	none
183	362070023	R-1	MDR	8.69	5	35	none
184	368080032	R-1-11000	MDR	3.03	5	12	none
185	368080032	R-A-20000	MDR	5.19	5	21	none
186	368080032	R-1-8000	MDR	9.98	5	40	none
187	367140011	R-1	MDR	9.51	5	38	none
188	362713001	R-5	MDR	5.36	5	21	none
189	362100048	R-T	MDR	1.01	5	4	none
190	362620022	R-1	MDR	4.49	5	18	none
191	362240020	R-1	MDR	2.43	5	10	none
192	376350009	R-R	MDR	19.8	5	79	none
193	380182003	R-1	MDR	1.96	5	8	none
194	362080005	R-1	MDR	14.25	5	57	none
195	362502032	R-T	MDR	1.76	5	7	none
196	366380017	R-R	MDR	1.21	5	5	none
197	366060027	R-R	MDR	1.33	5	5	none
198	366060028	R-R	MDR	1.25	5	5	none
199	380210003	R-1	MDR	4.83	5	19	none
200	368030057	C-1/C-P	MDR	3.13	5	13	none
201	376462035	R-1	MDR	1.73	5	7	none
202	362240023	R-1	MDR	2.43	5	10	none
203	380100005	R-1	MDR	3.26	5	13	none
204	368030030	R-R	MDR	2.62	5	10	none
				857		**3,425**	
Rural Mountainous							
–	Various	various	RM	2,793.14	0.05	110	

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
Rural Residential							
–	Various	various	RR	169.51	0.02	26	
Estate Density Residential							
–	Various	various	EDR	126.76	0.5	219	
Estate Density Residential – Rural Community							
–	Various	various	EDR-RC	634.22	0.5	253	
Very Low Density Residential							
–	Various	various	VLDR	231.48	1	185	
Very Low Density Residential – Rural Community							
–	Various	various	VLD-RC	9.13	1	7	
Low Density Residential							
–	Various	various	LDR	459.64	2	735	
Low Density Residential – Rural Community							
–	Various	various	LDR-RC	71.43	2	113	

Source: City of Wildomar 2013
[1] 80% capacity is assumed for residential sites; 30% capacity is assumed for mixed-use sites.
[2.] All sites included in the land inventory have water and sewer available and unless a site constraint is listed, no constraint exists
[3] Sites have been included in this table as their proposed zoning, as noted in Table HNA-23 and Program H-1.1.

FIGURE HNA-1: LAND INVENTORY MAP

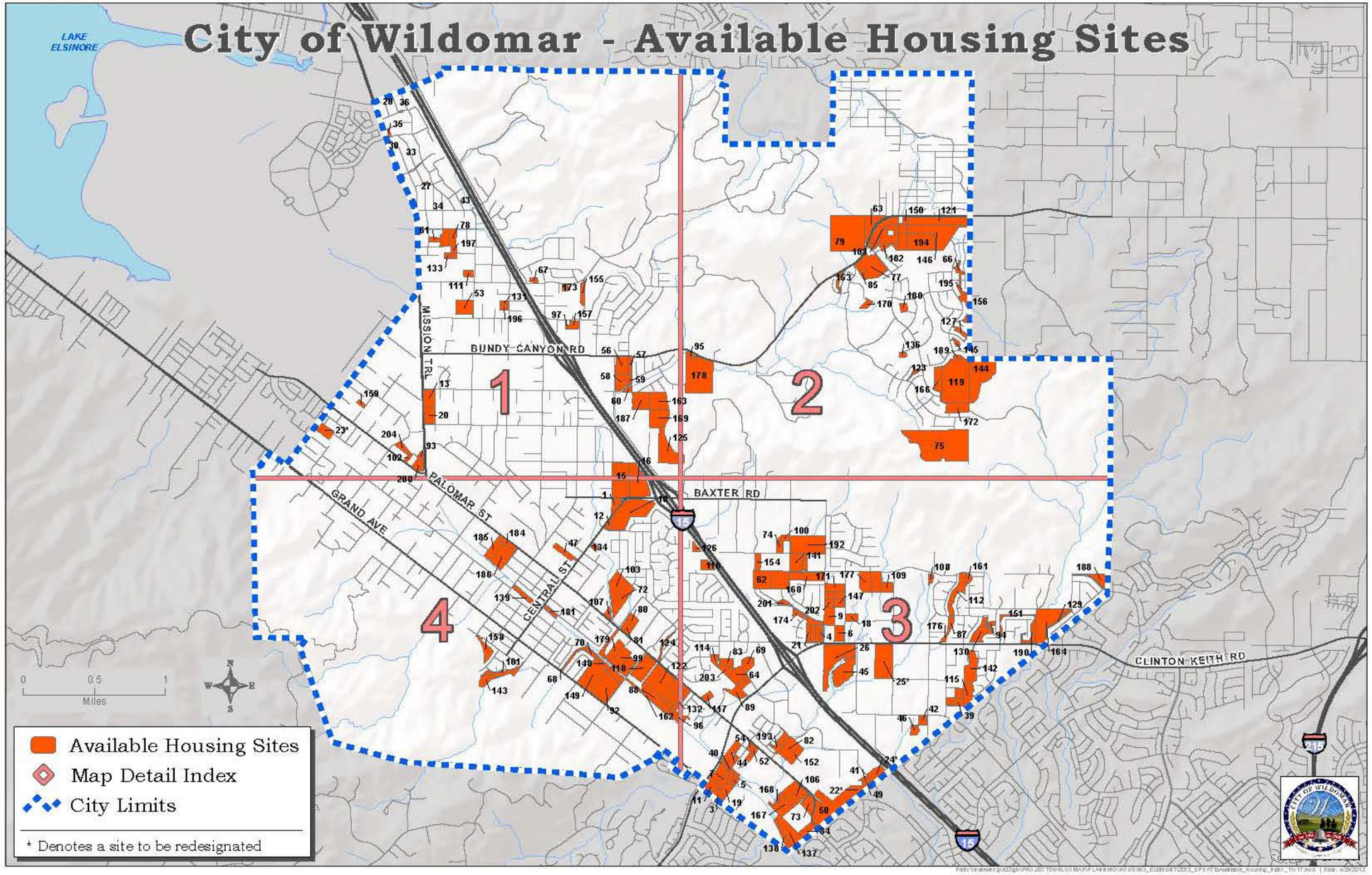

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FIGURE HNA-2: LAND INVENTORY, DETAIL 1

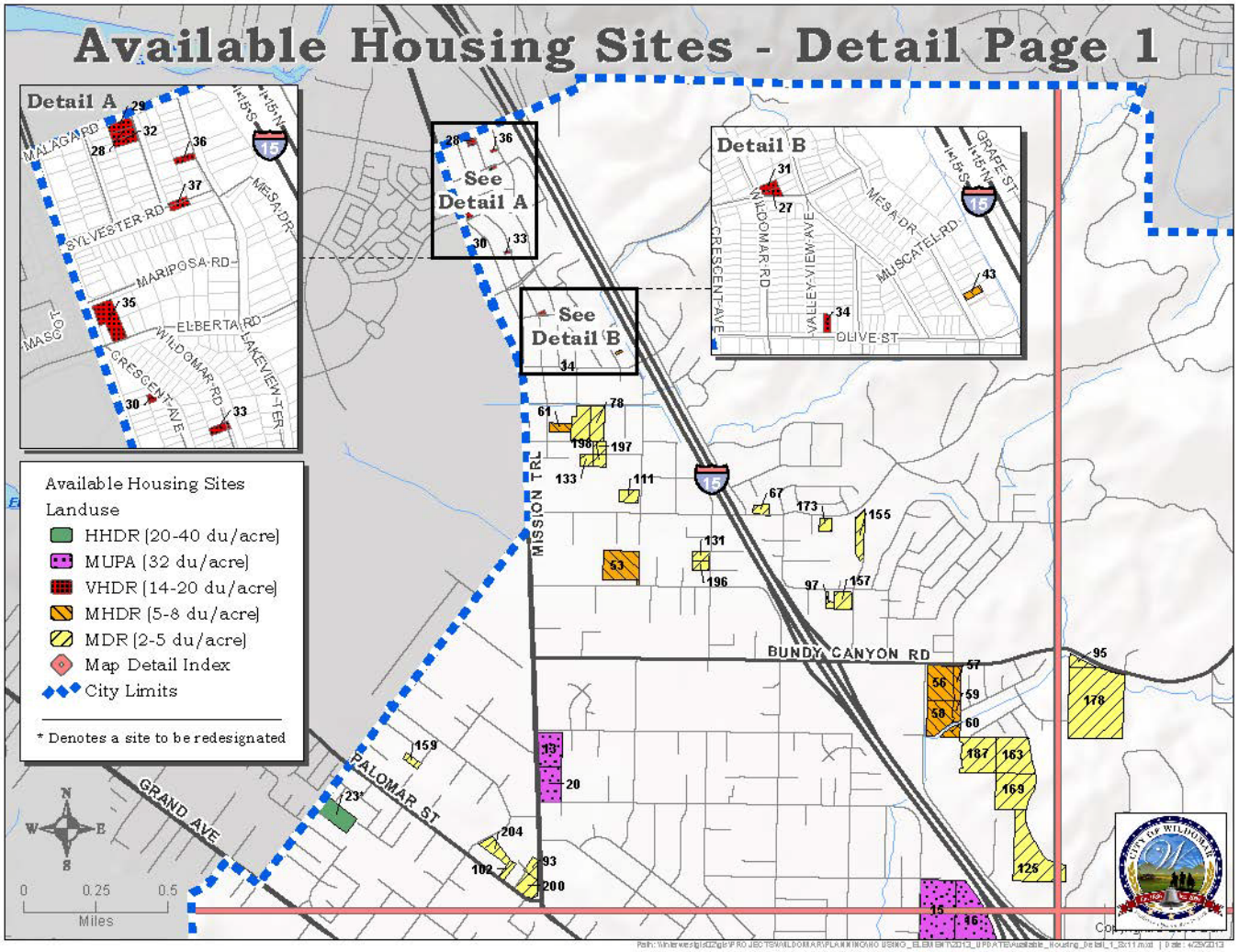


FIGURE HNA-3: LAND INVENTORY, DETAIL 2

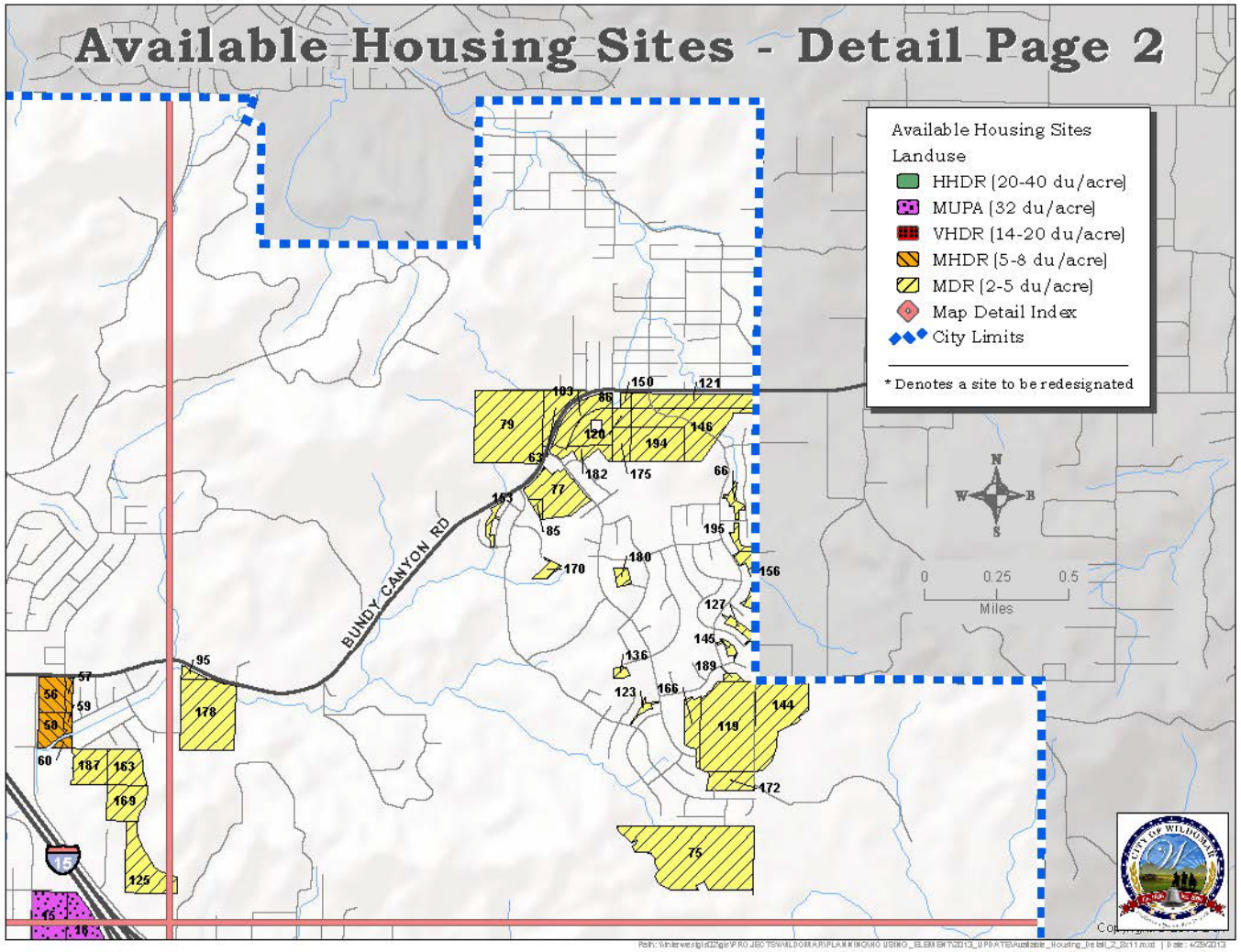


FIGURE HNA-4: LAND INVENTORY, DETAIL 3

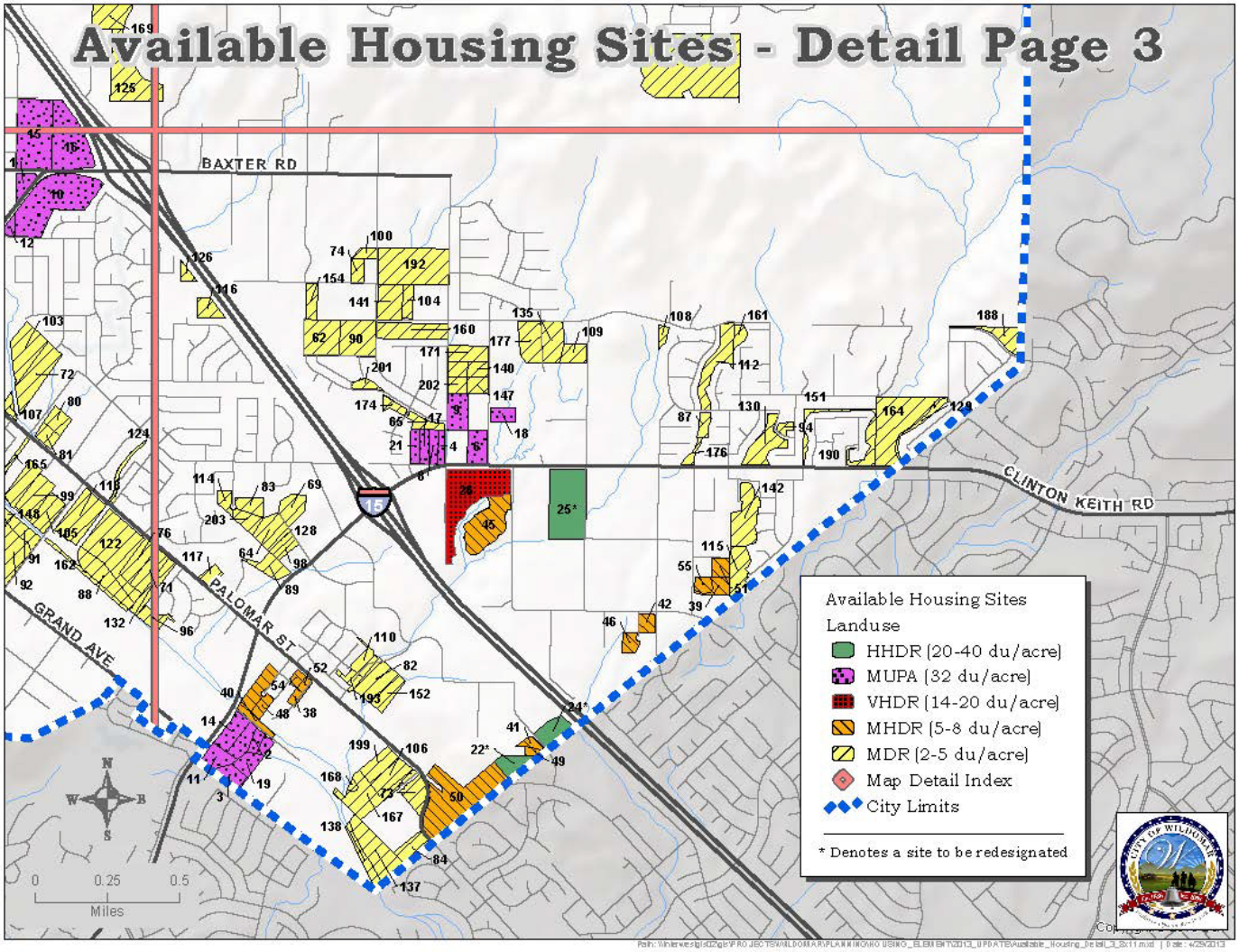
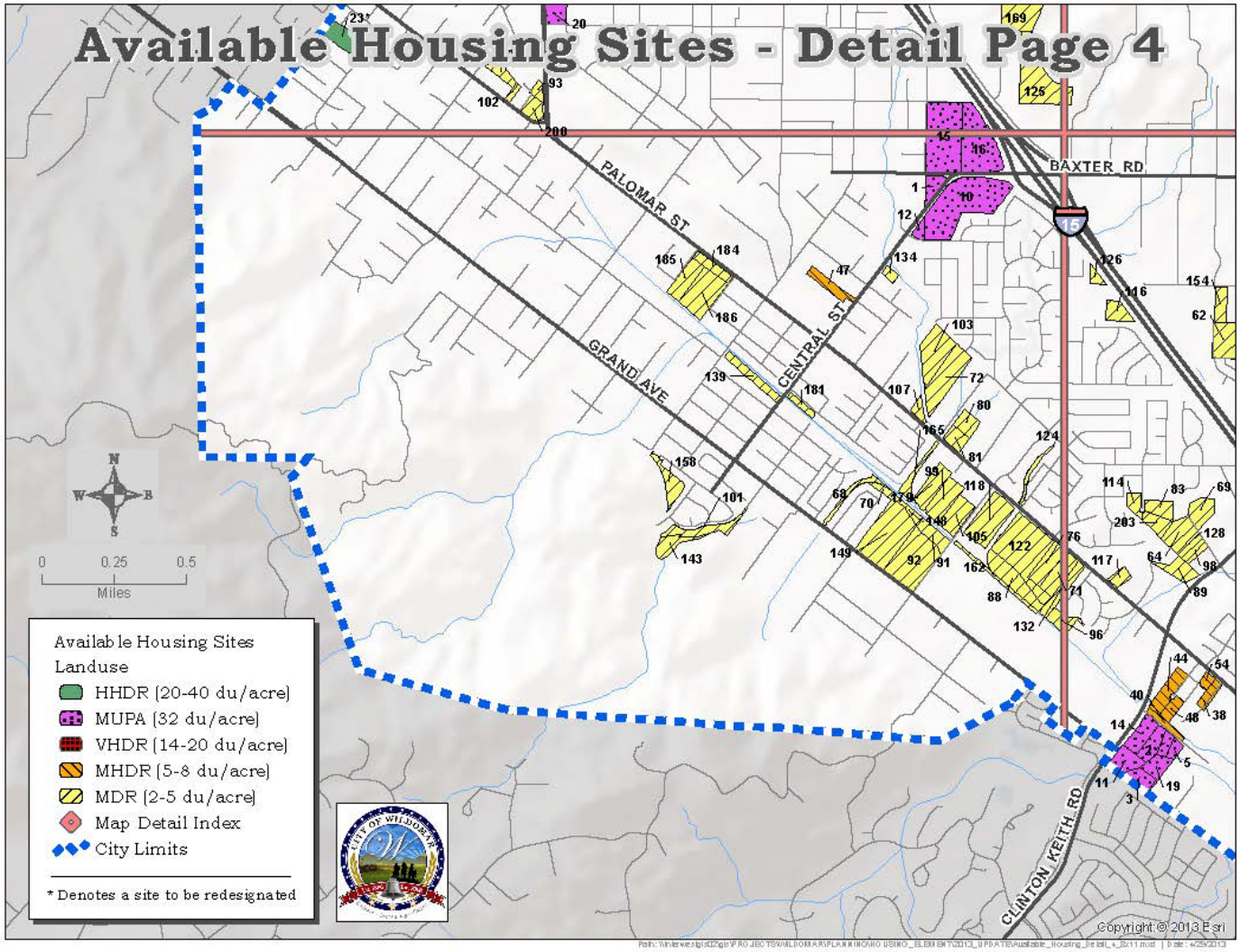


FIGURE HNA-5: LAND INVENTORY, DETAIL 4



FINANCIAL RESOURCES

The following is a list of federal programs the City is looking to explore.

FEDERAL PROGRAMS

Community Development Block Grant (CDBG) – This program is intended to enhance and preserve the affordable housing stock. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80% of the county area median income. The City of Wildomar is now an entitlement city and receives an annual allocation of funding.

HOME Investment Partnership – HOME funding is a flexible grant program that is awarded on a formula basis for housing activities which takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Funding is also provided for possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program – This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program – Nonprofit organizations and consumer cooperatives are eligible to receive no-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA) – LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low income or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies). Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would

assure property owners an 8% return on the recalculated equity or their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120% of the fair market rent or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program or offer to sell the project (a voluntary sale) to a priority purchaser for a 12-month option period or to other purchasers for an additional three months. The owner is required to document this choice in a Plan of Action.

If HUD cannot provide the owner with the 8% return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months or to other qualified buyers for an additional three months (a mandatory sale) and filing a Plan of Action which demonstrates that conversion will not adversely impact affordable housing or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay. First, the owner may prepay the property if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

STATE PROGRAMS

California Housing Finance Agency Multiple Rental Housing Programs – This program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20–150 units.

Low Income Housing Tax Credit (LIHTC) – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation – This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

LOCAL PROGRAMS

Nonprofit Entities – Nonprofit entities serving Riverside County, including Wildomar, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area includes:

- Alternatives for Domestic Violence
- Shelter from the Storm
- Banning Partners for a Revitalized Community
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat For Humanity
- Lutheran Social Services
- Shared Housing

OPPORTUNITIES FOR ENERGY CONSERVATION

The cost of housing includes not only the rent but also utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness. **Table HNA-26** summarizes available programs related to energy conservation that can be considered and engaged in the production of affordable housing.

TABLE HNA-26: ENERGY CONSERVATION PROGRAMS

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
Utility Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.		
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multi-family projects.	Energy conservation Multi-family rehabilitation	HUD
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration	HUD
Community Facilities Loans	Provides loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns, and cities.	Community facilities Infrastructure/public works	Rural Housing Service
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing.	Rehabilitation Construction Preservation of affordable housing Energy conservation	Rural Housing Service
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans. Direct, forgivable loans to assist development of projects involving multiple-ownership units, including single-family subdivisions.	Acquisition Energy conservation Infrastructure development New construction single-family	HCD

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; (4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	Energy conservation Rehabilitation and repair	California Department of Community Services and Development
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1) The Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weatherstripping, minor housing repairs, and related conservation measures; (2) the Home Energy Assistance Program (HEAP) which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program which provides payments for weather-related emergencies.	Financial assistance Energy conservation	California Department of Community Services and Development
Neighborhood Housing Services	NHS is a three-way partnership among neighborhood residents, local government, and local businesses. Neighborhood Reinvestment Group provides direct technical assistance, expendable grants, and capital grants to NHS, which makes loans for rehabilitation.	Rehabilitation Energy conservation Community services/facilities	Neighborhood Reinvestment Group
Weatherization Program	Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weatherstripping, water heater wrap, insulation of various home components, and financial assistance.	Weatherization rehabilitation	Southern California Gas, DOE, WEER, LIHEAP

Source: City of Wildomar 2011

CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental constraints and (2) non-governmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provisions for a variety of housing. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

GOVERNMENTAL CONSTRAINTS

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

LAND USE CONTROLS

General Plan Land Use Designations

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the housing element.

Table HNA-27 shows the residential General Plan land use designations for the City of Wildomar. The land use designations support a variety of housing types, ranging from very low-density development, which generally includes single-family homes on large lots, to high-density development, which includes multi-family development.

TABLE HNA-27: GENERAL PLAN LAND USE DESIGNATIONS

Land Use Designation		Allowed Density	General Uses
AG	Agriculture	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses One single-family residence allowed
RR	Rural Residential	5 ac min.	Single-family residences Allows limited animal-keeping and agricultural uses
RM	Rural Mountainous	10 ac min.	Single-family residential uses Allows limited animal-keeping, agriculture, recreational uses
RD	Rural Desert	10 ac min.	Single-family residential Allows limited animal-keeping, agriculture, recreational uses
EDR EDR-RC	Estate Density Residential	2 ac min.	Single-family detached residences Limited agriculture, intensive equestrian, and animal-keeping
VLDR VLD-RC	Very Low Density Residential	1 ac min.	Single-family detached residences Limited agriculture, intensive equestrian, and animal-keeping
LDR LDR-RC	Low Density Residential	1/2 ac min.	Single-family detached residences Limited agriculture, intensive equestrian, and animal-keeping
MDR	Medium Density Residential	2–5 du/ac	Single-family detached and attached residences Limited agriculture and animal-keeping is permitted
MHDR	Medium High Density Residential	5–8 du/ac	Single-family attached and detached residences
HDR	High Density Residential	8–14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes
VHDR	Very High Density Residential	14–20 du/ac	Single-family attached residences and multi-family dwellings
HHDR	Highest Density Residential	20–40 du/ac	Multi-family dwellings, includes apartments and condominiums; multi-storied (3+) structures are allowed.
MUPA	Mixed Use Planning Area	32 du/are	The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Source: City of Wildomar 2011

Zoning Districts

Zoning, unlike the General Plan, is regulatory. Under the Zoning Ordinance, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses (**Table HNA-28**).

TABLE HNA-28: RESIDENTIAL ZONING DISTRICTS

Zone		General Uses
R-1	One-Family Dwelling	One-family dwellings, mobile homes on permanent foundations, mobile home parks
R-1A	One-Family Dwelling Mountain Resort	One-family dwellings, mobile home parks, planned residential developments
R-2	Multiple-Family Dwelling	One-family dwellings, multiple-family dwellings, congregate care residential, single-family subdivisions, two-family dwellings, mobile home parks, boarding, rooming and lodging houses, bungalow courts, apartment houses
R-2A	Limited Multiple Family Dwelling	One-family dwelling, multiple-family dwellings, two-family dwellings, mobile home parks, apartment houses, planned residential developments
R-3	General Residential	One-family dwellings, multiple-family dwellings, congregate care facilities, two-family dwellings, bungalow courts, apartment houses, boarding, rooming and lodging houses, mobile home parks
R-3A	Village Tourist Residential	One-family dwellings, apartments, hotels, RV parks, bungalow courts, planned residential developments
R-4	Planned Residential	One-family dwellings, multiple-family dwellings, mobile home parks
R-6	Residential Incentive	One-family dwellings, mobile homes on permanent foundations, mobile home parks, multiple-family dwellings, planned residential developments, apartments
A-1	Light Agriculture	One-family dwellings, mobile homes, farm labor camps, mobile home parks
A-2	Heavy Agriculture	One-family dwellings, agricultural mobile homes, labor camps
R-A	Residential Agriculture	One-family dwellings, mobile homes on permanent foundations, agricultural mobile homes, mobile home parks
R-D	Regulated Development Areas	One-family dwellings, apartment houses and hotels, mobile home parks, two-family dwellings, multiple-family dwellings, bungalow courts, boarding and rooming houses, congregate care facilities, RV parks, agricultural mobile homes
R-R R-R-O	Rural Residential	One-family dwellings, mobile home parks, RV parks, farm labor camps, guest ranches, planned residential developments
R-T	Mobile Home Subdivisions and Mobile Home Parks	One-family dwellings, mobile homes, mobile home parks, mobile home subdivisions
R-T-R	Mobile Home Subdivision – Rural	One-family dwellings, mobile homes
S-P	Specific Plan	Residential, commercial, manufacturing, open space, public facilities, health, and community facilities, agricultural uses

Source: City of Wildomar Zoning Ordinance
Note: Density established by the Wildomar General Plan Land Use Map

Table HNA-29 shows the associated zoning that is consistent with the General Plan land use designation densities. As previously mentioned, density in the City of Wildomar is determined by the land use designation and not the zoning.

TABLE HNA-29: RESIDENTIAL COMPATIBILITY MATRIX

General Plan Land Use	Associated Zoning District
LDR	R-R
MDR	R-1, R-2, R-3, R-4
MHDR	R-2, R-3, R-4, R-6
HDR	R-3, R-4, R-6
VHDR	R-3, R-4, R-6
HHDR	R-3, R-4, R-6

Source: City of Wildomar 2011

DEVELOPMENT STANDARDS

The City of Wildomar regulates the type, location, density, and scale of residential development primarily through its Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The Zoning Ordinance sets forth the specific residential development standards summarized in **Table HNA-30**.

TABLE HNA-30: RESIDENTIAL ZONING CRITERIA

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-T
Lot Dimensions										
Minimum Lot Size (sf)	20,000	20,000	20,000	21,780	7,200	7,200	7,200	3,500	–	5,000
Minimum Lot Width	100 ft	100 ft	100 ft	80 ft	60 ft		60 ft	40 ft	–	–
Frontage					60 ft				–	–
Minimum Lot Depth	150 ft	150 ft	150 ft		100 ft		100 ft	80 ft	–	–
Setbacks										
Front	20 ft	20 ft	20 ft		20 ft	20 ft	10 ft	20 ft	50 ft	
Side – Interior	5 ft	10 ft			10%	10%	5 ft	5 ft	50 ft	10
Side – Street	5 ft	10 ft			10%	10%	5 ft	5 ft	50 ft	10
Rear	10 ft	10 ft			10 ft	10 ft		10 ft	50 ft	–
Separation	–	–	–	–	–	15 ft/20 ft	–	–	2 0ft	–
Height										
Primary Building	40 ft	40 ft	40 ft	40 ft	40 ft/3 stories	40 ft/3 stories	50 ft	40 ft	50 ft	35 ft

Source: Wildomar Zoning Ordinance
Note: Please see the Zoning Ordinance for specific footnotes regarding this table. Also, a blank in the table means there is no specified standard.
There are no minimum lot coverage requirements.

Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, however, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The City's Zoning Ordinance establishes residential parking standards as summarized in **Table HNA-31**.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. The current standards match current vehicle ownership patterns of residents and do not have an impact on the cost or supply of housing. In an effort to assist with the development of housing affordable to lower-income households, the City allows for parking reductions for affordable projects (see **Program H-4.3**)

TABLE HNA-31: RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking
Single-Family	2 spaces/unit
Multi-Family	
One bedroom or studio	1.25 spaces/unit
Two bedrooms	2.25 spaces/unit
Three or more bedrooms	2.75 spaces/unit
Planned Residential Development	
One bedroom	1.5 spaces/unit
Two or more bedrooms	2.5 spaces/unit
Senior Housing	Same as single- and multi-family requirements
Mobile Home Parks	2 spaces/unit*

Source: City of Wildomar 2011
**Spaces may be tandem but must provide one guest space for every eight mobile home spaces.*

Density Bonus

Under current state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The City of Wildomar has included **Program H-9.1** to comply with state law.

PROVISIONS FOR A VARIETY OF HOUSING

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table HNA-32** below summarizes the permitted housing types by zone.

TABLE HNA-32: HOUSING TYPES PERMITTED BY ZONE

Land Use	R-R	R-R-O	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RT R	R-4	R-5	R-6	R-D	SP	A-1	A-P	A-2	A-D
Apartment Houses						PP	PP	PP	CUP			P		PP	PP	A				
Boarding, Rooming, Lodging Houses						PP		PP	PP						PP	A				
Congregate Care/Residential Facility	PUP	PUP	PUP	PUP	PUP	PP/ CUP	PP	PUP	PUP	PUP	PUP		PUP	PP	A	PUP	PUP	PUP	PUP	
Dwellings – Agricultural Mobile Home	PP	PP			P										P	A	PP	PP	PP	PP
Dwellings – Multiple, Apartment						PP	PP	PP	CUP			P		PP	PP	A				
Dwellings – One Family	P	P	P	P	P	P	P	PP	P	P	P	P		PP	P	A	P	P	P	P
Farm Labor Camp	CUP	CUP														A	CUP		CUP	
Migrant Agricultural Workers Mobile Home Park	CUP	CUP														A				
Mobile Home – Single Family	P	P	P	P	P	P	P	PP	P	P	P	P		PP	P	A	P	P	P	P
Mobile Home Parks	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	CUP	A	CUP			
Planned Residential Development	P	P	P	P	P	P	P	P	P			P		PP		A				
Second Dwelling Units	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP			SUP	A	SUP	SUP	SUP	SUP

Source: City of Wildomar Zoning Ordinance
CUP = conditional use permit, P = permitted, PP = plot plan, PUP = public use permit, SUP = second dwelling unit permit, A = allowed

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

New legislation (SB 2 (Cedillo, 2007)) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City's Zoning Ordinance currently classifies emergency/transitional shelters with more than six beds as a congregate or group facility, and they are implicitly included as such in the Zoning Ordinance. Shelters or transitional housing with more than six beds are subject to a conditional use permit. The City must identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter.

Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

Program H-16.1 states that the City will amend the Zoning Ordinance to allow for emergency shelters by right in the Industrial Park (I-P) zone. Currently there are approximately 83.38 acres (16 parcels ranging in size from 2 to 20 acres with a majority of the parcels being 2–5 acres) of vacant land available which would allow adequate capacity for the provision of an emergency shelter.

These vacant sites are close to services and future transit as development occurs. The sites surrounding these available parcels are mainly business park type uses, service commercial and light manufacturing companies (there is no heavy hazardous manufacturing). There are also such uses as an indoor golfing range, a hospital, medical office buildings, and even a few residential units.

Supportive and Transitional Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on- or off-site services with no limit on the length of stay and which is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focuses on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Pursuant to SB 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. In order to comply with SB 2, the City will (1) add the current definition of transitional housing and supportive housing as stated in this document, and (2) list these as permitted uses within residential zones.

Program H-16.2 will address the changes to the City's Zoning Ordinance required to be in compliance with the legislation regarding supportive and transitional housing.

Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Assembly Bill 2634 (Lieber 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Program H-13.1 states that the City will update its Zoning Ordinance to define and allow for single-room occupancy units in the Planned Residential (R-4) and Residential Incentive (R-6) zones. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding and offer financial incentives and regulatory concessions.

Congregate Care Residential Facilities

Heath and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Currently, congregate care residential facilities are allowable uses in most zones with a public use permit. The City has included **Program H-13.4** to allow for group homes (six or fewer persons) no differently than other by-right single-family homes and for residential care facilities (seven or more persons) with a conditional use permit in the R-2 and R-3 zones.

Housing for Persons with Disabilities

The City of Wildomar incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as a part of its building requirements. These two statutes address the fair housing practices adhered to by the City, which include practices against housing discrimination toward persons with disabilities. In compliance with SB 520, a complete evaluation of the City's zoning laws, practices, and policies was done as a part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time. However, **Programs H-13.3** and **H-13.4** have been incorporated into the Housing Element to mitigate any possible constraints.

- **Reasonable accommodations** – Currently the City's Zoning Ordinance does not contain a reasonable accommodations ordinance. **Program H-13.3** states that the City will amend the Zoning Ordinance to include administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.

- **Separation requirements** – The City's Zoning Ordinance does not impose any separation requirements between group homes or residential care facilities.

- **Site planning requirements** – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.

- **Definition of "family"** – The City has included **Program H-13.4** to include an updated definition of family that is consistent with current housing law.

LOCAL PROCESSING AND PERMIT PROCEDURES

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in **Table HNA-33,** processing times for Wildomar are relatively quick: single-family projects require three months, while multi-family projects typically require two to three months (see **Table HNA-34**). Note: Review times differ on a case-by-case basis depending on the type and the complexity of the project.

The costs associated with development project review will vary between projects. Wildomar utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review, public hearing, and permitting process are not considered a constraint on housing development. Therefore, the City's development review process is not seen as a constraint to the development of housing.

TABLE HNA-33: LOCAL DEVELOPMENT PROCESSING TIMELINES

Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	4–6 months
Plot Plan	2–3 months
Specific Plan/Specific Plan Amendment	9–12 months
Tentative Tract Map/Parcel Map/Subdivision	4–6 months
Variance	2–3 months
Zone Change	4–6 months
General Plan Amendment	4–6 months
Environmental Documentation (EIR)	12–18 months

Source: City of Wildomar 2013

TABLE HNA-34: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE

Single-Family Process	Time to Complete (days or months)
Step 1: Entitlement/submittal of construction doc.	10-day review period
Step 2: Plan check	2 weeks
Step 3: Submit revised construction plans	2 weeks
Estimated Total Processing Time	**1.5–2 months**
Multi-Family Process	**Time to Complete (days or months)**
Step 1: Entitlement/submittal of construction doc.	10-day review period
Step 2: Plan check	3–4 weeks
Step 3: Submit revised construction plans	2 weeks
Estimated Total Processing Time	**2–3 months**

Source: City of Wildomar 2011

Design Guidelines

The City of Wildomar adopted Riverside County's design guidelines upon incorporation. The purpose of design guidelines is to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the character of the community. The goals and purposes of these procedures and requirements are to:

- Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Utilize building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy as well as in future years.
- Encourage efficient use of land while creating high-quality communities that will maintain their economic value and long-term desirability as places to live and work.
- Incorporate conveniently located neighborhood parks, trails, and open space.

In general, the guidelines were prepared to address market-rate housing developments. Because the guidelines have not been adopted by ordinance, the applicability of the guidelines to individual developments is currently subject to the discretion of the City Council.

Although their application and consequently their impact on below-market-rate housing cannot be fully determined until such time that the design guidelines are codified by ordinance, an analysis of the potential costs and impacts of the design standards are summarized below:

Discussions with the development community have identified only three items which have increased market-rate housing cost. These are:

- Tile roofs
- Masonry walls on interior lot lines
- Decorative masonry walls extending from the lot line fences or walls to the side of the houses, separating the front and back yards, called “return” walls

These discussions have revealed the following information:

- Market-rate builders virtually always install some type of tile or concrete tile roof, guidelines notwithstanding. Consequently, this requirement results in no added cost to market-rate housing, and, as stated above, does not apply to affordable housing.
- The interior masonry walls do add some additional cost to market-rate units. However, interior masonry walls have not been required on affordable housing. The builders in several situations involving market-rate housing have also had the requirement waived upon request. This added cost is not seen as an undue constraint.
- The decorative masonry return walls also add some additional cost to market-rate housing, depending on the length of the wall (which should be as little as five feet) and the type of gate material used on one side. This added cost is not seen as an undue constraint.

To facilitate the goals of the design guidelines, the City has a number of policies that may provide financial incentives, density bonuses fast-tracking, and fee waivers to those developers that include units in their projects that will be sold to low- and moderate-income households. Currently, design guidelines have had little or no effect on market-rate or affordable housing development and therefore the design guidelines are not seen as a constraint to the development of housing.

CONDITIONAL USE PERMIT PROCESS

The conditional use permit process is not required for multi-family development in the R-3, R-4, or R-6 zones.

Applicability

Whenever any section of this title requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall take effect.

Application

Every application for a conditional use permit shall be made in writing to the planning director on the forms provided by the planning department, shall be accompanied by the filing fee as set forth in the Municipal Code.

- Name and address of the applicant.
- Evidence that he or she is the owner of the premises involved or that he or she has written permission of the owner to make such application.
- A plot and development plan drawn in sufficient detail to clearly describe the following:
  - Physical dimensions of property and structures
  - Location of existing and proposed structures
  - Setbacks
  - Methods of circulation
  - Ingress and egress
  - Utilization of property under the requested permit
- Such additional information as shall be required by the application form.
- Dimensioned elevations, including details of proposed materials for elevations.

Public Hearing

A public hearing shall be held on the application for a conditional use permit in accordance with the provisions of Chapter 17.192 of the Municipal Code, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or any other provision herein to the contrary, the hearing on any conditional use permit that requires approval of a general plan

amendment, a specific plan amendment, or a change of zone shall be heard in accordance with the provisions of Section 17.08.050, 17.08.060, or 17.280.040 of the Municipal Code, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth shall govern the hearing.

Conditions

A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety, or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety, or general welfare of the community.

Use of Permit

Any conditional use permit that is granted shall be used within one year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three years; otherwise, the permit shall be null and void. If a permit is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the City Council, on forms provided by the Planning Department, and shall be filed with the Planning Director. Within 30 days following the filing of a request for an extension, the Planning Director shall review the applications, make a recommendation, and forward the matter to the clerk, who shall place the matter on the regular agenda. An extension of time may be granted upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three years, calculated from the effective date of the issuance of the permit. The term "use" means the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a permit shall be determined pursuant to Chapter 17.192 of the Municipal Code.

Revocation of Permit

Any conditional use permit granted may be revoked upon the findings and procedure contained in Chapter 17.220 of the Municipal Code.

BUILDING CODES AND ENFORCEMENT

The City of Wildomar uses the 2010 California Building Code, which establishes standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older

properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The City has made one amendment to the local code, which was the inclusion of the Green Building Code in January 2011.

The City's Building and Safety Department is responsible for enforcing both state and city regulations governing maintenance of all buildings and property. Like most cities, Wildomar responds to code enforcement problems largely on a complaint basis.

DEVELOPMENT FEES

Like cities throughout California, Wildomar collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications.

Payment of fees is necessary to maintain an adequate level of services and facilities, and more generally, to protect public health, safety, and welfare. Based on a review of fees in neighboring jurisdictions and discussions with local developers, development fees in Wildomar are comparable to, and in many cases lower than, most other cities in the region.

As a means of assessing the cost that fees contribute to development in Wildomar, the City has calculated the total fees associated with development of a single-family and multi-family development. As indicated in **Table HNA-35**, development fees for a 2,000-square-foot residential project run approximately $34,426 (making up 17% of the total unit cost), and development fees for a two-unit multi-family project run approximately $57,180 for two units (making up 10.0% of the total unit cost). A full list of fees applicable to residential development is provided in **Appendix A-1**. The fees are not considered a constraint to the development of housing.

TABLE HNA-35: PROPORTION OF FEE IN OVERALL DEVELOPMENT COST

Development Cost for a Typical Unit	Single-Family[1]	Multi-Family[2]
Total estimated fees per unit	$34,426	$57,180
Typical estimated cost of development per unit	$202,700	$284,584
Proportion of estimated fee cost to estimated overall development cost per unit	17%	20% (10% per unit)

Source: City of Wildomar 2013; Building-cost.net 2013
Note: Fees include planning, development impact, and school fees.
[1] Assumes a 2,000-square-foot home.
[2] Assumes two units, each 800 square feet.

ON- AND OFF-SITE IMPROVEMENTS

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements as these services are required to ensure that development is constructed according to established codes and standards.

The City requires residential project improvements to include curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. The standard street section includes 60 feet of right-of way, with 40 feet dedicated for street improvements, and 10 feet on each side for sidewalk and parkway improvements. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Wildomar. The City does not impose any unusual requirements as conditions of approval for new development.

NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land, while smaller, more expensive parcels are located closer to urbanized areas.

While land prices increased rapidly during the last planning period through 2005, current land prices have declined during the economic recession that has affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable. While rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

The data indicates that in Wildomar the cost for a 7,200-square-foot lot of raw land ranges from $6,800 to $40,100 (Landwatch.com 2013), while a finished lot is valued from $42,420 to $86,500.

CONSTRUCTION COSTS

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside County region. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home (not including land) in the Riverside County region would be calculated as follows:

Item	**Cost**
Materials	$117,583
Labor	$82,155
Equipment	$2,962
Per Home Costs, Total	**$202,700**

(Source: Building-cost.net 2013)

AVAILABILITY OF FINANCING

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The subprime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. The mortgage market began to loosen up in mid-2008, but real estate values in Riverside County had already dropped nearly 28%, creating further problems for homeowners attempting to refinance out of risky loans.

Foreclosure activity in the Inland Empire housing market spiked during the subprime mortgage crisis, leading the region to post the fifth highest level of foreclosure activity among major United States metropolitan markets in May 2008. Riverside County recorded 9,024 foreclosure-related filings that month, a 98% increase over the prior year, according to RealtyTrac of Irvine. Those filings include default notices, bank repossessions, and auction sale notices. Banks typically send default notices after a borrower has missed three straight monthly mortgage payments. May's number represents one notice for every 81 households in Riverside County.

First-time homebuyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 4.5% to 8% for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Riverside County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5% to 20% of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a

potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development.

Environmental

Earthquake risk is high in western Riverside County (which includes Wildomar), due to the presence of two of California's most active faults, the San Andreas and San Jacinto faults.

Environmental constraints were taken into account with determining the realistic capacity for sites listed in **Table HNA-23**.

Infrastructure

Wildomar Southwestern Riverside County – The Southwest Riverside County Analysis Area encompasses the cities of Wildomar, Lake Elsinore, Murrieta, and Temecula. Significant unincorporated areas include Temescal Canyon, El Cerrito, and French Valley.

Primary water and sewer providers include Eastern Municipal Water District (EMWD), Western Municipal Water District (WMWD), Rancho California Water District, Elsinore Valley Municipal Water District, and Lee Lake Water District. Both EMWD and WMWD comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides only water services and does not operate a sewer treatment plant or sewer collection facilities. All of the service districts stated that they have adequate current capacity to meet demand and adequate capacity to expand to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition. Therefore, it is determined that the City has enough capacity to meet the 2014–2021 regional housing need.

To comply with SB 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

APPENDIX A-1 – FEE SCHEDULE

City of Wildomar
PLANNING DEPARTMENT

APPLICATION DEPOSIT FEE SCHEDULE

SPECIAL INSTRUCTIONS:

1. When two (2) or more permits are filed concurrently, only one environmental fee is required.
2. No environmental fee is required of a project is exempt for the City of Wildomar "rules to Implement the California Environmental Quality Act (CEQA).
3. All per acre fees are based on the gross acreage for the project site.
4. Where a maximum fee is indicated, the maximum fee refers to the base fee added to any additional per lot, per acre, or other fee.
5. The "Asterisk" (*) symbol in the column indicates that an Environmental Assessment may be required for the project application (See CEQA fees).

REFUND OF FEES: NON-DEPOSIT CASES:

- Whenever an application is terminated for any reason, the Planning Department may, in accordance with the Refund Policy statement adopted by the City Council, refund unused fees paid, upon the written request of the applicant.
- If any portion of the application fees have been paid by the Planning Department to another jurisdiction, agency, or department for the performance of services related to the application, the Planning Department with bit refund any such portion of fees until the other jurisdiction, agency or department authorizes the Planning Department to do so. In the absence of such authorization, it will be the applicant's responsibility to contact the other jurisdiction, agency or department for a refund of the fees paid to it, in accordance with the Refund Policy Statement.
- The Planning Department shall retain a processing fee of $82.00 from the total amount refunded.

REFUND OF FEES: DEPOSIT-BASED CASES:

- Within 45 days of the final closure of any deposit-based case, a full refund will be processed for those cases with a balance greater than $5.00.

ABANDONED AND EXPIRED APPLICATIONS:

- In accordance wit the policy adopted by the City Council of the City of Wildomar upon incorporation, if there is no activity by an applicant on an application for more than one year and less than two years, the application is abandoned and any deposit fees remaining will be refunded.

PLANNING APPLICATIONS

APPLICATION OR PERMIT TYPE		EA	BASE FEE	PER LOT FEE)	PER UNIT FEE	PER ACRE FEE	NOTES/OTHER FEES IF APPLICABLE
PRE-APPLICATION REVIEW (PAR)			500				DEPOSIT BASED FEE (NOTES 8) ($2,500 submittal typical)
APPEALS (ORD. 348)	APPEAL TO: PLANNING COMMISSION OR CITY COUNCIL		964				$224 IF FIRE CONDITION APPEALED $177 IF B&S CONDITIONS APPEALED $313 IF FLOOD CONDITIONS APPEALED $565 IF TRANS. CONDITIONS APPEALED
CHANGE OF ZONE	ALL	*	3,577				DEPOSIT BASED FEE (NOTES 2, 3, 5 8)
CONDITIONAL USE PERMIT	GENERAL	*	9,457	$5 PER LOT OR SITE			DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
	MOBILE HOME PARK	*	8,516	$7 PER LOT OR SITE			DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
	R.V. PARK	*	6,904	$7 PER LOT OR SITE			DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
EXTENSION OF TIME	COMMERCIAL WECS VARIANCE		494				SEE NOTE 5
	CUP'S & PLOT PLANS		685				
	PUBLIC USE PERMITS		632				
GENERAL PLAN AMENDMENT	GENERAL	*	7,333				DEPOSIT BASED FEE (SEE NOTE 8)
	CIRCULATION SECTION	*	8,160				DEPOSIT BASED + $250 PER RD. SEGMENT (NOTE 7
REVISED PERMITS	CUP GENERAL	*	3,806				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	CUP MOBILE HOME PARK	*	2,791				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	CUP RV PARK	*	2,578				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PLOT PLAN W/PUBLIC HEARING	*	1,831				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PLOT PLAN/TRANSMITTED	*	1,374				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PLOT PLAN/KENNEL- CATTERY	*	928				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PUP GENERAL	*	2,594				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PUP LARGE FAMILY DAY CARE	*	746				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	VARIANCE	*	1,635				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	ACCESSORY WECS	*	1,085				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	COMMERCIAL WECS	*	2,573				DEPOSIT BASED FEE (SEE NOTE 5, 8)
CERTIFICATE OF ZONING COMPLIANCE	OUTDOOR ADVERTISING		657				DEPOSIT BASED FEE (SEE NOTE 8)
PLOT PLANS	EXEMPT FROM CEQA/GOVERNMENT		3,945				DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
	EXEMPT FROM CEQA/PLANNING		500				DEPOSIT BASED FEE (NOTES 5, 8)
	NOT EXEMPT FROM CEQA	*	4,698				DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
PUBLIC USE PERMIT		*	7,522				DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
SECOND UNIT PERMIT	GENERAL		2,975				DEPOSIT BASED FEE (NOTE 8)
	RENEWAL		26				
SETBACK ADJUSTMENT			300				DEPOSIT BASED FEE (NOTE 8)

SPECIFIC PLAN		*	18,327				DEPOSIT BASED FEE (NOTES 2, 3 8)
AMENDMENT TO SPECIFIC PLAN		*	9,164				DEPOSIT BASED FEE (NOTES 2, 3 8)
SUBSTANTIAL CONFORMANCE	ORD. 348, SEC. 18.43 CIRC.		1,116				DEPOSIT BASED FEE (NOTE 8)
	ORD. 348, SEC 18.43 UNCIRCULATED		389				DEPOSIT BASED FEE (NOTE 8)
	SPECIFIC PLANS		2,400				DEPOSIT BASED FEE (NOTE 8)
	COMMERCIAL ACCESSORY WECS		568				DEPOSIT BASED FEE (NOTE 8)
TEMPORARY USE PERMIT		*	2,649				DEPOSIT BASED FEE (NOTE 8)
VARIANCE	FILED WITH CUP, PLOT PLAN	*	1,349				DEPOSIT BASED FEE (NOTE 8)
	FILED ALONE		2,574				DEPOSIT BASED FEE (NOTE 8)
WIND ENERGY CONVERSION SYSTEMS (WECS)	ACCESSORY – CEQA EXEMPT	*	1,100				DEPOSIT BASED FEE (NOTE 8)
	COMMERCIAL WECS PERMIT	*	5,637				DEPOSIT BASED FEE (NOTE 4, 8)
	NOISE STUDY		500				(DEPOSIT $500 W/ENV HEALTH)
LARGE FAMILY DAY CARE			250				ADDITIONAL $1,000 - HEARING REQ.
HAZARDOUS WASTE FACILITY SITING PERMIT		*	16,451			43	DEPOSIT BASED FEE (NOTES 5, 8)
KENNELS & CATTERIES	CLASS I		500				DEPOSIT BASED FEE (NOTE 8)
	CLASS II	*	4,698				DEPOSIT BASED FEE (NOTE 8)
	CLASS III	*	4,698				DEPOSIT BASED FEE (NOTE 8)
	CLASS IV	*	9,547				DEPOSIT BASED FEE (NOTE 8)
CROWING FOWL PERMIT		*	213				DEPOSIT BASED FEE (NOTE 8)
TEMP. OUTDOOR EVENT	EXEMPT FROM CEQA		378				DEPOSIT BASED FEE (NOTE 8)
	NOT EXEMPT FROM CEQA	*	854				DEPOSIT BASED FEE (NOTE 8)
PRE-EXISTING NONCONFORMING USE	VERIFICATION		213				DEPOSIT BASED FEE (NOTE 8)
	EXTENSION		9,457	$5 PER LOT OR SITE			DEPOSIT BASED FEE (NOTE 8)

SUBDIVISION APPLICATIONS

APPLICATION OR PERMIT TYPE		EA	BASE FEE	PER LOT FEE	PER UNIT FEE	PER ACRE FEE	NOTES/OTHER FEES IF APPLICABLE
CERTIFICATE OF LAND DIVISION COMPLIANCE	FEE PER PARCEL		500				DEPOSIT BASED FEE (NOTE 8)
	IF CONDITIONED		900				DEPOSIT BASED FEE (NOTE 8)
	WITH WAIVER OF FINAL PM		311				DEPOSIT BASED FEE (NOTE 8)
LAND DIVISION MAP	PM's (Per Phase or Tract No.) sewered	*	419				DEPOSIT BASED FEE (NOTE 8)
	PM's (Per Phase of Tract no.) unsewered	*	500				DEPOSIT BASED FEE (NOTE 8)
	TM's (Per Phase or Tract No.) sewered	*	419				DEPOSIT BASED FEE (NOTE 8)
	TM's (Per Phase of Tract no.) unsewered	*	500				DEPOSIT BASED FEE (NOTE 8)
MULTI-FAMILY TRACTS	RESIDENTIAL/CONDOS (Sewered)	*	8,698		77	19	DEPOSIT BASED FEE (NOTES 5, 8)
	RESIDENTIAL/CONDOS (Unsewered)	*	8,718		77	19	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (Within 2 Years)	*	6,044		243	20	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (After 2 Years)	*	6,362		77	20	DEPOSIT BASED FEE (NOTES 5, 8)
PARCEL MAPS	COMMERCIAL/INDUSTRIAL (sewered)	*	8,259	24		19	DEPOSIT BASED FEE (NOTES 5, 8)
	COMMERCIAL/INDUSTRIAL (unsewered)	*	8,155	24		19	DEPOSIT BASED FEE (NOTES 5, 8)
	RESIDENTIAL (with waiver of final map)	*	5,629	96			DEPOSIT BASED FEE (NOTES 5, 8)
	RESIDENTIAL (w/out waiver of final map)	*	5,511	102			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (comm/ind within 2 years)	*	1,397	77			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (residential within 2 years)	*	1,397	90			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (comm/ind after 2 years)	*	1,516	41			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (residential after 2 years)	*	1,547	104			DEPOSIT BASED FEE (NOTES 5, 8)
SINGLE FAMILY TRACTS	NOT IN R-2, R-4, R-6 ZONES (sewered)	*	8,931	93		19	DEPOSIT BASED FEE (NOTES 5, 8)
	IN R-2, R-4, R-6 ZONES	*	11,146	100		19	DEPOSIT BASED FEE (NOTES 5, 8)
	NOT IN R-2, R-4, R-6 ZONES (unsewered)	*	8,827	93		19	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP IN R-2 (within 2 years)	*	5,702	75		23	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP NOT IN R-2 (within 2 years)	*	3,880	70		18	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP IN R-2 (after 2 years)	*	5,722	75		23	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP NOT IN R-2 (after 2 years)	*	3,900	75		18	DEPOSIT BASED FEE (NOTES 5, 8)
VESTING MAPS	STATUTORY CONDO MAPS	*	581				$224 IF FIRE CONDITION APPEALED
	APPEALS DUE TO EXTENSION OF TIME		117				$165 IF ROAD CONDITIONS APPEALED
EXTENSION OF TIME	TRACT MAPS		332				
	PARCEL MAPS		333				
LOT LINE ADJUSTMENT			670				DEPOSIT BASED FEE (NOTE 8)
MINOR CHANGE	TRACT MAPS/TRACTS		1,084				DEPOSIT BASED FEE (NOTES 5, 8)
	PARCEL MAPS		1,046				DEPOSIT BASED FEE (NOTES 5, 8)
MERGER OF CONTIGUOUS PARCELS			400				DEPOSIT BASED FEE (NOTES 8)
REVERSION TO ACREAGE			977				DEPOSIT BASED FEE (NOTES 8)
AMENDMENT TO FINAL MAP	CONDOS/SINGLE FAMILY RES. TRACTS	*	3,052	16		9	DEPOSIT BASED FEE (NOTES 8)
	PARCEL MAPS		2,882	15		9	DEPOSIT BASED FEE (NOTES 8)
EXPIRED RECORDABLE TRACT MAPS	SINGLE FAMILY RES TRACTS	*	3,911	23		18	DEPOSIT BASED FEE (NOTES 8)
	MULTI-FAMILY RES TRACTS	*	4,094		5	19	DEPOSIT BASED FEE (NOTES 8)

	FINAL TRACT MAP	*	1,652	6			
	FINAL CONDO MAP	*	895	1		25	(MAXIMUM $2,250 PER ACRE)

OTHER APPLICATIONS/CEQA

APPLICATION OR PERMIT TYPE		EA	BASE FEE	PER LOT FEE	PER UNIT FEE	PER ACRE FEE	NOTES/OTHER FEES IF APPLICABLE
HOG RANCHES	NEW APPLICATION	*	2,014				DEPOSIT BASED FEE (NOTES 8)
	INSPECTION FEES (Less than 788 Hogs)		150				FOR 788 HOGS OR LESS
	INSPECTION FEES (More than 789 Hogs)						$19 PER 100 HOGS OVER 789
	LATE FEE		27%		19		OF INSPECTION FEE
	AMEND PERMIT - Change # of hogs/10 (A)		36				SECTION 10 (A)
	AMEND PERMIT – Increase # of hogs/10 (B)		202				SECTION 10 (B)
ALQUIST PRIOLO ACT							DEPOSIT BASED FEE (Both)
	GEOLOGIC REPT APPROVAL – ORD 547		1,200				+ $22/ACRE OVER 10 ($823 Max/acre)
	WAIVER GEOLOGIC REPT – ORD 547		140				+ $372 IF SUBMITTED TO THE STATE
ORDINANCE NO. 555	SURFACE MINING PERMIT	*	9,360				DEPOSIT BASED FEE (NOTES 5, 8)
	RECLAMATION PLANS		3,587				DEPOSIT BASED FEE (NOTES 5, 8)
	APPEAL OF PC DECISION ON SMP		398				+ $81 IF ROAD COND. ARE APPEALED
	SUBSTANTIAL CONFORMANCE		723				DEPOSIT BASED FEE (NOTE 8)
	REVISED PERMIT	*	3,231				DEPOSIT BASED FEE (NOTES 5, 8)
ORDINANCE NO. 559	TREE REMOVAL APPLICATION		260				DEPOSIT BASED FEE (NOTE 8)
ORDINANCE NO. 578	CERTIFICATE OF HISTORIC APPROPRIATENESS APPEALS		705 129				DEPOSIT BASED FEE (NOTE 8)
ARCHIVAL SEARCH FOR PLANNING INFORMATION			63/hr				$15.75 PER 1/4 HR
RESEARCH FEE FRO PLANNING INFORMATION			72/hr				$18 PER 1/4 HR
PROFESSIONAL PLANNER SERVICES			172/hr				$43 PER 1/4 HR
PROFESSIONAL GEOLOGIST SERVICES							$46 PER 1/4 HR
REVIEW OF CC&R's BY CITY ATTORNEY			418/hr				DEPOSIT BASED FEE (NOTE 8)
REVIEW OF SPECIFIC PLAN ZONING ORD BY CITY ATTORNEY			2,092				DEPOSIT BASED FEE (NOTE 8)
AGRICULTURAL PRESERVES	ESTABLISHMENT/ENLARGEMENT (APPLICANT INITIATED)		1,640				DEPOSIT BASED FEE + NON-REFUNDABLE $138 PER OWNERS PETITION $138 PER EACH CONTRACT APPROVAL
	DISESTABLISHMENT/ENLARGEMENT AG PRESERVE PURSUANT TO NOTICE OF NON-RENEWAL		1,550				DEPOSIT BASED FEE (NOTE 8)
	ESTABLISHMENT/ENLARGEMENT (CITY COUNCIL INITIATED)		147				DEPOSIT BASED FEE + $138 PER CONTRACT
	CONTRACT WITHIN ESTABLISHED PRESERVE		147				DEPOSIT BASED FEE + $138 PER CONTRACT
	CANCELLATION/DIMINISHMENT OF AG PRESERVE (APPLICANT INITIATED)	*	1,550				DEPOSIT BASED FEE (NOTE 8)
	CANCELLATION/DIMINISHMENT OF AG PRESERVE (CITY COUNCIL INITIATED)		N/C				
	NOTICE OF NON-RENEWAL		252				DEPOSIT BASED FEE (NOTE 8)
CALIFORNIA DEPT FISH & GAME FEE	RIVERSIDE COUNTY CLERK FEE		64				
	NEGATIVE DECLARATION & MND		2,044				REQUIRES COUNTY CLERK FEE
	ENVIRONMENTAL IMPACT REPORT		2,839.25				REQUIRES COUNTY CLERK FEE
RULES TO IMPLEMENT CEQA	APPLICATION FOR GRADING PERMIT		951			6	DEPOSIT BASED FEE (NOTE 8) MAX $2,729
	APPLICATION FOR COMM. WECS		507			6	DEPOSIT BASED FEE (MAX AC. $2.201) PLUS $329 PER MW – NOTE 8)

	APPLICATION FOR TREE REMOVAL ALL OTHER APPLICATIONS		259 472			 6	DEPOSIT BASED FEE (NOTE 8) DEPOSIT BASED FEE (NOTE 8)
ENVIRONMENTAL IMPACT REPORT	SPONSOR PREPARED EIR PREVIOUSLY PREPARED EIR	*	8,439 1,936				DEPOSIT BASED FEE (NOTE 8) DEPOSIT BASED FEE (NOTE 8)
LAFCO	CATEGORICAL EXEMPTION REVIEW INITIAL STUDY	 *	80 N/C 562				
GEOLOGY CEQA	FAULT HAZARD REPORT REVIEW GEOLOGIC WAIVER LIQUEFACTION REPORT		1,200 140 1,200				DEPOSIT BASED FEE ALL (NOTE 8) PLUS $22 PER ACRE OVER 10 ACRES (MAXIMUM COMPONENT OF $823)
DEVELOPMENT AGREEMENTS		*	5,000				DEPOSIT FEE BASED + ADDITIONAL $$
SCHOOL MITIGATION PLANS	APPEALS		743				DEPOSIT BASED FEE (NOTE 8)
EXCEPTIONS TO NOISE ORD 847	EXEMPT FROM CEQA NOT EXEMPT FROM CEQA	* *	378 854				DEPOSIT BASED FEE (NOTE 8) DEPOSIT BASED FEE (NOTE 8)

NOTES:

1. WHEN APPLICABLE, FLOOD CONTROL PLAN CHECK FEE - PAYABLE DIRECTLY TO FLOOD CONTROL DISTRICT.
2. WHEN APPLICABLE, ADD $750 IF FLOOD CONTROL SPECIAL STUDY MINOR CASE – PAYABLE DIRECTLY TO RCFCD.
3. WHEN APPLICABLE, ADD $3,000 IF FLOOD CONTROL SPECIAL STUDY MINOR CASE - PAYABLE DIRECTLY TO RCFCD.
4. WHEN APPLICABLE, ADD $250 IF TRANSPORTATION PLAN CHECK (INITIAL DEPOSIT) – PAYABLE DIRECTLY TO TRANS. DEPT.
5. WHEN APPLICABLE, ADD $1,252 OR $1,811 IF TRAFFIC STUDY REQUIRED - PAYABLE DIRECTLY TO TRANSPORTATION DEPT.
6. ADD $26 PER TRACT OR UNIT NO. - PAYABLE DIRECTLY TO TRANSPORTATION DEPT.
7. MAXIMUM TOTAL OF $14,711.
8. DEPOSIT BASED FEES ARE SUBJECT TO ADDITIONAL CHARGES IF NECESSARY.

FEE CALCULATION METHODOLOGY

_____		_____		_____		_____		_____		_____
BASE FEE	+	[PER LOT FEE X # OF LOTS]	+	[ACREAGE FEE X # OF ACRES]	=	SUBTOTAL	X	1.020	=	TOTAL FEE

PREPARED BY

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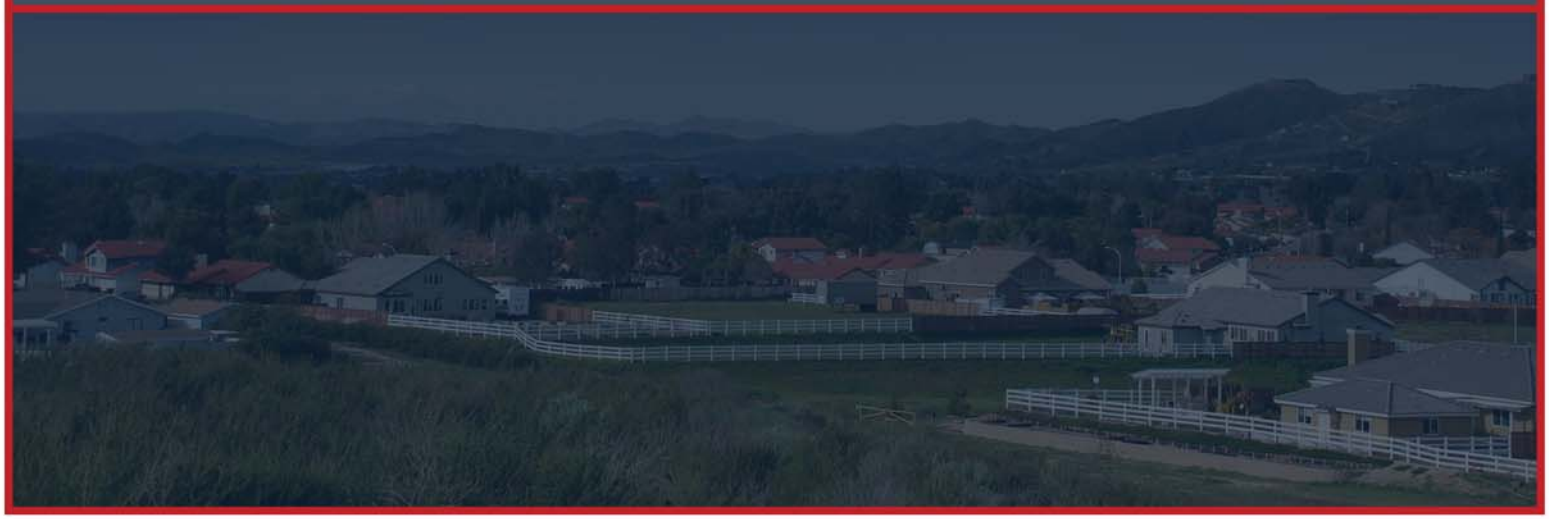

APPENDIX 3.1 AIR QUALITY

Wildomar Housing Element Update - One Year of Construction

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	210	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Utility Company**	Southern California Edison
Climate Zone	10	**Precipitation Freq (Days)**	28		

1.3 User Entered Comments

Project Characteristics -

Off-road Equipment - Diesel-fueled construction equipment load factors reduced 33% to account for offroad emission overestimation
Source - California Air Resources Board. 2010. "Staff Report: Proposed Amendments to the Regulation for In-Use Offroad Diesel-Fueled Fleets and the OFFROAD Large Spark-Ignition Fleet Requirements." October 2010.

Architectural Coating - SCAQMD Rule 1113

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2013	8.08	65.68	36.94	0.07	18.30	3.10	20.97	9.94	3.10	12.61	0.00	7,513.41	0.00	0.72	0.00	7,528.63
2014	66.23	51.09	44.68	0.08	2.37	3.62	5.99	0.10	3.62	3.72	0.00	7,517.88	0.00	0.76	0.00	7,533.93
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.07	0.00	18.07	9.93	0.00	9.93						0.00
Off-Road	6.70	54.15	30.68	0.05		2.66	2.66		2.66	2.66		5,413.51		0.60		5,426.15
Total	**6.70**	**54.15**	**30.68**	**0.05**	**18.07**	**2.66**	**20.73**	**9.93**	**2.66**	**12.59**		**5,413.51**		**0.60**		**5,426.15**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.09	0.10	1.20	0.00	0.23	0.01	0.24	0.01	0.01	0.02		188.89		0.01		189.12
Total	**0.09**	**0.10**	**1.20**	**0.00**	**0.23**	**0.01**	**0.24**	**0.01**	**0.01**	**0.02**		**188.89**		**0.01**		**189.12**

3.3 Grading - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.73	0.00	6.73	3.31	0.00	3.31						0.00
Off-Road	7.98	65.57	35.61	0.07		3.09	3.09		3.09	3.09		7,303.53		0.71		7,318.50
Total	**7.98**	**65.57**	**35.61**	**0.07**	**6.73**	**3.09**	**9.82**	**3.31**	**3.09**	**6.40**		**7,303.53**		**0.71**		**7,318.50**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.10	0.11	1.33	0.00	0.26	0.01	0.27	0.01	0.01	0.02		209.88		0.01		210.13
Total	**0.10**	**0.11**	**1.33**	**0.00**	**0.26**	**0.01**	**0.27**	**0.01**	**0.01**	**0.02**		**209.88**		**0.01**		**210.13**

3.4 Building Construction - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.18	27.32	19.09	0.03		1.79	1.79		1.79	1.79		3,228.71		0.37		3,236.55
Total	**4.18**	**27.32**	**19.09**	**0.03**		**1.79**	**1.79**		**1.79**	**1.79**		**3,228.71**		**0.37**		**3,236.55**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.28	3.52	1.73	0.01	0.20	0.11	0.32	0.02	0.11	0.13		596.98		0.01		597.27
Worker	0.75	0.86	10.05	0.02	1.97	0.07	2.04	0.07	0.07	0.14		1,584.58		0.09		1,586.48
Total	**1.03**	**4.38**	**11.78**	**0.03**	**2.17**	**0.18**	**2.36**	**0.09**	**0.18**	**0.27**		**2,181.56**		**0.10**		**2,183.75**

3.4 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.82	25.25	18.90	0.03		1.59	1.59		1.59	1.59		3,228.71		0.34		3,235.90
Total	**3.82**	**25.25**	**18.90**	**0.03**		**1.59**	**1.59**		**1.59**	**1.59**		**3,228.71**		**0.34**		**3,235.90**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.25	3.21	1.60	0.01	0.20	0.10	0.30	0.02	0.10	0.12		598.99		0.01		599.25
Worker	0.69	0.77	9.22	0.02	1.97	0.07	2.04	0.07	0.07	0.14		1,556.42		0.08		1,558.18
Total	**0.94**	**3.98**	**10.82**	**0.03**	**2.17**	**0.17**	**2.34**	**0.09**	**0.17**	**0.26**		**2,155.41**		**0.09**		**2,157.43**

3.5 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.53	21.77	14.04	0.02		1.86	1.86		1.86	1.86		1,979.15		0.32		1,985.82
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	**3.53**	**21.77**	**14.04**	**0.02**		**1.86**	**1.86**		**1.86**	**1.86**		**1,979.15**		**0.32**		**1,985.82**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.07	0.08	0.92	0.00	0.20	0.01	0.20	0.01	0.01	0.01		154.61		0.01		154.79
Total	**0.07**	**0.08**	**0.92**	**0.00**	**0.20**	**0.01**	**0.20**	**0.01**	**0.01**	**0.01**		**154.61**		**0.01**		**154.79**

3.6 Architectural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	65.64					0.00	0.00		0.00	0.00						0.00
Off-Road	0.45	2.77	1.92	0.00		0.24	0.24		0.24	0.24		281.19		0.04		282.03
Total	**66.09**	**2.77**	**1.92**	**0.00**		**0.24**	**0.24**		**0.24**	**0.24**		**281.19**		**0.04**		**282.03**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.15	1.83	0.00	0.39	0.01	0.41	0.01	0.01	0.03		309.22		0.02		309.57
Total	**0.14**	**0.15**	**1.83**	**0.00**	**0.39**	**0.01**	**0.41**	**0.01**	**0.01**	**0.03**		**309.22**		**0.02**		**309.57**

Wildomar Housing Element Update (Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	1678	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**		**Utility Company**	Southern California Edison
Climate Zone	10		2.4		
		Precipitation Freq (Days)			
			28		

1.3 User Entered Comments

Project Characteristics -

2.0 Emissions Summary

2.1 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	219.59	9.80	694.98	1.35		0.00	89.50		0.00	89.48	11,841.20	30,456.30		47.11	0.72	43,511.55
Energy	1.28	10.94	4.66	0.07		0.00	0.88		0.00	0.88		13,968.01		0.27	0.26	14,053.02
Mobile	30.11	84.51	279.33	1.12	113.08	4.84	117.92	1.64	4.72	6.35		88,441.64		2.34		88,490.73
Total	**250.98**	**105.25**	**978.97**	**2.54**	**113.08**	**4.84**	**208.30**	**1.64**	**4.72**	**96.71**	**11,841.20**	**132,865.95**		**49.72**	**0.98**	**146,055.30**

3.0 Mobile Detail

3.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	30.11	84.51	279.33	1.12	113.08	4.84	117.92	1.64	4.72	6.35		88,441.64		2.34		88,490.73
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

3.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	11,058.02	12,014.48	10185.46	31,440,145	31,440,145
Total	11,058.02	12,014.48	10,185.46	31,440,145	31,440,145

3.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse	10.80	7.30	7.50	40.20	19.20	40.60

4.0 Energy Detail

4.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Unmitigated	1.28	10.94	4.66	0.07		0.00	0.88		0.00	0.88		13,968.01		0.27	0.26	14,053.02
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	118728	1.28	10.94	4.66	0.07		0.00	0.88		0.00	0.88		13,968.01		0.27	0.26	14,053.02
Total		**1.28**	**10.94**	**4.66**	**0.07**		**0.00**	**0.88**		**0.00**	**0.88**		**13,968.01**		**0.27**	**0.26**	**14,053.02**

5.0 Area Detail

5.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	219.59	9.80	694.98	1.35		0.00	89.50		0.00	89.48	11,841.20	30,456.30		47.11	0.72	43,511.55
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.59					0.00	0.00		0.00	0.00						0.00
Consumer Products	33.22					0.00	0.00		0.00	0.00						0.00
Hearth	178.60	8.19	555.43	1.34		0.00	88.73		0.00	88.71	11,841.20	30,204.00		46.87	0.72	43,254.21
Landscaping	4.17	1.60	139.55	0.01		0.00	0.77		0.00	0.77		252.30		0.24		257.34
Total	**219.58**	**9.79**	**694.98**	**1.35**		**0.00**	**89.50**		**0.00**	**89.48**	**11,841.20**	**30,456.30**		**47.11**	**0.72**	**43,511.55**

Wildomar Housing Element Update (Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	1678	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**		**Utility Company**	Southern California Edison
Climate Zone	10		2.4		
		Precipitation Freq (Days)			
			28		

1.3 User Entered Comments

Project Characteristics -

2.0 Emissions Summary

2.1 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	219.59	9.80	694.98	1.35		0.00	89.50		0.00	89.48	11,841.20	30,456.30		47.11	0.72	43,511.55
Energy	1.28	10.94	4.66	0.07		0.00	0.88		0.00	0.88		13,968.01		0.27	0.26	14,053.02
Mobile	29.68	84.90	261.00	1.01	113.08	4.85	117.93	1.64	4.74	6.38		81,031.07		2.29		81,079.12
Total	**250.55**	**105.64**	**960.64**	**2.43**	**113.08**	**4.85**	**208.31**	**1.64**	**4.74**	**96.74**	**11,841.20**	**125,455.38**		**49.67**	**0.98**	**138,643.69**

3.0 Mobile Detail

3.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	29.68	84.90	261.00	1.01	113.08	4.85	117.93	1.64	4.74	6.38		81,031.07		2.29		81,079.12
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

3.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	11,058.02	12,014.48	10185.46	31,440,145	31,440,145
Total	11,058.02	12,014.48	10,185.46	31,440,145	31,440,145

3.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse	10.80	7.30	7.50	40.20	19.20	40.60

4.0 Energy Detail

4.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Unmitigated	1.28	10.94	4.66	0.07		0.00	0.88		0.00	0.88		13,968.01		0.27	0.26	14,053.02
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	118728	1.28	10.94	4.66	0.07		0.00	0.88		0.00	0.88		13,968.01		0.27	0.26	14,053.02
Total		**1.28**	**10.94**	**4.66**	**0.07**		**0.00**	**0.88**		**0.00**	**0.88**		**13,968.01**		**0.27**	**0.26**	**14,053.02**

5.0 Area Detail

5.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	219.59	9.80	694.98	1.35		0.00	89.50		0.00	89.48	11,841.20	30,456.30		47.11	0.72	43,511.55
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.59					0.00	0.00		0.00	0.00						0.00
Consumer Products	33.22					0.00	0.00		0.00	0.00						0.00
Hearth	178.60	8.19	555.43	1.34		0.00	88.73		0.00	88.71	11,841.20	30,204.00		46.87	0.72	43,254.21
Landscaping	4.17	1.60	139.55	0.01		0.00	0.77		0.00	0.77		252.30		0.24		257.34
Total	**219.58**	**9.79**	**694.98**	**1.35**		**0.00**	**89.50**		**0.00**	**89.48**	**11,841.20**	**30,456.30**		**47.11**	**0.72**	**43,511.55**

APPENDIX 3.3 CLIMATE CHANGE AND GREENHOUSE GASES

Wildomar Housing Element Update - One Year of Construction

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	210	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**		**Utility Company**	Southern California Edison
Climate Zone	10		2.4		
		Precipitation Freq (Days)			
			28		

1.3 User Entered Comments

Off-road Equipment - Diesel-fueled construction equipment load factors reduced 33% to account for offroad emission overestimation
Source - California Air Resources Board. 2010. "Staff Report: Proposed Amendments to the Regulation for IN-Use Offroad Diesel-Fueled Fleets and the OFFROAD Large Spark-Ignition Fleet REquirements." October 2010.

Architectural Coating - SCAQMD Rule 1113

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2013	0.67	4.44	3.74	0.01	0.40	0.26	0.65	0.11	0.26	0.37	0.00	609.36	609.36	0.06	0.00	610.52
2014	0.93	1.69	1.62	0.00	0.10	0.11	0.21	0.00	0.11	0.11	0.00	260.71	260.71	0.02	0.00	261.19
Total	**1.60**	**6.13**	**5.36**	**0.01**	**0.50**	**0.37**	**0.86**	**0.11**	**0.37**	**0.48**	**0.00**	**870.07**	**870.07**	**0.08**	**0.00**	**871.71**

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.09	0.00	0.09	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.03	0.27	0.15	0.00		0.01	0.01		0.01	0.01	0.00	24.55	24.55	0.00	0.00	24.61
Total	**0.03**	**0.27**	**0.15**	**0.00**	**0.09**	**0.01**	**0.10**	**0.05**	**0.01**	**0.06**	**0.00**	**24.55**	**24.55**	**0.00**	**0.00**	**24.61**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79	0.79	0.00	0.00	0.79
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.79**	**0.79**	**0.00**	**0.00**	**0.79**

3.3 Grading - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.10	0.00	0.10	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.12	0.98	0.53	0.00		0.05	0.05		0.05	0.05	0.00	99.36	99.36	0.01	0.00	99.56
Total	**0.12**	**0.98**	**0.53**	**0.00**	**0.10**	**0.05**	**0.15**	**0.05**	**0.05**	**0.10**	**0.00**	**99.36**	**99.36**	**0.01**	**0.00**	**99.56**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.64	2.64	0.00	0.00	2.64
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.64**	**2.64**	**0.00**	**0.00**	**2.64**

3.4 Building Construction - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.42	2.75	1.92	0.00		0.18	0.18		0.18	0.18	0.00	294.29	294.29	0.03	0.00	295.00
Total	**0.42**	**2.75**	**1.92**	**0.00**		**0.18**	**0.18**		**0.18**	**0.18**	**0.00**	**294.29**	**294.29**	**0.03**	**0.00**	**295.00**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.03	0.35	0.19	0.00	0.02	0.01	0.03	0.00	0.01	0.01	0.00	54.23	54.23	0.00	0.00	54.26
Worker	0.07	0.09	0.92	0.00	0.18	0.01	0.19	0.01	0.01	0.01	0.00	133.50	133.50	0.01	0.00	133.66
Total	**0.10**	**0.44**	**1.11**	**0.00**	**0.20**	**0.02**	**0.22**	**0.01**	**0.02**	**0.02**	**0.00**	**187.73**	**187.73**	**0.01**	**0.00**	**187.92**

3.4 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.19	1.25	0.94	0.00		0.08	0.08		0.08	0.08	0.00	144.95	144.95	0.02	0.00	145.27
Total	**0.19**	**1.25**	**0.94**	**0.00**		**0.08**	**0.08**		**0.08**	**0.08**	**0.00**	**144.95**	**144.95**	**0.02**	**0.00**	**145.27**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.01	0.16	0.09	0.00	0.01	0.01	0.01	0.00	0.01	0.01	0.00	26.80	26.80	0.00	0.00	26.81
Worker	0.03	0.04	0.42	0.00	0.09	0.00	0.09	0.00	0.00	0.01	0.00	64.58	64.58	0.00	0.00	64.65
Total	**0.04**	**0.20**	**0.51**	**0.00**	**0.10**	**0.01**	**0.10**	**0.00**	**0.01**	**0.02**	**0.00**	**91.38**	**91.38**	**0.00**	**0.00**	**91.46**

3.5 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.04	0.22	0.14	0.00		0.02	0.02		0.02	0.02	0.00	17.95	17.95	0.00	0.00	18.01
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.04**	**0.22**	**0.14**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**17.95**	**17.95**	**0.00**	**0.00**	**18.01**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.30	1.30	0.00	0.00	1.30
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.30**	**1.30**	**0.00**	**0.00**	**1.30**

3.6 Architectural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.66					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	2.55	2.55	0.00	0.00	2.56
Total	**0.66**	**0.03**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.55**	**2.55**	**0.00**	**0.00**	**2.56**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.59	2.59	0.00	0.00	2.59
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.59**	**2.59**	**0.00**	**0.00**	**2.59**

Wildomar Housing Element Update (Operations)

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	1678	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**		**Utility Company**	Southern California Edison
Climate Zone	10		2.4		
		Precipitation Freq (Days)			
			28		

1.3 User Entered Comments

Project Characteristics -

2.0 Emissions Summary

2.1 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	13.04	0.43	35.99	0.02		0.00	1.79		0.00	1.79	178.24	1,069.26	1,247.50	0.58	0.02	1,267.41
Energy	0.23	2.00	0.85	0.01		0.00	0.16		0.00	0.16	0.00	4,723.06	4,723.06	0.15	0.08	4,752.24
Mobile	4.72	13.96	44.51	0.17	17.28	0.81	18.09	0.27	0.79	1.07	0.00	12,686.04	12,686.04	0.35	0.00	12,693.37
Waste						0.00	0.00		0.00	0.00	156.68	0.00	156.68	9.26	0.00	351.14
Water						0.00	0.00		0.00	0.00	0.00	638.03	638.03	3.37	0.09	737.76
Total	**17.99**	**16.39**	**81.35**	**0.20**	**17.28**	**0.81**	**20.04**	**0.27**	**0.79**	**3.02**	**334.92**	**19,116.39**	**19,451.31**	**13.71**	**0.19**	**19,801.92**

3.0 Mobile Detail

3.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.72	13.96	44.51	0.17	17.28	0.81	18.09	0.27	0.79	1.07	0.00	12,686.04	12,686.04	0.35	0.00	12,693.37
Unmitigated	4.72	13.96	44.51	0.17	17.28	0.81	18.09	0.27	0.79	1.07	0.00	12,686.04	12,686.04	0.35	0.00	12,693.37
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

3.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	11,058.02	12,014.48	10185.46	31,440,145	31,440,145
Total	11,058.02	12,014.48	10,185.46	31,440,145	31,440,145

3.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse	10.80	7.30	7.50	40.20	19.20	40.60

4.0 Energy Detail

4.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	2,410.50	2,410.50	0.11	0.04	2,425.61
NaturalGas Unmitigated	0.23	2.00	0.85	0.01		0.00	0.16		0.00	0.16	0.00	2,312.56	2,312.56	0.04	0.04	2,326.64
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Condo/Townhouse	4.33358e+007	0.23	2.00	0.85	0.01		0.00	0.16		0.00	0.16	0.00	2,312.56	2,312.56	0.04	0.04	2,326.64
Total		**0.23**	**2.00**	**0.85**	**0.01**		**0.00**	**0.16**		**0.00**	**0.16**	**0.00**	**2,312.56**	**2,312.56**	**0.04**	**0.04**	**2,326.64**

4.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Condo/Townhouse	8.28719e+006					2,410.50	0.11	0.04	2,425.61
Total						**2,410.50**	**0.11**	**0.04**	**2,425.61**

5.0 Area Detail

5.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	13.04	0.43	35.99	0.02		0.00	1.79		0.00	1.79	178.24	1,069.26	1,247.50	0.58	0.02	1,267.41
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.66					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	6.06					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	5.57	0.14	10.55	0.02		0.00	1.65		0.00	1.65	178.24	1,027.52	1,205.76	0.54	0.02	1,224.84
Landscaping	0.76	0.29	25.45	0.00		0.00	0.14		0.00	0.14	0.00	41.74	41.74	0.04	0.00	42.57
Total	**13.05**	**0.43**	**36.00**	**0.02**		**0.00**	**1.79**		**0.00**	**1.79**	**178.24**	**1,069.26**	**1,247.50**	**0.58**	**0.02**	**1,267.41**

6.0 Water Detail

6.1 Mitigation Measures Water

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					638.03	3.37	0.09	737.76
Unmitigated					638.03	3.37	0.09	737.76
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Condo/Townhouse	109.328 / 68.9245					638.03	3.37	0.09	737.76
Total						**638.03**	**3.37**	**0.09**	**737.76**

7.0 Waste Detail

7.1 Mitigation Measures Waste

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Unmitigated					156.68	9.26	0.00	351.14
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Condo/Townhouse	771.88					156.68	9.26	0.00	351.14
Total						**156.68**	**9.26**	**0.00**	**351.14**

APPENDIX 3.4 CULTURAL RESOURCES

A PHASE I CULTURAL RESOURCES ASSESSMENT

OF

TENTATIVE TRACT MAP 36388

APN 362-070-001, 003, 006, 013, 018, 021,023, 024;
362-080-004, 005, 007, 008, 012, 015; 362-090-009

±150.38 ACRES OF LAND IN THE CITY OF WILDOMAR
RIVERSIDE COUNTY, CALIFORNIA
TOWNSHIP 6 SOUTH, RANGE 3 WEST, SECTION 19, SBM
USGS ROMOLAND, CALIFORNIA QUADRANGLE, 7.5' SERIES

By

Jean A. Keller, Ph.D.
Cultural Resources Consultant
1042 N. El Camino Real, Suite B-244
Encinitas, California 92024
760-634-2993

Prepared for:

Sunbelt Communities
27127 Calle Arroyo, Suite 1920
San Juan Capistrano, CA 92675

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MANAGEMENT SUMMARY

A Phase I Cultural Resources Assessment of Tentative Tract Map 36388 (hereafter, TTM 36388) was requested by the project sponsor, Sunbelt Communities. The subject property, which is part of The Farm (Specific Plan 116), is located south, east and west of Bundy Canyon Road, and north of Cornstalk Road in the City of Wildomar, southwestern Riverside County. Existing land use is vacant. The proposed project is the subdivision of the subject property into 315 single family residential lots and 17 open space lots.

The purpose of the cultural resources assessment was two-fold: 1) information was to be obtained pertaining to previous land uses of the subject property through research and a comprehensive field survey, and 2) a determination was to be made if, and to what extent, existing cultural resources would be adversely impacted by the proposed project.

Two previously recorded archaeological sites were relocated during the field survey of TTM 36388. The first of these sites, CA-RIV-1256, was originally recorded as one highly eroded slick on an exfoliating granitic boulder located at the foot of a hill near a cultivated field. No associated surficial resources or evidence of a subsurface cultural deposit were observed. The second site, CA-RIV-8282 (33-15958), was originally recorded as a sparse lithic scatter comprised of 26 pieces of debitage within an area measuring 33 x 33 meters (m) in a disked field near a blueline stream. No ground stone or midden-altered sediments were observed. This site was relocated during the current survey, although only five lithic waste flakes were observed within the general site area. Since the subject property had been disked recently, it is probable that the remaining flakes, and possibly other cultural resources, were simply turned over and buried during the disking. Each site was photographed and evaluated, and then updated site records were prepared for submittal to the Eastern Information Center.

Both recorded archaeological sites will be adversely impacted by the proposed project development and although preservation through avoidance is always the preferred option, it does not appear to be feasible in this case. No surficial cultural resources or evidence of a subsurface deposit were observed in association CA-RIV-1256, and as a single eroding bedrock milling feature, the site would not be considered significant according to CEQA criteria. Considering the fact that CA-RIV-8282 was originally recorded as being comprised of 26 lithic waste flakes and only five are currently visible, there is a very high probability of additional near surficial subsurface cultural deposits existing and a slightly less probability for deeper cultural deposits. It is recommended that limited testing be conducted to determine the presence/absence of subsurface cultural deposits. The results of this testing will determine whether site CA-RIV-8282 is a significant archaeological resource. Finally, despite the fact that

only two small archaeological sites were observed within TTM 36388, the property is situated in an area considered to be a highly sensitive cultural landscape with a possibility of significant subsurface cultural elements. Therefore, it is recommended that all ground disturbing activities associated with project development be actively monitored by a qualified archaeologist and tribal representative. Both the Cahuilla Band of Indians and Pechanga Band of Luiseño Indians have stated an interest in providing such monitoring.

INTRODUCTION

In compliance with California Environmental Quality Act (CEQA) and City of Wildomar Planning Department requirements, the project sponsor contracted with Jean A. Keller, Ph.D., Cultural Resources Consultant, to conduct a Phase I Cultural Resources Assessment of the subject property. The purpose of the assessment was to identify, evaluate, and recommend mitigation measures for existing cultural resources that may be adversely impacted by the proposed development.

The Phase I Cultural Resources Assessment commenced with a review of maps, site records, and reports at the California Archaeological Inventory and California Historical Resources Information Center at the University of California, Riverside. A request for a Sacred Lands File search was submitted to the Native American Heritage Commission and project scoping letters were sent to fourteen tribal representatives listed as being interested in project development in the study area. A literature search of available publications and archival documents pertaining to the subject property followed the records and Sacred Lands File searches. Finally, a comprehensive on-foot field survey of the subject property was conducted for the purpose of locating, documenting, and evaluating all existing cultural resources within its boundaries.

The proposed project is the subdivision of the subject property into 315 single family residential lots ranging in size from 4000 to 7200 square feet, as well as 17 open space lots (Fig. 1). As shown on the USGS Romoland, California Topographic Map, 7.5' series, the subject property, which encompasses a total of ±150.38 acres of land, is located in Section 19, Township 6 south, Range 3 west, SBM (Fig. 2). Current land use is vacant; adjacent land uses are vacant to the north, east, and west, and The Farm Community to the south. Disturbances to the subject property are substantial and represent cumulative impacts resulting from disking, construction and operation of a visitor center for The Farm, grading, paving, off-road vehicle traffic, lift/pump stations, and trash dumping.

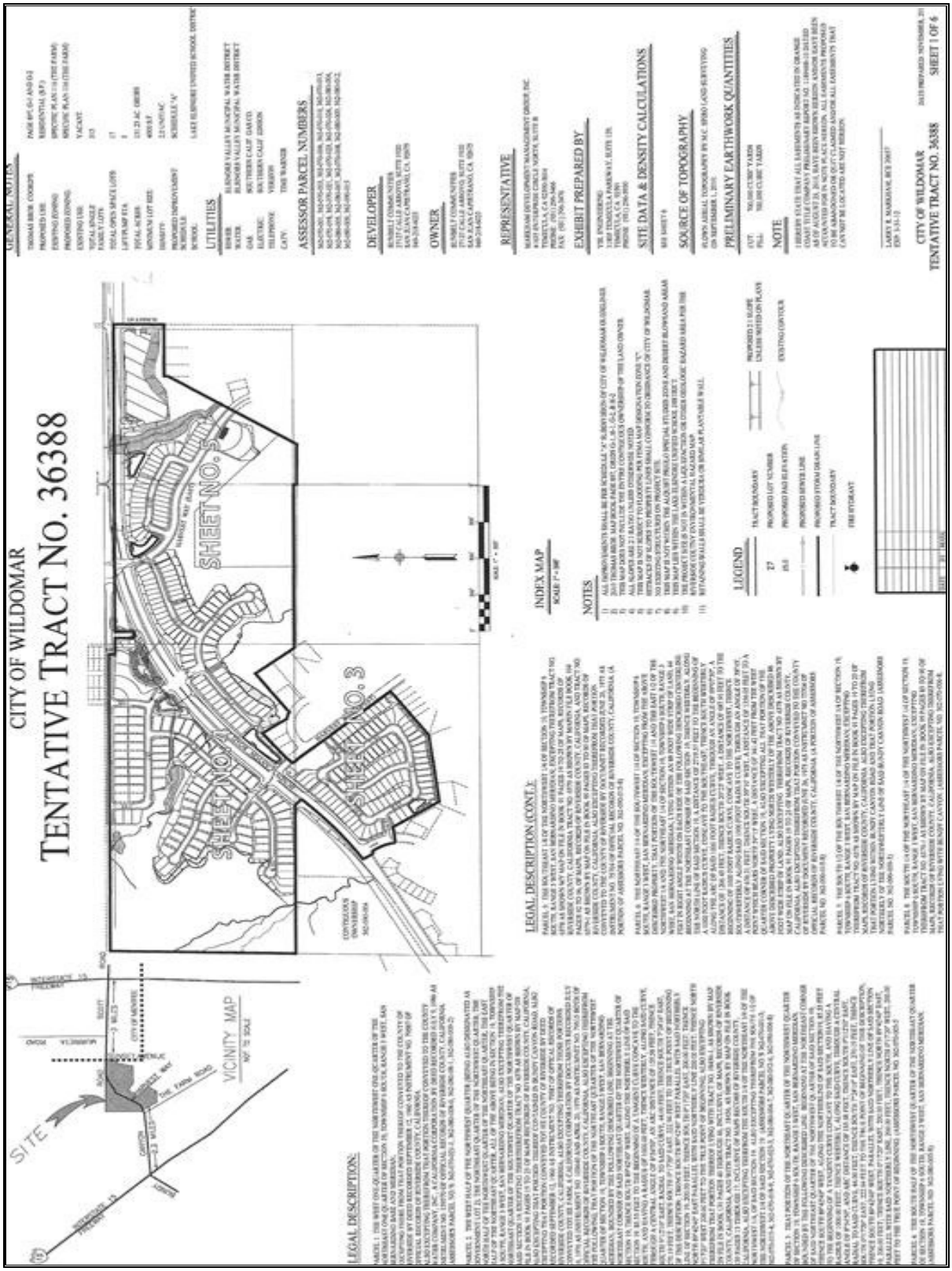

Figure 1: Tentative Tract Map 36388.

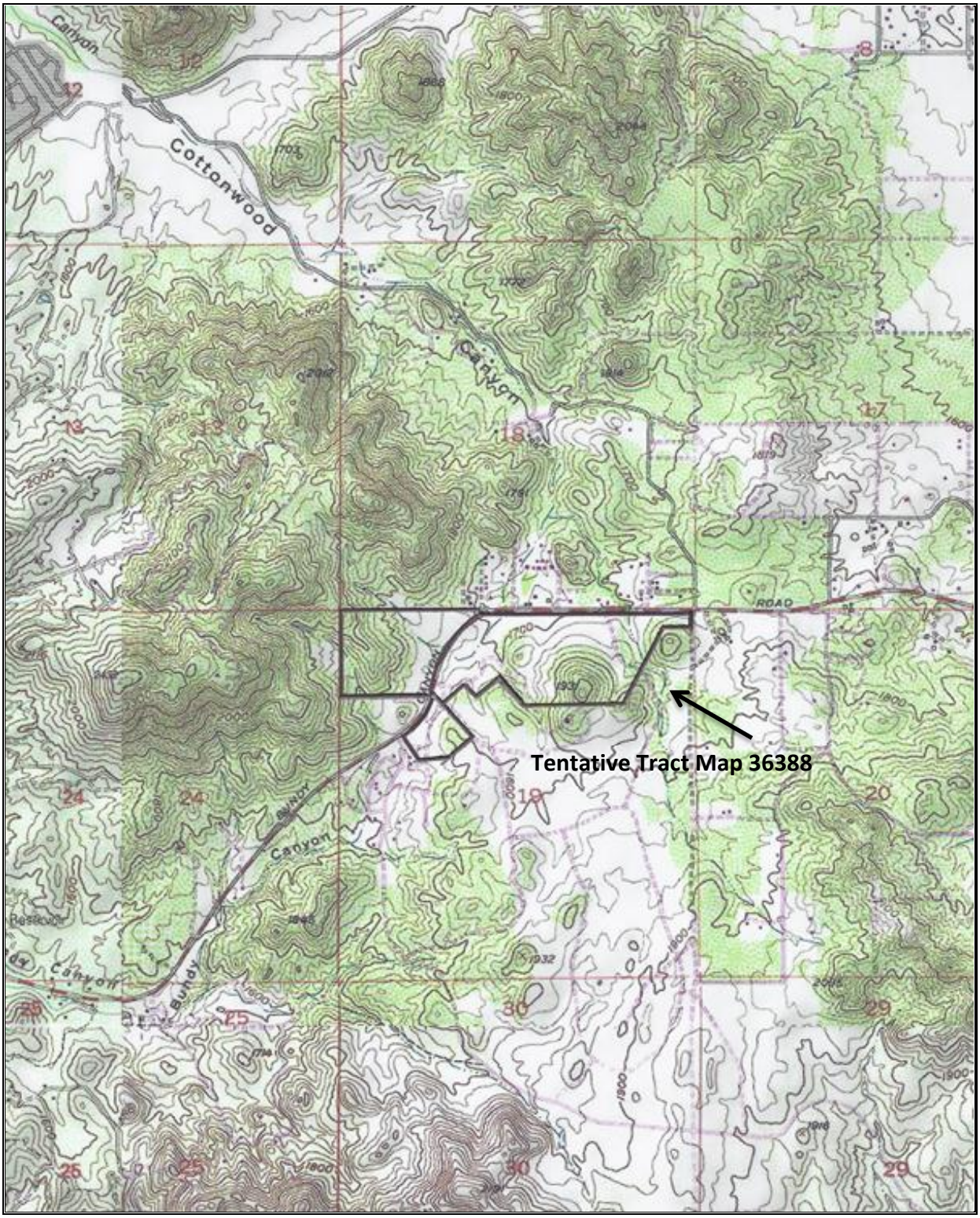

Figure 2: Location of Tentative Tract Map 36388 in the City of Wildomar, southwestern Riverside County. Adapted from USGS Romoland, California Topographic Map, 7.5' series (1979).

ENVIRONMENTAL SETTING

Topography and Geology

The subject property is located within the City of Wildomar in southwestern Riverside County. It is situated in a topographically diverse region that is defined by Lake Elsinore to the west, Perris Valley to the north, Bell Mountain to the east, and Mesa de Colorado to the south (Fig. 3). Virtually all drainage in the vicinity of the subject property has been channelized, but historically the flow pattern was in a southwesterly direction toward Lake Elsinore. For the most part, drainage in this region is intermittent, occurring only as the result of seasonal precipitation.

Topographically, the subject property is comprised primarily of a steep-sided hill in the eastern half of the property, a portion of the Sedco Hills in the western portion of the property, and Bundy Canyon running between these two features (Fig. 4). Elevations range from a low of 1692.0 feet above mean sea level (AMSL) near the northeastern property corner to a high of 1940.0 feet AMSL at the northwestern corner. Three USGS-designated blueline streams transect TTM 36388. Each of the streams enters the northern property boundary: one near the northeastern corner, one at the approximate center of the property, and one near the northwestern property corner. Floral evidence indicates that the first two watercourses represent permanent and substantial sources of water, while the third appears to be limited to carrying seasonal drainage from upper elevations of the Sedco Hills.

The proposed project is situated on the Perris Peneplain, a portion of the Northern Peninsular Range Province of Southern California. The Perris Peneplain is a broad valley bounded on three sides by mountain ranges: the San Jacinto Mountains on the east, the San Bernardino Mountains on the north, and the Santa Ana Mountains on the southwest; the northwestern extent of the Perris Peneplain in the Santa Ana River. The peneplain is a large depositional basin composed primarily of materials eroded from the bedrock surfaces of the Southern California Batholith. The geological composition of the subject property is representative of the region as a whole, with alluvial fans and terraces formed by local granitic bedrock decomposition. Exposed bedrock outcrops are scattered throughout the subject property, although predominately on hillside slopes with few found on the canyon floor. Many of these outcrops would have been suitable for use in food processing, rock art, or shelter by indigenous peoples of the region. Loose lithic material, primarily granitics and quartz, literally blankets most of the ground surface throughout the property and much of this material would be at least marginally suitable for the production of flaked and ground stone tools by Native inhabitants of the region.

Figure 3: Location of the study area relative to southwestern Riverside County. Adapted from USGS Santa Ana, California Topographic Map (1959). Scale 1:250,000.

View from near northwestern property corner looking east.

View from the northeastern property corner looking south.

Figure 4: Views of the subject property.

Biology

Native vegetation no longer exists on most of the land within the boundaries of the subject property, having been removed to facilitate agricultural endeavors for many years. However, native vegetation representing the Chaparral Plant Community remains on the hillside slopes and to a lesser extent around the perimeters of cleared fields, and the native Riparian Oak Woodland Plant Community is found growing densely along two of the watercourses. Within the Chaparral Plant Community is a diverse mixture of plant species that includes, but is not limited to, chamise (*Adenostoma fasciculatum*), coastal sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), California scrub oak (*Quercus berberidifolia*), white sage (*Salvia apiana*), and black sage (*Salvia mellifera)*. Representing the Riparian Oak Woodland Plant Community are native species such as coast live oak (*Quercus agrifolia*), sycamore (*Platanus racemosa*), willow (*Salix* spp.), toyon (*Heteromeles arbutifolia*), California blackberry (*Rubus ursinus*), and Fremont's cottonwood (*Populus fremontii*). Indigenous peoples of the region extensively utilized all native plants found within these two communities for food, medicines, construction materials, and implement production.

During both the prehistoric and historical periods an abundance of faunal species undoubtedly inhabited the study area. However, due to regional urbanization, the current faunal community is generally restricted to those species that can exist in proximity to humans, such as valley pocket gopher (*Thomomys bottae*), black-tailed jackrabbit (*Lepus californicus*), Audobon's cottontail (*Sylvilagus audobonii*), California ground squirrel (*Spermophilus beecheyi*), coyote (*Canis latrans*), western fence lizard (*Scelopous occidentalis*), and occasionally, mule deer (*Odocoileus hemionus*).

Climate

The climate of the study area is that typical of cismontane Southern California, which on the whole is warm, and rather dry. This climate is classified as Mediterranean or "summer-dry subtropical." Temperatures seldom fall below freezing or rise above 100 degrees Fahrenheit. The rather limited precipitation received occurs primarily during the summer months.

Discussion

Based on existing resources found on undeveloped land in the immediate vicinity of the subject property, it is probable that floral and faunal resources would have abundant opportunities to Native Americans for procuring food, as well as components for medicines, tools, and construction materials. Bedrock outcrops suitable for use in food processing, rock art, or shelter are present within the project boundaries and loose lithic material is available, with much of that observed suitable for flaked and ground stone tool production. At least two permanent

sources of water are present within the property boundaries. Defensive locations of the type preferred for long term habitation are present in several areas of the property. Based on the many favorable environmental factors it is likely that the subject property would have been viewed in a favorable light at least for seasonal resource exploitation and possibly for long-term occupation.

Criteria for occupation during the historical era were generally somewhat different than for aboriginal occupation since later populations did not depend solely on natural resources for survival. During the historical era the subject property would probably have been considered very desirable due to the availability of tillable soil and flat topography, permanent sources of water, and the proximity of urban centers and major transportation corridors.

CULTURAL SETTING

Prehistory

On the basis of currently available archaeological research, occupation of Southern California by human populations is believed to have begun at least 10,000 years ago. Theories proposing much earlier occupation, specifically during the Pleistocene Age, exist but at this ti archaeological evidence has not been fully substantiating. Therefore, for the purposes of this report, only human occupation within the past 10,000 years will be addressed.

A time frame of occupation may be determined on the basis of characteristic cultural resources. These comprise what are known as cultural traditions or complexes. It is through the presence or absence of time-sensitive artifacts at a particular site that the apparent time of occupation may be suggested.

In general, the earliest established cultural tradition in Southern California is accepted to be the San Dieguito Tradition, first described by Malcolm Rogers in the 1920's. The San Dieguito people were nomadic large-game hunters whose tool assemblage included large domed scrapers, leaf-shaped knives and projectile points, stemmed projectile points, chipped stone crescentics, and hammerstones (Rogers 1939; Rogers 1966). The San Dieguito Tradition was further divided into three phases: San Dieguito I is found only in the desert regions, while San Dieguito II and III occur on both sides of the Peninsular Ranges. Rogers felt that these phases formed a sequence in which increasing specialization and refinement of tool types were the key elements. Although absolute dates for the various phase changes have not been hypothesized or fully substantiated by a stratigraphic sequence, the San Dieguito Tradition as a whole is believed to have existed from approximately 7000 to 10,000 years ago (8000 to 5000 B.C.).

Throughout southwestern California the La Jolla Complex followed the San Dieguito Tradition. The La Jolla Complex, as first described by Rogers (1939, 1945), then redefined by Harding (1951), is recognized primarily by the presence of millingstone assemblages within shell middens. Characteristic cultural resources of the La Jolla Complex include basined millingstones, unshaped manos, flaked stone tools, shell middens, and a few Pinto-like projectile points. Flexed inhumations under stone cairns, with heads pointing north, are also present (Rogers 1939, 1945; Warren *et al* 1961).

The La Jolla Complex existed from 5500 to 1000 B.C. Although there are several hypotheses to account for the origins of this complex, it would appear that it was a cultural adaptation to climatic warming after c. 6000 B.C. This warming may have stimulated movements to the coast of desert peoples who then shared their millingstone technology with the older coastal groups

(Moratto 1984). The La Jollan economy and tool assemblage seems to indicate such an infusion of coastal and desert traits instead of a total cultural displacement.

The Pauma Tradition, as first identified by D.L. True in 1958, may be an inland variant of the La Jolla Complex, exhibiting a shift to a hunting and gathering economy, rather than one based on shellfish gathering. Implications of this shift are an increase in number and variety of stone tools and a decrease in the amount of shell (Meighan 1954; True 1958; Warren 1968; True 1977). At this time it is not known whether the Pauma Complex represents the seasonal occupation of inland sites by La Jollan groups or whether it represents a shift from a coastal to a non-coastal cultural adaptation by the same people.

The late period is represented by the San Luis Rey Complex, first identified by Meighan (1954) and later redefined by True *et al* (1972). Meighan divided this complex into two periods: San Luis Rey I (A.D. 1400-1750) and the San Luis Rey II (A.D. 1750-1850). The San Luis Rey I type component includes cremations, bedrock mortars, millingstones, small triangular projectile points with concave bases, bone awls, stone pendants, *Olivella* shell beads, and quartz crystals. The San Luis Rey II assemblage is the same as San Luis Rey I, but with the addition of pottery vessels, cremation urns, tubular pipes, stone knives, steatite arrow straighteners, red and black pictographs, and such non-aboriginal items as metal knives and glass beads (Meighan 1954). Inferred San Luis Rey subsistence activities include hunting and gathering with an emphasis on acorn harvesting.

Ethnography

According to available ethnographic research, the study area was included in the known territory of the Shoshonean-speaking Luiseño Indians during both prehistoric and historic times. The name Luiseño is Spanish in origin and was used in reference to those aboriginal inhabitants of Southern California associated with the Mission San Luis Rey. As far as can be determined, the Luiseño, whose language is of the Takic family (part of Uto-Aztecan linguistic stock), had no equivalent word for their nationality.

The territory of the Luiseño was extensive, encompassing over 1500 square miles of coastal and inland Southern California. Known territorial boundaries extended on the coast from Aliso Creek on the north to Agua Hedionda Creek on the south, then inland to Santiago Peak, across to the eastern side of the Elsinore Fault Valley, southward to the east of Palomar Mountain, and finally, around the southern slope of the Valley of San Jose. Their habitat included every ecological zone from sea level to 6000 mean feet above sea level.

Territorial boundaries of the Luiseño were shared with the Gabrieliño and Serrano to the north, the Cahuilla to the east, the Cupeño and Ipai to the south (Fig. 5). With the exception of the

Figure 5: Ethnographic location of the study area. Adapted from Kroeber (1925).

Ipai, these tribes shared similar cultural and language traditions. Although the social structure and philosophy of the Luiseño were similar to that of neighboring tribes, they had a greater population density and correspondingly, a more rigid social structure.

The settlement pattern of the Luiseño was based on the establishment and occupation of sedentary autonomous village groups. Villages were usually situated near adequate sources of food and water, in defensive locations primarily found in sheltered coves and canyons. Typically, a village was comprised of permanent houses, a sweathouse, and a religious edifice. The permanent houses of the Luiseño were earth-covered and built over a two-foot excavation (Kroeber 1925:654). According to informants' accounts, the dwellings were conical roofs resting on a few logs leaning together, with a smoke hole in the middle of the roof and entrance through a door. Cooking was done outside when possible, on a central interior hearth when necessary. The sweathouse was similar to the houses except that it was smaller, elliptical, and had a door in one of the long sides. Heat was produced directly by a wood fire. Finally, the religious edifice was usually just a round fence of brush with a main entrance for viewing by the spectators and several narrow openings for entry buy the ceremonial dancers (Kroeber 1925:655).

Luiseño subsistence was based on seasonal floral and faunal resource procurement. Each village had specific resource procurement territories, most of which were within one day's travel of the village. During the autumn of each year, however, most of the village population would migrate to the mountain oak groves and camp for several weeks to harvest the acorn crop, hunt, and collect local resources not available near the village. Hunters typically employed traps, nets, throwing sticks, snares, or clubs for procuring small animals, while larger animals were usually ambushed, then shot with bow and arrow. The Luiseño normally hunted antelope and jackrabbits in the autumn by means of communal drives, although individual hunters also used bow and arrow to hunt jackrabbits throughout the year. Many other animals were available to the Luiseño during various times of the year, but were generally not eaten. These included dog, coyote, bear, tree squirrel, dove, pigeon, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles (Kroeber 1925:62).

Small game was prepared by broiling it on coals. Venison and rabbit were either broiled on coals or cooked in and earthen oven. Whatever meat was not immediately consumed was crushed on a mortar, then dried and stored for future use (Sparkman 1908:208). Of all the food sources utilized by the Luiseño, acorns were by far the most important. Six species were collected in great quantities during the autumn of every year, although some were favored more than others. In order of preference, they were black oak (*Quercus kelloggii),* coast live

oak *(Q. agrifolia), c*anyon live oak *(Q. chrysolepsis),* Engelmann Oak *(Q. engelmannii),* interior live oak *(Q. wislizenii),* and scrub oak *(Q. berberidifoilia).* The latter three were used only when others were not available. Acorns were prepared for consumption by crushing them in a stone mortar and leaching off the tannic acid, then made into either a mush or dried to a flour-like material for future use.

Herb and grass seeds were used almost as extensively as acorns. Many plants produce edible seeds which were collected between April and November. Important seeds included, but were not limited to, the following: California sagebrush (*Artemisia californica*), wild tarragon (*Artemisia dracunculus*), white tidy tips (*Layia glandulosa*), sunflower (*Helianthus annus*), calabazilla (*Cucurbita foetidissima*), sage (*Salvia carduacea* and *S. colombariae*), California buckwheat (*Eriogonum fasciculatum*), peppergrass (*Lepidium nitidum*), and chamise (*Adenostoma fasciculatum*). Seeds were parched, ground, cooked as mush, or used as flavoring in other foods.

Fruit, berries, corms, tubers and fresh herbage were collected and often immediately consumed during the spring and summer months. Among those plants commonly used were basketweed (*Rhus trilobata*), Manzanita (*Arctostaphylos Adans.*), miner's lettuce (*Montia Claytonia*), thimbleberry (*Rubus parviflorus*), and California blackberry (*Rubus ursinuss*). When an occasional large yield occurred, some berries, particularly juniper and manzanita, were dried and made into a mush at a later time.

Tools for food acquisition, preparation, and storage were made from widely available materials. Hunting was done with a bow and fire-hardened or stone-tipped arrows. Coiled and twined baskets were used in food gathering, preparation, serving, and storage. Seeds were ground with handstones on shallow granitic mutates, while stone mortars and pestles were used to pound acorns, nuts, and berries. Food was cooked in clay vessels over fireplaces or earthen ovens. The Luiseño employed a wide variety of other utensils produced from locally available geological, floral, and faunal resources in all phases of food acquisition and preparation.

The Luiseño subsistence system described above constitutes seasonal resource exploitation within their prescribed village-centered procurement territory. In essence, this cycle of seasonal exploitation was at the core of all Luiseño lifeways. During the spring collection of roots, tubers, and greens was emphasized, while seed collecting and processing during the summer months shifted this emphasis. The collection areas and personnel (primarily small groups of women) involved in these activities remained virtually unchanged. However, as the autumn acorn harvest approached, the settlement pattern of the Luiseño altered completely. Small groups joined to form the larger groups necessary for the harvest and village members left the villages for the mountain oak groves for several weeks. Upon completion of the annual harvest, village

activities centered on the preparation of collected foods for use during the winter. Since few plant food resources were available for collection during the winter, this time was generally spent repairing and manufacturing tools and necessary implements in preparation for the coming resource procurement seasons.

Each Luiseño village was a clan tribelet – a group of people patrilineally related who owned an area in common and who were both politically and economically autonomous from neighboring villages (Bean & Shipek 1978:555). The chief of each village inherited his position and was responsible, with the help of an assistant, for the administration of religious, economic, and warfare powers. A council comprised of ritual specialists and shamans, also hereditary positions, advised the chief on matters concerning the environment, rituals, and supernatural powers.

The social structure of the villages is obscure, since the Luiseño apparently did not practice the organizational system of exogamous moieties used by many of the surrounding Native American groups. At birth, a baby was confirmed into the householding group and patrilineage. Girls and boys went through numerous puberty initiation rituals during which they learned about the supernatural beings governing them and punishing any infractions of the rules of behavior and ritual (Sparkman 1908:221-225). The boys' ceremonies including the drinking of toloache (*Datura*), visions, dancing, ordeals, and the teaching of songs and rituals. Girls' ceremonies included advice and instruction in the necessary knowledge for married life, "roasting" in warm sands, and rock painting. Shortly after the completion of the puberty initiation rituals, girls were married, typically to someone arranged for by the girl's parents. Although the Luiseño were concerned that marriages not occur between individuals too closely related, it has been suggested that cross-cousin marriages were the norm prior to Spanish Catholic influences beginning in 1769 (White 1963:169-170). Luiseño marriages created important economic and social alliances between lineages and were celebrated accordingly with elaborate ceremonies and a bride price. Residence was typically patrilineal and polygyny, often sororal, was practiced especially by chiefs and shamans.

One of the most important elements in the Luiseño life cycle was death. At least a dozen successive mourning ceremonies were held following an individual's death, with feasting taking place and gifts being distributed to ceremony guests. Luiseño cosmology was based on a dying-god theme, the focus of which was *Wiyó-t',* a creator-culture hero and teacher who was the son of earth-mother (Bean & Shipek 1978:557). The order of the world was established by this entity and he was one of the first "people" or creations. Upon the death of *Wiyó-t'* the nature of the universe changed and the existing world of plants, animals, and humans was created. The original creations took on the various life forms now existing and worked out solutions for

living. These solutions included a spatial organization of species for living space and a chain-of-being concept that placed each species into a mutually beneficial relationship with all others.

Based on Luiseño settlement and subsistence patterns, the type of archaeological sites associated with this culture may be expected to represent the various activities involved in seasonal resource exploitation. Temporary campsites usually evidenced by lithic debris and/or milling features, may be expected to occur relatively frequently. Food processing stations, often only single milling features, are perhaps the most abundant type of site found. Isolated artifacts occur with approximately the same frequency as food processing stations. The most infrequently occurring archaeological site is the village site. Sites of this type are usually large, in defensive locations amidst abundant natural resources, and usually surrounded by the types of sites previously discussed, which reflect the daily activity of the villagers. Little is known of ceremonial sites, although the ceremonies themselves are discussed frequently in the ethnographic literature. It may be assumed that such sites would be found in association with village sites, but with what frequency is not known.

History

Four principle periods of historical occupation existed in Southern California: the Explorer Period (A.D. 1540-1768), the Colonial Spanish-Mission Period (A.D. 1769-1830), the Mexican Ranch-Pastoral/Landless Indian Period (A.D. 1830-1860), and the American Developmental/Indian Reservation Period (A.D. 1860-present).

In the general study area the Colonial Spanish-Mission Period (A.D. 1769-1830) first represents historical occupation. Although earlier European explorers had traveled throughout South California, it was not until the 1769 “Sacred Expedition” of Captain Gaspar dé Portola and Franciscan Father Junipero Serra that there was actual contact with aboriginal inhabitants of the region. The intent of the expedition, which began in San Blas, Baja California, was to establish missions and presidios along the California coast, thereby serving the dual purpose of converting Indians to Christianity and expanding Spain’s military presence in the “New World.” In addition, each mission became a commercial enterprise utilizing Indian labor to produce commodities such as wheat, hides, and tallow that could be exported to Spain. Founded on July 16, 1769, the Mission San Diego de Alcalá was the first of the missions, while the Mission San Francisco Solana was the last mission, founded on July 4, 1823.

Although the Portola and Serra expedition apparently bypassed the study area, there is a possibility that Pedro Fages, a lieutenant in Portola’s Catalan Volunteers, may have stopped in the area while looking for deserters from San Diego in 1772 (Hicks and Hudson 1970:10; Hudson 1981:14). In addition, historian Phillip Rush credits Captain Juan Pablo Grijalva and his party with the first white discovery of the region in 1795 (1965:29). The first white men of

record to enter the region were Father Juan Norberto de Santiago and Captain Pedro Lisalde. In 1797 their expedition party, comprised of seven soldiers and five Indians (probably Juaneños from the Mission San Juan Capistrano) stopped briefly near Temecula on their journey to find another mission site. Upon leaving the valley Fr. Santiago remarked in his journal that the expedition had encountered an Indian village called "Temecula: (Hudson 1981:13-14).

In 1798 on the site Santiago had selected, the Mission San Luis Rey de Francia was founded and all aboriginals living within the mission's realm of influence became known as the "Luiseño." Within a 20 year period, under the guidance of Fr. Antonio Peyri, the mission prospered to a degree that it was often referred to as the "King of the Missions." At its peak, the Mission San Luis Rey de Francia, which is located in what is now Oceanside, controlled six ranches and annually produced 27,000 cattle, 26,000 sheep, 1300 goats, 500 pigs, 1900 horses, and 67,000 bushels of grain. During this period, the Mission San Luis Rey de Francia claimed the entire region that is now western Riverside County and northern San Diego County as a cattle ranch, although records of the Mission San Juan Capistrano show this region as part of their holdings.

By 1818 the greater Temecula Valley had become the Mission San Luis Rey's principle producer of grain and was considered one of the mission's most important holdings. It was at approximately this time that a granary, chapel, and majordomo's home were built in Temecula. These were the first structures built by whites within the boundaries of Riverside County (Hudson 1981:19). The buildings were constructed at the original Indian village of Temecula on a high bluff at the southern side of Temecula Creek where it joins Murrieta Creek to form the Santa Margarita River. This entire area continued to be an abundant producer of grain, as well as horses and cattle, for the thriving Mission San Luis Rey until the region became part of Mexico on April 11, 1822. Following this event the Spanish missions and mission ranches began a slow decline.

During the Mexican Ranch-Pastoral/Landless Indian period (A.D. 1830-1860) the first of the Mexican ranchos were established following the enactment of the Secularization Act of 1833 by the Mexican government. Mexican governors were empowered to grant vacant land to "contractors (*empresarios*), families, or private citizens, whether Mexicans or foreigners, who may ask for them for the purpose of cultivating or inhabiting them" (Robinson 1948:66). Mexican governors granted approximately 500 ranchos during this period. Although legally a land grant could not exceed 11 square leagues (about 50,000 acres or 76 square miles) and absentee ownership was officially forbidden, neither edict was rigorously enforced (*ibid*). The subject property was not within any of the Spanish or Mexican land grants but it was located approximately 1.5 miles east of the La Laguna Rancho.

The La Laguna Rancho, encompassing three square leagues (13,338.84 acres) at the northern end of the Temecula Valley, was granted to Julian Manriquez in June of 1844 by Governor Manuel Micheltorena. Manriquez apparently made no use of his land and when he died, his widow, Trinidad, and their two sons inherited the property. They subsequently sold it in 1852 to Abel Stearns, a land speculator and merchant from Los Angeles, for $4215.00. On July 21, 1858 Stearns sold the land to Augustin Machado, who built the first house near the shore of Lake Elsinore (Laguna Grande), for $6000. Machado successfully operated the La Laguna Rancho as a cattle and sheep ranch until he died in 1865. His widow and their twelve children inherited the rancho and in June 1873 sold 12,832 acres to an Englishman named Charles Almon Sumner. Only one of Augustin Machado's children, Juan Machado, chose to retain his inherited portion of the la Laguna Rancho (513 acres) and continued to live with his family in the old Machado adobe. Sumner operated the ranch, albeit not as successfully as had Machado, and Sumner's mortgage on the property was soon foreclosed on and the land sold at a sheriff's sale.

It was also during this historical period that the central event of California history - the Gold Rush - occurred. Although gold had been discovered as early as 1842 in the Sierra Pelona north of Los Angeles, it cost more to extract and process the gold than it was worth. The second discovery of gold in 1848 at Sutter's Mill by James Marshall was serendipitously coincidental with California's change in ownership as the result of the Anglo-American victory in the Mexican War, occurring at a time when many adventurers had come to California in the vanguard of military conquest. If gold had not been discovered, California may have remained an essentially Hispanic territory of the United States. The discovery of gold and the riches it promised caused California to become a magnet that attracted Anglo-American exploration and colonization. It has been estimated that the Anglo-American population of California at the beginning of 1848 was 2000 and that by the end of 1849 it had exploded to over 53,000 (Farquhar 1965). In 1849 alone, more than 40,000 people traveled overland from the Eastern United States to California and by the end of the year, 697 ships had arrived in San Francisco, bringing another 41,000 individuals. In 1850, over 50,000 people came overland and 35,000 came by sea. Hence, despite the fact that thousands of disenchanted prospectors who left California (reportedly 31,000 in 1853 alone), California's population had grown to 380,000 by 1860 and to 560,000 by 1870, not including the Native Americans, whose populations were decimated by the Anglo-American invasion. Conversely, in 1846 the Native American population in California is estimated to have been at least 120,000 and by the 1860s, only 20,000-40,000 had survived. This period of history is often referred to as the "California Indian Holocaust".

During the years of the Gold Rush most mining occurred in the northern and central portions of the state. As a result, these areas were far more populated than most of southern California. Nevertheless, there was an increasing demand for land throughout the state and the federal

government was forced to address the issue of how much land in California would be declared public land for sale. The Congressional Act of 1851 created a land commission to receive petitions from private land claimants and to determine the validity of their claims. The United States Land Survey of California conducted by the General Land Office, began that year.

Throughout the 1840's and 1850's thousands of settlers and prospectors traveled through the study area on the Emigrant Trail in route to various destinations in the West. The southern portion of the trail ran from the Colorado River to Warner's Ranch and then westward to Aguanga, where it split into two roads. The main road continued westward past Aguanga and into the valley north of the Santa Ana Mountains. This road was alternately called the Colorado Road, Old Temescal Road, or Fort Yuma Road and what is now SR-79 generally follows its alignment. The second road, known as the San Bernardino Road, split off northward from Aguanga and ran along the base of the San Jacinto Mountains.

On September 16, 1858, the Butterfield Company, following the southern Emigrant Trail, began carrying the Overland Mail from Tipton, Missouri to San Francisco, California. The first stage coach passed through Temecula on October 7, 1858 and exchanged horses at John Magee's store, which was located south of Temecula Creek on the Little Temecula Rancho. It was around this store that the second location of Temecula had been established (Hicks 1970:27). In addition to being a Butterfield Overland Mail stop, it was at John Magee's store that the first post office in what is now Riverside County opened on April 22, 1859 with Louis A. Rouen being appointed the first United States postmaster in inland southern California (Hudson 1968:8). From this time until the outbreak of the Civil War terminated Butterfield's service, mail was delivered to the Temecula Post Office four times per week.

In the final period of historic occupation, the American Developmental/Indian Reservation Era (A.D. 1860-current) the first major changes in the study area took place as a result of the land issues addressed in the previous decade. Following completion of the G.L.O. land survey, large tracts of federal land became available for sale and for preemption purposes, particularly after Congress passed the Homestead Act of 1862. The state was eventually granted 500,000 acres of land by the federal government for distribution, as well as two sections of land in each township for school purposes. Much of this land was in the southern part of the state. Under the Homestead Act of 1862 160-acre homesteads were available to citizens of the United States (or those who had filed an intention to become one) who were either head-of-household or a single person over the age of 21 (including women). Once the homestead claim was filed, the applicant had six months to move onto the land and was required to maintain residency for five years as well as to build a dwelling and raise crops. Upon completion of these requirements, the homesteader was required to publish an intent to close on the property in order to allow others to dispute the claim; if no one did so, the homesteader was issued a patent to the property,

thus conveying ownership. Individuals were attracted to the federal lands by their low prices and as a result, the population began to increase in regions where the lands available for homestead were located. Settlement of the region in which TTM 36388 is located began in earnest as a direct result of the Homestead Act of 1862, although many of the settlers actually obtained their land through other avenues. This region was considered especially desirable by settlers due to the abundance of flat land with good soil, relatively dependable sources of water, and the proximity to major transportation corridors. However, despite the attractiveness of the region, non-Native settlement did not begin until the last two decades of 19th century, with the majority occurring in the 1890's. The first individuals to receive patents for land within the region (for the purposes of this report, Township 6 south, Range 3 west) were Jacob Rance and Francisco Alvarado, who on January 30, 1880 received a land patent for 160 acres in portions of Sections 10 and 11; authorization for the land patent was a Surveyor General Certificate under the Scrip or Nature of Scrip Act of March 17, 1842 (5 Stat. 607) (GLO Document #86268). Not until almost ten years later did the influx of settlers into the region commence. Interestingly, many of the patents in this area were not for homesteaded land but instead, were cash-sale patents issued by authority of the Public Land Sales Act of 1820 (3 Stat. 566), which permitted purchase of as few as 80 acres of land for as little as $1.25 per acre. These purchases did not require residence, domicile construction, or agriculture as did the Homestead Act of 1862. Considering that many of the cash-sale patents occurred after gold had been discovered in the region, the intended use for much of this land may have been for pursuits other than farming.

On March 17, 1882 the California Southern Railroad (San Bernardino and Temecula Line) was opened, extending from National City near the Mexican border in San Diego County, northerly through Temecula and Murrieta, across the Perris valley, down Box Springs Grade, and on to the City of San Bernardino. As a result, the entire region anticipated a boom in industry and population. The Elsinore Station, whose name had been changed from the Laguna Station on January 1, 1884, served as the Elsinore railway station even though the new town it served was several miles to the northwest. The original depot was simply a boxcar, but in 1886 a new building was constructed and it was at that time that the station was re-named Elsinore Junction. Unfortunately, flooding and washouts in Temecula Canyon plagued the California Southern Railroad from the beginning. Railway service was disrupted for months at a time and a fortune was spent on rebuilding the washed out tracks. Finally, in 1891 the Santa Fe Railway constructed a new line from Los Angeles to San Diego down the coast and when later that year the California Southern Railroad's route through Temecula Canyon once again washed out, that portion of the line was discontinued. The line from Elsinore Junction to Elsinore continued operation and in 1896 was extended eight miles north to serve Alberhill; at this time the Elsinore line was classified only as a freight-loading spur. Elsinore Junction continued until a

1927 washout resulted in the abandonment of the main line between Elsinore and Perris and there was no further need of the rail station.

Around the same time the California Southern Railroad opened, L. Menifee Wilson, a 20-year-old from Kentucky, came to this area and located what appears to be the first gold quartz mine in this part of Southern California. The mine was located approximately two miles northeast of the subject property in Section 5 and was named the Menifee Quartz Lode (California Division of Mines and Mineral Resources). As news of his find spread, miners flocked to the region to try their luck. Hundreds of gold mining claims were subsequently filed in the region around Menifee's mine and this area became known as Menifee and the Menifee Valley. In addition to the Menifee mine, two gold mines were located within two miles of TTM 36388: Lucky Boy Mine (Sec. 9) and the Mammoth Mine (Sec. 8). One feldspar-silica mine, the Perris Mining Co. Mine (Sec. 16), was also developed within this two-mile radius. Gold quartz discoveries in the Wildomar, Winchester, Perris, Lakeview, and Murrieta areas further fueled the belief that the entire region was one of unsurpassed mineral wealth, ripe for the taking. Wilson was one of the major proponents of this belief and in addition to his original mine, he claimed several others in the general area. From the time of L. Menifee Wilson's first gold discovery in the early 1880's, gold production through hard rock mining in western Riverside County increased considerably, reaching its peak in 1895. At that time, the value of gold produced was reported in the *Mining and Scientific Press* (Vol. 85) as being $285,106. Although the gold value was still relatively high in 1896 ($262,800), from that point on production decreased substantially every year until in 1917, the value of gold produced was reported as being zero.

On September 24, 1883, approximately 18 months after the opening of the California Southern Railroad, Franklin H. Heald, Donald M. Graham, and William Collier purchased the 12,832-acre La Laguna Rancho for $12,000. It was renamed Elsinore and subdivided into town lots and small acreages for sale. However, in 1885 the partnership was dissolved and the unsold land within the rancho was divided. Collier and Graham took as their share the land that lay southeasterly of Coydon Street and platted a town site with the name "Wildon" on the land. In November of 1886, a second plat for the new town was recorded with the name "Wildomar" (Fig. 6). This final name was comprised of letters of each partner's first name, plus letters from the first name of Margaret Collier, who was Graham's sister and Collier's wife.

On April 16, 1886 Wildomar's first post office was established and when Riverside County incorporated in 1893, Wildomar was designated as one of the original 40 election precincts and the Wildomar school district as one of the original 52 accepted school districts. Many Quakers from West Branch, Iowa settled in Wildomar and the town became known as a Quaker colony (Gunther 1984:572-573). According to the *Riverside Daily Press* (1898:43), the proprietors of Wildomar (presumably Graham & Collier) were temperance men and they decided that their

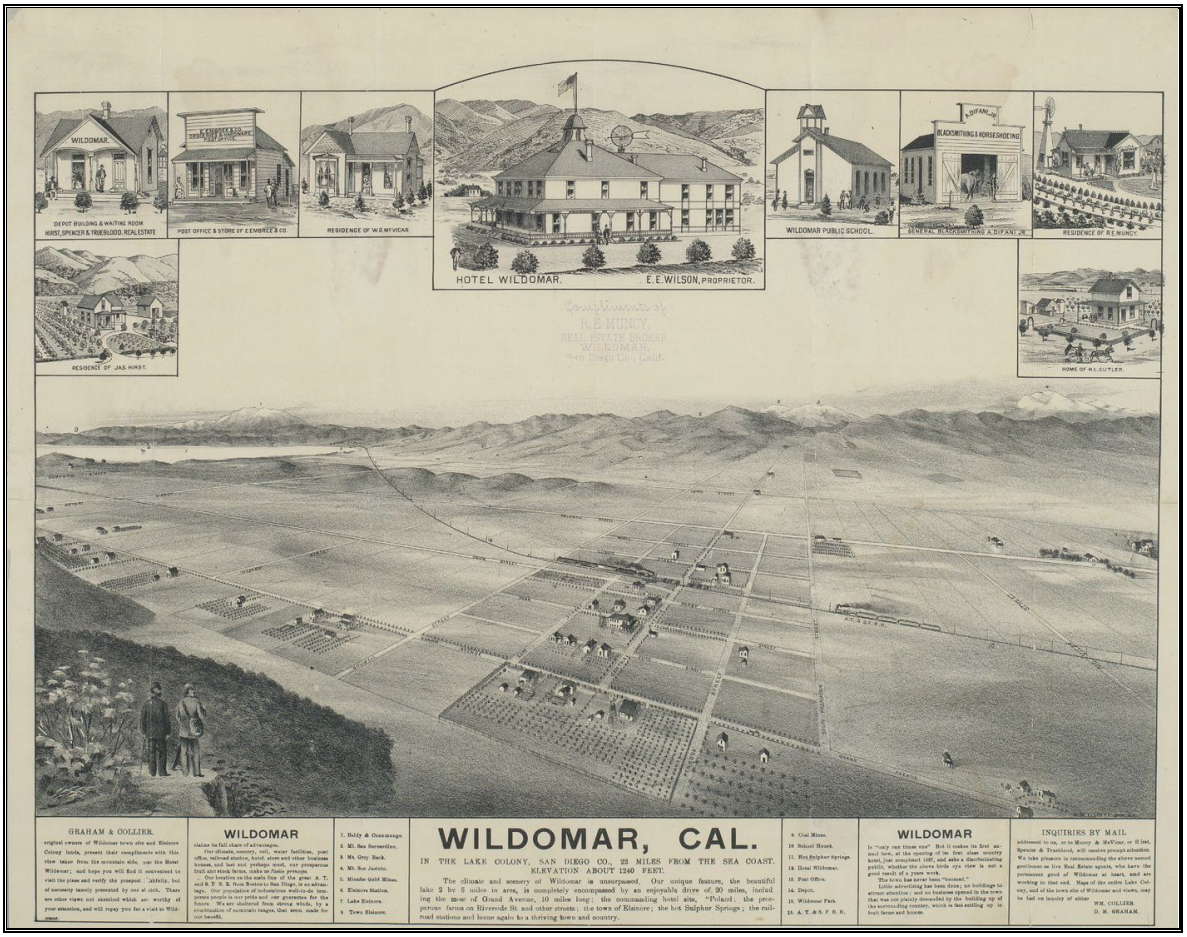

Figure 6: Birds-eye view of Wildomar, California (W.W. Elliot, 1890).

new town should never be cursed by the presence of a saloon, so they incorporated into every deed of acre property, as well as the town lots, the "no saloon" clause. It is for this reason, theorized the newspaper, that the 1898 population of Wildomar was almost entirely comprised of Prohibitionists and also exclusively of members of one or the other of the churches that were built as soon as the town was created.

Based on numerous reports found in local newspapers such as the *Winchester Record*, *Perris New Era*, and Riverside's *Press and Horticulturist*, the gold boom in western Riverside County appears to have occurred primarily between late 1893 and mid-1895. During this period there were almost daily articles enthusiastically touting the number of new mining claims being recorded, yields from the various operations, and the resultant population boom as news of the region's mineral wealth spread. By early 1896, the mining related articles were less frequent and those appearing often lamented the closing of mines, which was generally due to the lack of water necessary for processing gold-bearing ore. By this time, a far greater emphasis began to be placed on the agricultural potential of the region. Replacing daily reports on gold yields from the mines were crop yields and bushel counts from the growing number of farms in

southwestern Riverside County. Although settlers continued to move into this region and a number of small towns, such as Wildomar, developed, the migration was less dynamic than it had been during the early years of the gold rush and the region retained the essentially rural flavor it has maintained until recently.

METHODS AND PROCEDURES

Research

Prior to commencement of the Phase I Cultural Resources Assessment field survey a records search was conducted by staff at the California Archaeological Inventory / California Historical Resources Information System, Eastern Information Center located at the University of California, Riverside. The research included a review of all site maps, site records, survey reports, and mitigation reports relevant to the study area. The following documents were also reviewed: the National Register of Historic Places, the California Office of Historic Preservation Archaeological Determinations of Eligibility, and the California Office of Historic Preservation Historic Property Directory. A request for a Sacred Lands File search was submitted to the Native American Heritage Commission and project scoping letters were sent to fourteen tribal representatives listed as being interested in project development in the Temecula area.

Following the records and Sacred Lands File searches, a literature search of available published references to the study area was undertaken. Reference material included all available photographs, maps, books, journals, historical newspapers, registers, and directories at the Riverside Public Library Local History Collection and the University of California, Riverside libraries. Cartographic research was conducted at the Science Library Map Collection of the University of California, Riverside. Archival research relating to the original ownership of the subject property was conducted using the General Land Office records currently maintained by the California Office of the Bureau of Land Management. The following maps were consulted:

1854-1880, General Land Office Plats of Township No. 6 South, Range No. 3 West, San Bernardino Meridian
1901 Elsinore, California 30’ USGS Topographic Map
1959 Santa Ana, California 1:250,000 USGS Topographic Map
1953 Romoland, California 7.5’ USGS Topographic Map
1979 (photorevised) Romoland, California 7.5’ USGS Topographic Map

Fieldwork

Subsequent to the literature, archival, and cartographic research, Jean Keller conducted a comprehensive on-foot field survey of the subject property on December 3-5, 11, 17-19, 24, 2011, and on January 7, 2012. Due to the size and topographic complexity of the subject property, the property was divided into sections of approximately 25 acres in size, using existing features such as roads to delineate boundaries. Each section was surveyed, beginning

at its northwestern corner, in parallel transects at 15-meter intervals when possible. Each survey proceeded in a generally west-east, east-west direction following the existing land contours. All of the property was accessible for survey with the exception of those areas covered by paving, structures, material storage, and trash. In addition, a fenced open space area on a hilltop in the southeastern quadrant of TTP 36388 which is actively used as a spray area for sewage water was inaccessible for survey. Special attention was given to bedrock outcrops, especially those located in the vicinity of watercourses, for evidence of milling features, rock art, and shelter opportunities. Ground surface visibility ranged from less than 10% in sections of the watercourses obscured by a dense understory, to 100% on land that had recently been disked, with an average ground surface visibility of approximately 65%.

The two previously recorded archaeological sites were relocated, evaluated as to their current condition, and photographed, with site records updated for submittal to the Eastern Information Center.

RESULTS

Research

Results of the records search conducted by staff at the Eastern Information Center indicated that the entirety of TTM 36388 had been included in a previous cultural resources study and portions of the property had been included in two additional studies of limited scope. The initial cultural resources investigation, which included all of the subject property, was conducted in 1973 by Joan R. Smith and Robert L. Bettinger of the Archaeological Research Unit, University of California, Riverside. Their report, entitled "Bundy Canyon Development: Potential Impact on Archaeological Resources (RI 0108)," covered a study area that encompassed approximate 2.25 square miles, "immediately south of Cottonwood Canyon and southwest of Paloma Valley," (Smith, 1). Smith and Bettinger crossed the study area on foot in an east-west direction at approximately 70 meter intervals. These transect intervals are significantly larger than the 15-meter intervals currently accepted as a standard field method. However, they did pay particular attention to areas around creeks and boulders with the expectation of finding temporary camps and milling sites at those locations. During the course of their field survey, three archaeological sites were discovered, one of which is located within the boundaries of TTM 36388. As previously discussed, Smith and Bettinger recorded this site (CA-RIV-1256) as a highly eroded metate slick on top of a large granitic boulder, located at the foot of a hill near a cultivated field with a dry creek immediately west of the site. Impact on this site from development proposed in 1973 was considered negligible so no further research or mitigation was recommended.

Two linear studies have been conducted that included limited portions of the subject property: "Built Environment Historic Resources Technical Memorandum for Bundy Canyon-Scott Road Improvement Project (RI 7852)" by Francesca G. Smith and Caprice D. Harper of PARSONS in May 2007, and "Cultural Resources Report for the Verizon Wireless Project 'The Farm' (RI 7822)" by URS Corporation in December 2007. During the course of the first survey, CA-RIV-8282 (33-15958) was discovered within the boundaries of the subject property. This archaeological site was described as a sparse lithic scatter containing a total of 26 pieces of debitage, including 22 quartz flakes, 2 metavolcanic flakes, and one edge-modified andesite flake. The lithic scatter was wholly surficial, with the potential for subsurface cultural deposits that could reach a depth of two meters. No ground stone or midden-altered sediments were observed.

The subject property is located within a very well-studied region with 37 cultural resource cultural resources studies having been conducted within a one-mile radius. During the course of field surveys for these studies, 27 cultural resources properties have been recorded, the

majority of which are between one-half to one mile distant; two single artifact occurrences (CA-RIV-15669, 15670) are on property adjacent to TTM 36388. A large village site (CA-RIV-1024) and numerous associated sites are located approximately one-half mile northeast of the subject property.

Table 1
Previously Recorded Cultural Resources in the Scope of the Records Search

Trinomial	Description
CA-RIV-1024	Village site: pictographs, petroglyphs, fire cracked rock, bedrock milling features, pottery, midden, choppers, scrapers
CA-RIV-1632	1 bedrock mortar
CA-RIV-1633	3 cores, 4 manos, 4 metate fragments, 1 biface, flakes, shoe buckle
CA-RIV-1641	5 slicks, 1 hammerstone, debitage
CA-RIV-1642	1 shallow bedrock mortar
CA-RIV-1643	1 slick
CA-RIV-1644	1 slick
CA-RIV-1645	1 mortar, 1 core, debitage
CA-RIV-1771	2 bedrock mortars, 1 slick
CA-RIV-1988	4 slicks, 2 metates, metate fragments, 1 mano, 1 fire-affected rock, 2 quartzite cores, 24 flakes, 2 quartz hammerstones, 1 agate point, 3 pieces calcined bone,
CA-RIV-1999	Rockshelter, fire-affected rock, slick, mano fragment, flake
CA-RIV-2001	1 slick, 1 mini-mortar, fire-affected mano
CA-RV-2042	2 small slicks
CA-RIV-3348	1 slick
CA-RIV-3349	1 slick
CA-RIV-2249	7 bedrock mortars, 3 slicks
CA-RIV-4075	1 bedrock mortar and 1 dished grinding slick on 2 outcrops 2.5 meters apart
CA-RIV-4154	1 mortar
CA-RIV-6201	Lithic scatter
CA-RIV-7869	Structural footings, asphalt drive, tile floor, rock chimney
CA-RIV-7870	Stacked rock wall, reservoir, trash
CA-RIV-8779	2 slicks
CA-RIV-8780	2 slicks, 1 flake
CA-RIV-10124	1 mortar
CA-RIV-14993	Historic farm features & equipment
CA-RIV-15669	I meta-quartzite mano (bifacial, ground & shaped)
CA-RIV-15670	1 metavolcanic secondary flake

The Sacred Lands File search conducted by the Native American Heritage Commission found that Native American cultural resources were not identified in the TTM 36388 Area of Potential

Effect (APE), although it was noted that this area of Riverside County is known to be very culturally sensitive. At this time, responses to the project scoping letters have only been received from the Cahuilla Tribal Environmental Protection Office and from Pechanga Cultural Resources. The Cahuilla Band of Indians determined that although the subject property is outside the Cahuilla Indian reservation, it is not outside their Traditional Use Area. As such, they request to be kept in the information loop as the project progresses and maintain being on the receiving list for project updates, reports of investigations and/or any documentation that might be generated regarding previously reported or newly discovered cultural resource sites within the area designated. The Cahuilla Band of Indians is also concerned that there might be artifacts of cultural significance below the ground surface and recommend that in the event such resources are discovered during ground breaking activities that Approved Cultural Monitors be present on site.

The Pechanga Band of Luiseño Indians (Pechanga Tribe) determined that the subject property is outside their reservation, but within their ancestral territory. The Pechanga Tribe has concerns about the proposed project. There have been cultural resources previously recorded within the site boundaries and they believe that additional resources will be identified through archaeological studies and during earthmoving activities. The tribe requests that any plans for archaeological or geological testing be held until the tribe is able to consult directly with the City and provide them with information about the subject property. They consider the area to be extremely sensitive for surface and subsurface cultural resources which may include human remains. Further, they are opposed to impacts to any and all cultural resources located on the project site and will be working with the applicant and the City on preservation and avoidance of all cultural resources that may be impacted by development. The Pechanga Tribe has requested participation in all subsurface excavation activities including, but not limited to, archaeological excavations, geological testing, mass grading, and trenching. They have also requested copies of all applicable reports, and government-to-government consultation with the Lead Agency.

The literature search offered no information specific to the subject property. According to General Land Office records maintained by the Bureau of Land Management, the first application for non-Native ownership of the subject property was filed by an agent of the Southern Pacific Railroad on July 13, 1885. Authorization for this claim, which included the E ½ and SW ¼ of Section 19, was by the July 27, 1866 act of Congress “to aid in the construction of a Railroad and Telegraph Line from the States of Missouri and Arkansas to the Pacific Coast” (14 Stat. 292), commonly referred to as the Atlantic and Pacific Railroad Grant Act of 1866. The specific intent of the agent’s application was to permit the Southern Pacific Railroad to construct a railroad and telegraph line from the City of San Francisco to a point of connection with the Atlantic and Pacific Railroad near the eastern boundary of California. Included in the

grant to the Southern Pacific Railroad were alternating sections of public lands, designated by odd numbers, to the amount of 10 alternate sections per mile on each side of the proposed railroad in States and 20 alternate sections in Territories. Since Section 19 of Township 6 south, Range 3 west was an odd-numbered section within the specified distance from the proposed railroad alignment, it was included in the grant application. Perhaps due to the complexity of granting a total of 19,605.273 acres, a patent for land claimed by the Southern Pacific Railroad was not issued until January 20, 1896 (CACAAA072297). Interestingly, while most lands set aside under the Atlantic and Pacific Railroad Act of 1866 included entire sections of land (640 acres), Section 19 was divided into eight parcels of land ranging from 160 acres to 36.75 acres and only the 400 acres were actually included in the land patent, with the reminder acreage mad available for public sale. Figure 7 shows the portion of the subject property that was included in the land patent awarded to the Southern Pacific Railroad (E ½ of Section 19).

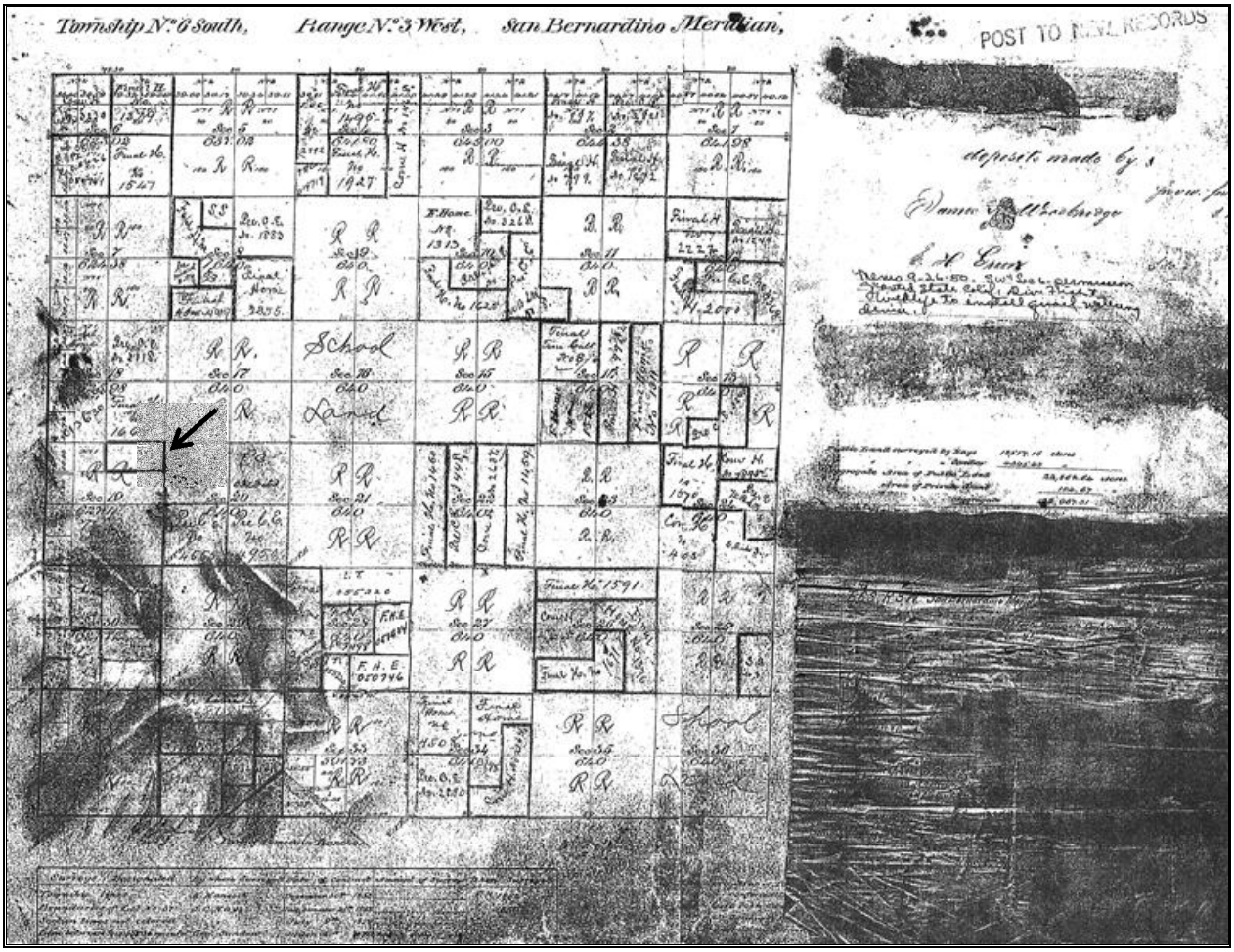

Figure 7: Location of the portion of TTM 36388 originally owned by the Southern Pacific Railroad Company. Adapted from the General Land Office plat for Township No. 6 south, Range No. 3 west (filed January 20, 1897).

Cartographic research show no structures within the property boundaries between 1854 (date of first GLO survey) and 1976 (date of aerial photographs taken for the 1979 photorevised USGS Romoland quadrangle), indicating that the property was vacant during this period. Between 1951 and 1976, a network of unpaved roads meanders through the property, possibly providing alternative access routes from Bundy Canyon Road to residences built to the south of the subject property.

Fieldwork

Two previously recorded archaeological sites were relocated during the current field survey.

CA-RIV-1256

This site was recorded in 1973 as one highly eroded metate slick on top of a large granitic boulder. No measurements, photographs, or precise mapping of the site were included in the report or site record. As illustrated in Figure 8, the archaeological feature comprising site CA-RIV-1256 was relocated as generally described, near a cultivated field at the foot of a hill, immediately east of a dry creek. The site is located near the western boundary of Lot 264 of TTM 36388, which abuts open space and the tract boundary (Fig. 9).

Figure 8: Location of CA-RIV-1256 within the subject property.

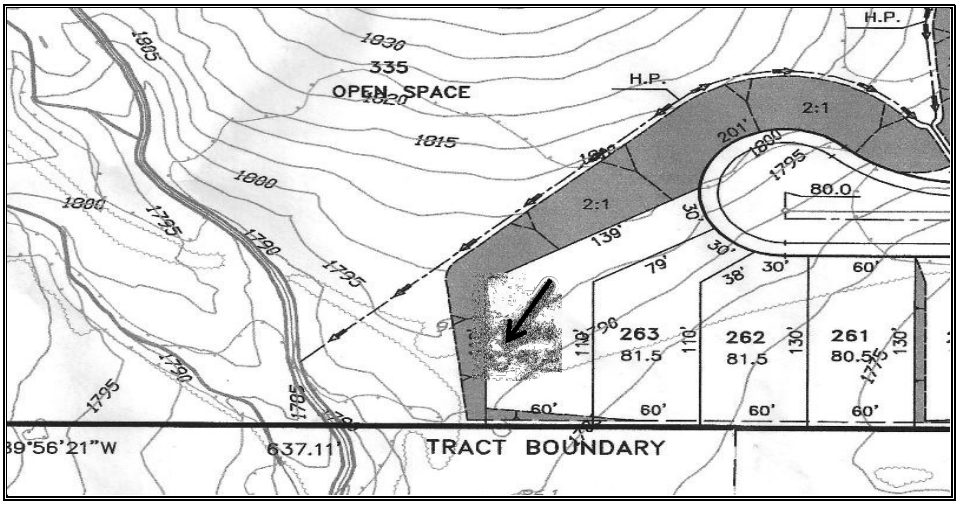

Figure 9: Location of CA-RIV-1256 within TTM 36388.

As originally recorded, site CA-RIV-1256 is comprised solely of a highly eroded slick on top of a large granitic boulder (Fig. 10). The slick measures 17.0 centimeters (cm) N/S by 13 cm E/W, with a maximum depth of 2.0 cm, is discontinuous with only a few smoothed spots and no polish. The granitic outcrop measures 3.18 m E/W by 3.51 m N/S. No associated surficial cultural resources or evidence of a subsurface cultural deposit were observed.

Figure 10: CA-RIV-1256.

CA-RIV-8282

This site was originally recorded in 2007 as consisting of a sparse lithic scatter containing a total of twenty-six pieces of debitage, including twenty-two quartz flakes, three metavolcanic flakes, and one edge-modified andesite flake over an area measuring 33 x 33 meters. All observed flakes were surficial within a recently plowed field adjacent to a prominent riparian area along an unnamed blue line creek. The current field survey found only two quartz and three metavolvanic flakes scattered over an area measuring 58.78 m N/S by 19.08 m E/W (Fig. 11). The field had recently been disked with only minimal regrowth at the time of the survey, so visibility was essentially 100%. Interestingly, the area in which this site is located is one of very few places within the subject property where the ground is not blanketed with loose lithics, undoubtedly a reason for the high visibility of the artifacts. Periodic disking has clearly had an impact on the site, dispersing and burying cultural material. However, based on a recent percolation test excavated near the site, it appears that the depth of the cultural deposit is probably somewhat limited (Fig. 12).

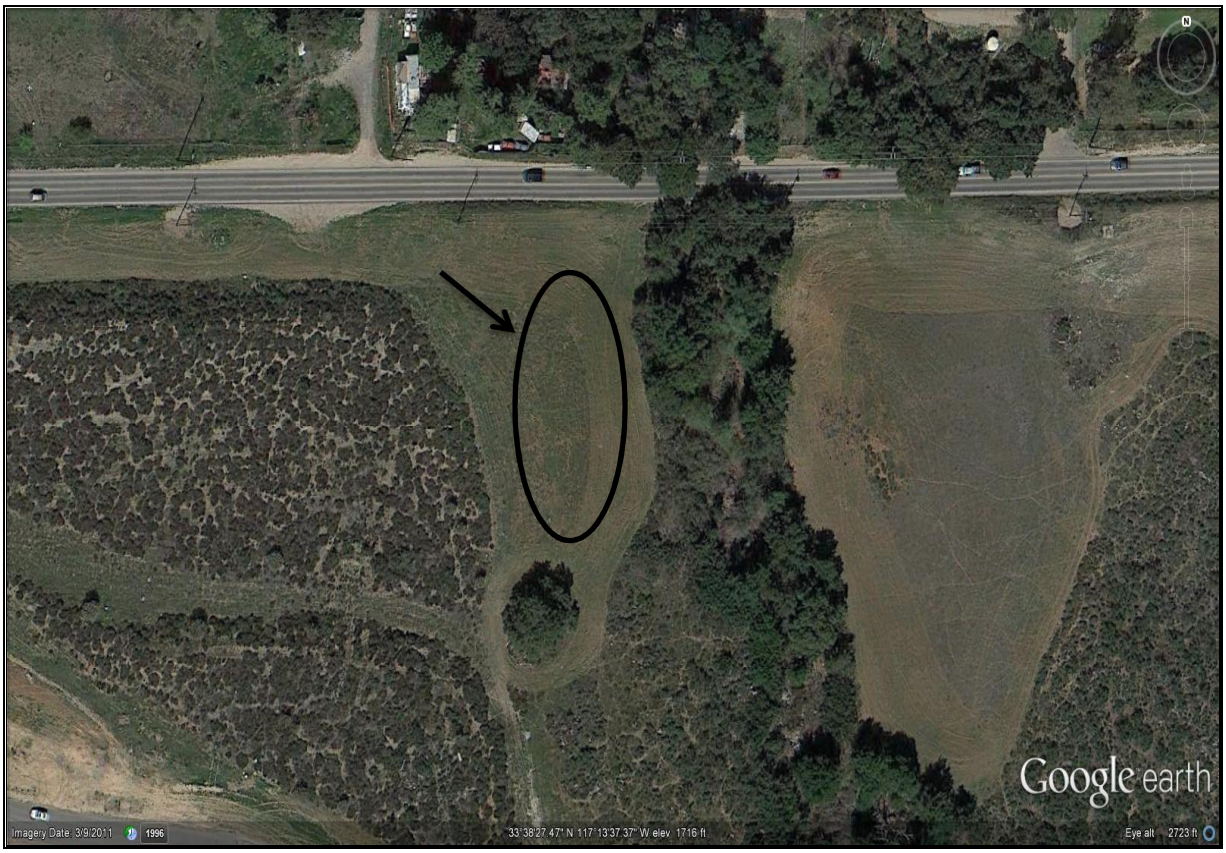

Figure 11: Location of CA-RIV-8282 within the boundaries of the subject property.

Figure 12: Recent percolation test showing soil stratigraphic profile.

A number of structures are also located within the boundaries of the subject property, including three lift/pump stations and the asphalt parking lot and foundation for the old The Farm visitor center. However, none of these structures meet the criteria for being considered historical resources and as such, were not evaluated further in this report.

SIGNIFICANCE

Evaluations for site significance are typically made with respect to eligibility criteria for nomination to the National Register of Historic Places. Since this measure of significance has come to be the determining factor in whether or not a particular site warrants consideration by the federal government in federally funded projects, state and local governments often use it to assess sites as well. The State of California has established its own criteria, as set forth in the California Environmental Quality Act (CEQA) and since this is the principal statute utilized by the City of Wildomar in processing Tentative Tract map 36388, the archaeological sites located within its boundaries will be addressed accordingly.

The California Environmental Quality Act applies to all discretionary projects and equates a substantial adverse change in the significance of a cultural resource with a significant effect on the environment (Section 21084.1). "Substantial adverse change" is defined as demolition, destruction, relocation, or alteration activities that would impair significance (Section 5020.1). CEQA has three separate mechanisms for determining whether a historical resource is significant and thus subject to impact mitigation considerations. First, resources that are listed in or eligible for listing in the California Register of Historical Resources (hereafter, California Register) are presumed to be archaeologically, historically, or culturally significant. Second, resources that are listed in a local register or deemed significant in a historical resource survey as provided under Section 5024.1(g) are presumed to be significant unless the preponderance of evidence indicates they are not. Finally, a resource that is not listed in or determined to be eligible for listing in the California Register, not included in a local register of historic resources, or not deemed significant in a historical resources survey may still be considered significant pursuant to Section 21084.1.

According to the *Regulations for California Register of Historical Resources* formally adopted by the State Historical Resources Commission on January 1, 1998, an historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history , or the cultural heritage of California or the United States; or

2. It is associated with the lives of persons important to local, California, or national history; or

3. It embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. It has yielded, or has the potential to yield, information important to the prehistory of the local area, California, or the nation.

The types of cultural resources eligible for nomination to the California Register, and thus considered historically or archaeologically significant by CEQA, are buildings, sites, structures, objects, and historic districts.

Standards such as those of the California Register were established with the recognition that not every property of a certain age is necessarily significant and what is significant can only be determined by the integrity of the resources and by the historic context in which the property exists. Despite the existence of the above eligibility criteria and similar guidelines for assessing archaeological or historical significance found in other legislation, the determination of significance remains a somewhat subjective, and often difficult, endeavor. This is primarily due to conflicting perceptions of "important" or "distinctive" or "contributing," but also because it is not always easy to remain objective when considering the past.

Based on the above eligibility criteria, it is clear that archaeological site CA-RIV-1256 would not be deemed a significant archaeological resource eligible for listing on the California Register as it does not meet any of the stipulated eligibility criteria. It is comprised solely of a single eroding slick on an exfoliating granitic outcrop with no associated surficial or subsurface cultural resources evident. There are literally tens of thousands of such features recorded throughout Riverside County and little information can be gleaned from them beyond recordation of their existence. However, this site is located within an area known to be a highly sensitive cultural landscape and it may be associated with a large village approximately one-half mile to the northeast. Thus, while the site itself is not considered significant on its own merits, there is a possibility that it may be considered significant by association, as part of a larger cultural area. According to Pechanga Cultural Resources there may be other important cultural components on the subject property of which CA-RIV-1256 is a part, but since they have chosen not to share that information, it cannot be addressed in determining whether this specific site is significant according to California Register criteria.

At this time it is not possible to determine whether archaeological site CA-RIV-8282 is significant under California Register criteria. While sparse debitage scatters are very common throughout Riverside County and most are not deemed significant archaeological resources according to California Register criteria, in some cases they do represent significant subsurface cultural deposits. Again, this site may be associated with the village (CA-RIV-1024) located a relatively short distance to the northeast and/or the cultural areas on the subject property referenced in the Pechanga Cultural Resources response letter. Until further testing has been conducted it is not possible to determine the significance of this site.

RECOMMENDATIONS

Both recorded archaeological sites will be adversely impacted by the proposed project development and although preservation through avoidance is always the preferred option, it does not appear to be feasible in this case. No surficial cultural resources or evidence of a subsurface deposit were observed in association CA-RIV-1256, and as a single eroding bedrock milling feature, the site would not be considered significant according to CEQA criteria. Considering the fact that CA-RIV-8282 was originally recorded as being comprised of 26 lithic waste flakes and only five are currently visible, there is a very high probability of additional near surficial subsurface cultural deposits existing and a slightly less probability for deeper cultural deposits. It is recommended that limited testing be conducted to determine the presence/absence of subsurface cultural deposits. The results of this testing will determine whether site CA-RIV-8282 is a significant archaeological resource. Finally, despite the fact that only two small archaeological sites were observed within TTM 36388, one of which has been determined to not be considered a significant archaeological resource according to CEQA/California Register criteria, the property is situated in an area considered to be a highly sensitive cultural landscape with a possibility of significant subsurface cultural elements. The Pechanga Band of Luiseño Indians apparently possesses specific information regarding the sensitivity of this property for both surface and subsurface cultural resources, but has chosen to share this information only with the City of Wildomar so it cannot be evaluated in this report. However, based on available information, it is recommended that all ground disturbing activities associated with project development be actively monitored by a qualified archaeologist and tribal representative. Both the Cahuilla Band of Indians and Pechanga Band of Luiseño Indians have stated an interest in providing such monitoring.

CONSULTANT CERTIFICATION

The undersigned certifies that the attached report is a true and accurate description of the results of the Phase I Cultural Resources Assessment described herein.

02-08-12

Jean A. Keller, Ph.D. Date

Riverside County Certificate No. 232

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APPENDIX I

Request for Sacred Lands File Search
Sacred Lands File Search Results
Tribal Response to Project Scoping Letter

Jean A. Keller, Ph.D.
Cultural Resources Consultant

December 9, 2011

Mr. Dave Singleton
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Re: Sacred Lands File Search Request – Tentative Tract Map 36388
APN 362-070-001, 003, 006, 013, 018, 021, 023, 024; 362-080-004, 005, 007, 008, 012, 015; 362-090-009

Dear Mr. Singleton,

This firm is currently conducting research for a Phase I Cultural Resources Assessment of the referenced project. As part of this research, I am requesting a search of the Sacred Lands Files maintained by your agency, as well as a list of any tribes that may be interested in providing input for this project. Following is a summary of the relevant project information.

Proposed Project: 315 Single Family Residences, Open Space, Commercial/Retail

Existing Land Use: Vacant

Acreage: ±161.62 acres

Location: South, east, and west of Bundy Canyon Road, and north of Cornstalk Road, in the City of Wildomar, southwestern Riverside County (T.6s R.3w, Sec. 19)

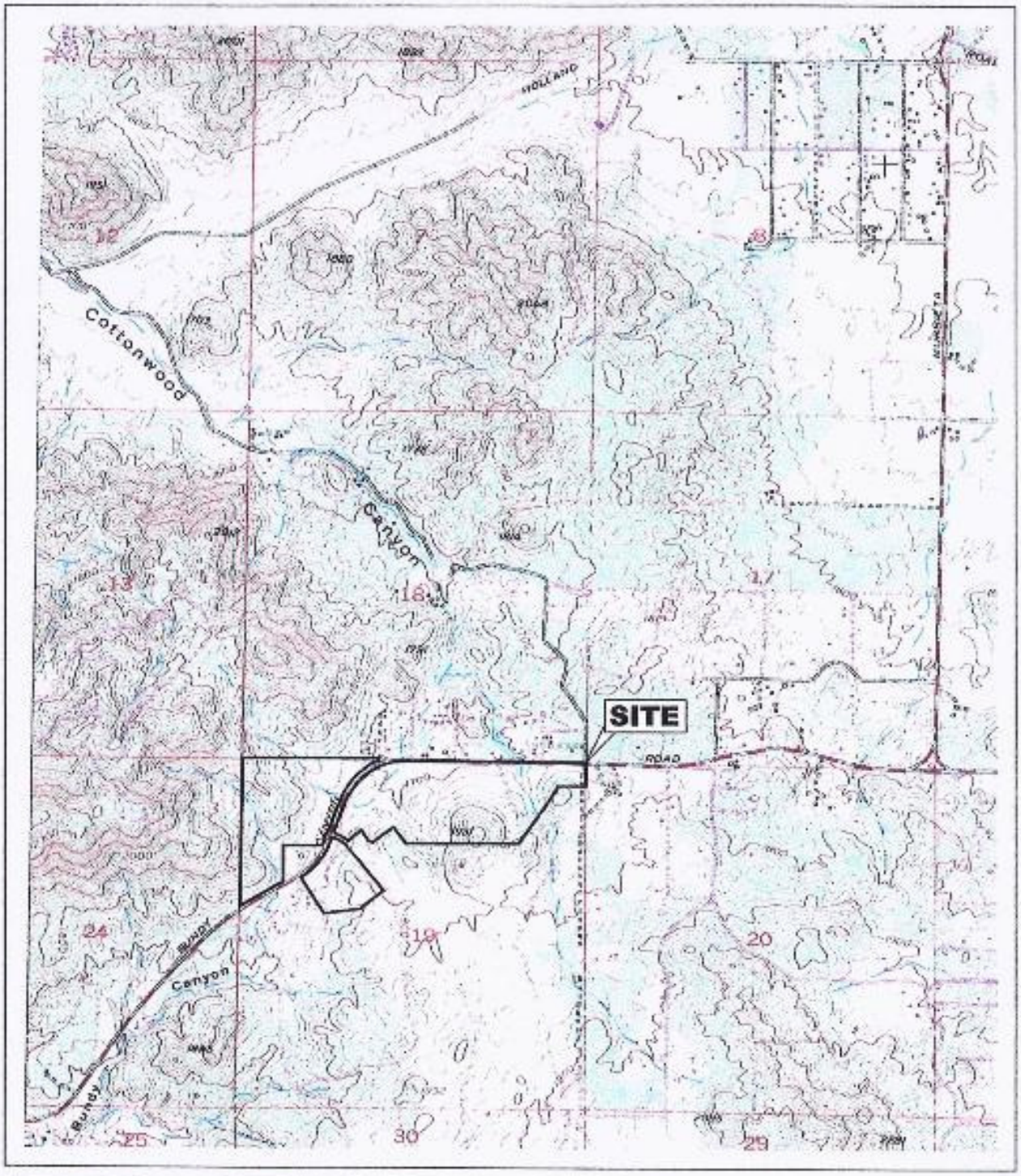
Map: USGS Romoland, California Topographic Map, 7.5' series.

Should you require any additional information, please contact me at your convenience. Thank you for providing this valuable service.

Sincerely,

Jean A. Keller
Cultural Resources Consultant

1042 No. El Camino Real, Suite B-244 – Encinitas, California 92024 – Telephone & Fax (760)634-2993



Base Map Source: USGS 7.5 Min.
Romoland, CA Quad.

0 2000 4000 Feet

LOCATION MAP

TR 36388
T6S R3W SEC 19

STATE OF CALIFORNIA Edmund G. Brown Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
da_nahc@pacbell.net

December 15, 2011

Dr. Jean Keller, Ph.D., RPA
Cultural Resources Consultant
1042 N. El Camino Real, Suite B-244
Encinitas, CA 92024

Sent by FAX to: 760-634-2993
No. of Pages: 5

Re: Sacred Lands File Search and Native American Contacts list for the **"Proposed Tentative Tract Map 36388 Residential Project for about 315 Single Family Units;"** located on approximately 161.62-acresin the City of Wildomar; southwestern Riverside County, California

Dear Dr. Keller:

The Native American Heritage Commission (NAHC) conducted a Sacred Lands File search of the 'area of potential effect,' (APE) based on the USGS coordinates provided and **Native American cultural resources** **were not identified** in the project area of potential effect (e.g. APE) you specified. Also, please note; the NAHC Sacred Lands Inventory is not exhaustive and does not preclude the discovery of cultural resources during any project groundbreaking activity. This area of Riverside County is known to the NAHC to very culturally sensitive.

California Public Resources Code §§5097.94 (a) and 5097.96 authorize the NAHC to establish a Sacred Land Inventory to record Native American sacred sites and burial sites. These records are exempt from the provisions of the California Public Records Act pursuant to. California Government Code §6254 (r). The purpose of this code is to protect such sites from vandalism, theft and destruction.

In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

The California Environmental Quality Act (CEQA – CA Public Resources Code §§ 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential

effect (APE), and if so, to mitigate that effect. CA Government Code §65040.12(e) defines "environmental justice" provisions and is applicable to the environmental review processes.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Local Native Americans may have knowledge of the religious and cultural significance of the historic properties of the proposed project for the area (e.g. APE). Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). We urge consultation with those tribes and interested Native Americans on the list the NAHC has attached in order to see if your proposed project might impact Native American cultural resources. Lead agencies should consider avoidance as defined in §15370 of the CEQA Guidelines when significant cultural resources as defined by the CEQA Guidelines §15064.5 (b)(c)(f) may be affected by a proposed project. If so, Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "substantial," and Section 2183.2 which requires documentation, data recovery of cultural resources.

The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Partnering with local tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 4(f), Section 110 (f)(k) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq*. and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The NAHC remains concerned about the limitations and methods employed for NHPA Section 106 Consultation.

Also, California Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery', another important reason to have Native American Monitors on board with the project.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. An excellent way to reinforce the relationship between a project and local tribes is to employ Native American Monitors in all phases of proposed projects including the planning phases.

Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not

eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton

Attachment: Native American Contact List

California Native American Contacts
Riverside County
December 15, 2011

Los Coyotes Band of Mission Indians
Shane Chapparosa, Spokesperson
P.O. Box 189 Cahuilla
Warner , CA 92086
loscoyotes@earthlink.net
(760) 782-0711
(760) 782-2701 - FAX

Pala Band of Mission Indians
Tribal Historic Preservation Office/Shasta Gaugher
35008 PalaTemecula Road, PMB Luiseno
445 , Cupeno
Pala, CA 92059
(760) 891-3515
sgaughen@palatribe.com
(760) 742-3189 Fax

Pauma & Yuima Reservation
Randall Majel, Chairperson
P.O. Box 369 Luiseno
Pauma Valley CA 92061
paumareservation@aol.com
(760) 742-1289
(760) 742-3422 Fax

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resources Manager
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-8100
pmacarro@pechanga-nsn.gov
(951) 506-9491 Fax

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

Rincon Band of Mission Indians
Tiffany Wolfe, Cultural & Environmental
P.O. Box 68 Luiseno
Valley Center, CA 92082
twolfe@rincontribe.org
(760) 297-2632
(760) 297-2639 Fax

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 391820 Cahuilla
Anza , CA 92539
sestrada@
(951) 659-2700
(951) 659-2228 Fax

Morongo Band of Mission Indians
Michael Contreras, Cultural Heritage Prog.
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 201-1866 - cell
mcontreras@morongo-nsn.gov
(951) 922-0105 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Tentative Tract Map 36888 for about 315 Single Family Housing Units; located on approx. 161.62-acres in the City of Wildomar; Riverside County, California for which a Sacred Lands File search and Native American Contacts list were requested

California Native American Contacts
Riverside County
December 15, 2011

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
tbrown@pechanga-nsn.gov
(951) 770-6100
(951) 695-1778 Fax

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183 Luiseño
Temecula , CA 92593
ahoover@pechanga-nsn.gov
951-770-8100
(951) 694-0446 - FAX

Willie J. Pink
48310 Pechanga Road Luiseno
Temecula , CA 92592
wjpink@hotmail.com
(909) 936-1216
Prefers e-mail contact

SOBOBA BAND OF LUISENO INDIANS
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137

La Jolla Band of Mission Indians
James Trujillo, Vice Chair
22000 Highway 76 Luiseno
Pauma Valley CA 92061
rob.roy@lajolla-nsn.gov
(760) 742-3796
(760) 742-1704 Fax

Cahuilla Band of Indians
Luther Salgado, Sr., , Chairperson
PO Box 391760 Cahuilla
Anza , CA 92539
tribalcouncil@cahuilla.net
915-763-5549

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Tentative Tract Map 36388 for about 315 Single Family Housing Units; located on approx. 161.02-acres in the City of Wildomar; Riverside County, California for which a Sacred Lands File search and Native American Contacts list were requested

Cahuilla Tribal Environmental Protection Office
P.O. Box 391714 (52701 CA-Highway 371)
Anza, California 92539
(951) 763-2631 Fax (951) 763-2632)

January 26, 2012

Jean A. Keller
Cultural Resources Consultant
1042 N. El Camino Real, Suite B-244
Encinitas, CA 92024

RE: Tentative Tract Map 36388
City of Wildomar

Dear Ms. Keller:

Thank you for contacting the Cahuilla Band of Indians concerning the above referenced project. We currently have no knowledge of any cultural resources within the project plan.

Although the project area is outside the Cahuilla Indian Reservation territory, it is not outside the Traditional Use Area for the Cahuilla Band of Indians and we request, as a courtesy, that we be kept in the information loop with regard to this area as the project progresses and we would appreciate being maintained on the receiving list for project updates, reports of investigations and/or any documentation that might be generated regarding previously reported or newly discovered cultural resource sites within the area designated.

Finally, working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase and we do have concerns that there may be artifacts of cultural significance below the ground surface.

In the event that cultural resources are discovered during surveys and ground disturbing activities, we recommend that Approved Cultural Monitors be present on site. The Cahuilla tribe does have trained and certified Native American Monitors who are qualified to monitor construction and archaeological activities. Please contact the Cahuilla Tribal Environmental Protection Office (CTEPO) for proposed monitoring.

Sincerely,

Yvonne L. Markle

Yvonne L. Markle
Cahuilla Environmental Office Manager
Cahuilla Band of Indians
environmentalofficer@cahuilla.net

PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Scearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

January 26, 2012

VIA E-Mail and USPS

RE: Request for Information for Tentative Tract Map 36388 (TR 36388), City of Wildomar (Jean A. Keller Ph.D)

Dear Ms. Keller;

The Pechanga Band of Luiseño Indians ("Pechanga Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps, we have determined that the Project area is not within reservation lands although it is within our ancestral territory.

The Tribe has concerns about the proposed Project. There have been cultural resources previously recorded within the site boundaries and we believe that additional resources will be identified through archaeological studies and during earthmoving activities. Because we have been working in this area for many years, we are familiar with this particular cultural landscape and have additional information we would like to share with the City. The Tribe requests that any plans for archaeological or geological testing be held until the Tribe is able to consult directly with the City. This area is extremely sensitive for surface and subsurface cultural resources, which may include human remains. As such, it is imperative that we meet before development plans are created to ensure the avoidance and preservation of these irreplaceable resources.

To assist us further in the assessment of the Project, the Tribe requests the following:

1) Participation in all subsurface excavation activities including but not limited to archaeological excavations, geological testing, mass grading and trenching;
2) Notification once the Project begins the entitlement process, if it has not already;
3) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc); and
4) Government-to-government consultation with the Lead Agency.

The Tribe is opposed to impacts to any and all cultural resources located on the Project site. We will be working with the applicant and the City on preservation and avoidance of all cultural resources that may be impacted by development. While it is too early to provide specific mitigation measures, we do believe tribal monitoring will be required in areas where resources are not already identified or identified through further study and evaluation. Specifics regarding

monitoring will be discussed in more detail when we meet with the City. The Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed. Further, in the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at ahoover@pechanga-nsn.gov or 951-770-8104.

Sincerely,

Anna M. Hoover
Cultural Analyst

Cc: Matthew Bassi, City of Wildomar Planning Director

A PHASE II CULTURAL RESOURCES TEST INVESTIGATION

OF

ARCHAEOLOGICAL SITE CA-RIV-8282

LOCATED WITHIN THE BOUNDARIES OF TENTATIVE TRACT MAP 36388

CITY OF WILDOMAR
RIVERSIDE COUNTY, CALIFORNIA
TOWNSHIP 6 SOUTH, RANGE 3 WEST, SECTION 19, SBM
USGS ROMOLAND, CALIFORNIA QUADRANGLE, 7.5' SERIES

By

Jean A. Keller, Ph.D.
Cultural Resources Consultant
1042 N. El Camino Real, Suite B-244
Encinitas, California 92024
760-290-3909

Prepared for: July 2012

Sunbelt Communities
27127 Calle Arroyo, Suite 1920
San Juan Capistrano, CA 92675

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MANAGEMENT SUMMARY

A Phase II Cultural Resources Test Investigation of archaeological site CA-RIV-8282, located within the boundaries of Tentative Tract Map 36388, was requested by the project sponsor, Sunbelt Communities. The subject property, which is part of The Farm (Specific Plan 116), is located south, east and west of Bundy Canyon Road, and north of Cornstalk Road in the City of Wildomar, southwestern Riverside County. Existing land use is vacant. The proposed project is the subdivision of the subject property into 315 single family residential lots and 17 open space lots, with the archaeological site situated near the northeastern corner of the property.

The intent of the Phase II investigation was to determine whether the lithic scatter comprising the site qualified as a significant cultural resource according to California Environmental Quality Act (CEQA) criteria and to determine the appropriate level of mitigation since preservation of the deposit is not considered a viable alternative under the proposed development plan. The Phase II investigation included a review of previous studies and recorded sites in the region, collection of surface artifacts, subsurface testing, and analysis of all recovered artifactual material. The results of the Phase II Cultural Resources Test Investigation were evaluated according to CEQA criteria.

The archaeological site CA-RIV-8282 was originally recorded in 2007 by C. Bouscaren and C. Cisneros of Applied EarthWorks, Inc. in conjunction with a field survey entitled "Built Environment Historic Resources Technical Memorandum for Bundy Canyon-Scott Road Improvement Project" by Francesca G. Smith and Caprice D. Harper of Parsons (2007). The unpublished report (RI-7852) is on file with the Eastern Information Center at the University of California, Riverside. At the time of discovery, CA-RIV-8282 was mapped as covering an area of approximately 33 meters (north-south) by 33 meters (east-west). It was described as a small, sparse lithic scatter consisting of 26 pieces of debitage (22 quartz flakes, 3 metavolcanic flakes, and one edge modified andesite flake). The site location had been recently disced and no ground stone artifacts were observed. The site was regarded as having some potential for a subsurface deposit. Bouscaren and Cineros (2007) stated that in the event avoidance was not a feasible option, that a limited testing program be implemented to determine the presence/absence of subsurface cultural deposits.

The site was relocated in 2012 by this firm during a Phase I Cultural Resources Assessment of the ±150-acre Tentative Tract Map 36388 (Keller 2012). During the field study, the ground containing the site had been recently disced and visibility approached 100%. However, despite a thorough examination of the mapped location, only two quartz and three metavolcanic flakes were found scattered over an area measuring 59 meters (north-south) x 19 meters (east-west).

After due consideration, it was concluded that CA-RIV-8282 had been impacted by periodic discing which had resulted in the inadvertent dispersion and burial of cultural material. Moreover, examination of a recent percolation test pit (Test Pit-16) located near the site indicated that the possible depth of cultural material could be somewhat limited. To positively determine the presence/absence of a potentially significant subsurface deposit at CA-RIV-8282, a Phase II Test Program was initiated. The Cahuilla Band of Indians and Pechanga Band of Luiseño Indians concurred with this recommendation.

The Phase II Cultural Resources Test Investigation, conducted in June of 2012, consisted of two phases of investigation: surface collection and an STP/Auger sampling program. Despite a thorough examination of the site location, only 15 items were originally collected from the surface of CA-RIV-8282; one of the finds was subsequently rejected as non-cultural. Based upon the locations of the 14 surface finds, the artifact scatter at CA-RIV-8282 covered a maximum area of approximately 58 meters (north-south) by 46 meters (east-west). Half of the surface items were found concentrated at the north end of the site adjacent to the property boundary and Bundy Canyon Road between the 1712-1714- foot elevation while the remainder were more widely dispersed.

Artifacts collected from the surface of CA-RIV-8282 included both chipped stone finds and ground stone implements. The chipped stone finds included (4) waste flakes, (1) shatter, (1) core, (1) projectile point fragment, (1) biface fragment, and (3) hammerstones. These artifacts are manufactured from quartzite, andesite, felsite, chalcedony, and quartz. Ground stone implements comprised (2) manos and (1) metate fragment.

A total of 39 STP/Auger holes were excavated at CA-RIV-8282, with 12 auger holes yielding lithic debris. Specific material recovered included (5) waste flakes, (1) retouched flake, and (19) shatter. The waste flakes and retouched flake were excavated from the various STP/Auger holes and depths: A-5 (16-20 cm), A-10 (retouched flake; 15-35 cm), A-12 (0-19 cm), B-5 (18-30 cm), B-10 (0-16 cm), and C-11 (0-35 cm). Angular pieces of shatter were recorded from STP/Auger holes A-6 (19-25 cm), A-9 (24-35 cm), A-10 (15-35 cm), A-12 (0-19 cm), A-13 (0-11 cm), B-10 (17-35 cm), B-11 (15-35 cm), C-8 (0-8 cm), and C-13 (0-35 cm). The results of the excavations were subsequently plotted over the surface collection map with the overlapping area representing the approximate site boundaries of CA-RIV-8282. This area measures 48 m (north-south) x 32 m (east-west). Depths of finds appear to extend to approximately 35 cm.

The site was originally characterized as a sparse lithic scatter. However, the test did yield several ground stone implements comprising two manos and one possible metate fragment. In addition, three hammerstones were recovered which were likely used to dress or sharpen milling equipment. In light of these finds, activities at the site may have included the processing

of seeds such as chia. In addition, one point fragment and a biface fragment were recovered which would indicate hunting. Although no bedrock milling stations are physically associated with the artifact scatter, there are numerous sites in the area. The closest of these is CA-RIV-1256 described as a highly eroded metate slick on top of a large granitic boulder (Keller 2012). It lies nearby within the subject property.

As the results of the STP/Auger hole program have demonstrated, there is no detectable, high-density deposit of prehistoric finds associated with CA-RIV-8282. Furthermore, no fire-altered rock, carbon, charcoal, or animal bone (burned or otherwise) was encountered. Consequently, the paucity of finds would tend to support the supposition that the site was casually used, probably by a single family during daylight hours. In all likelihood, the site was frequented by prehistoric peoples who ventured to the area to collect and mill seeds for short periods of time and then returned to their base camp. Clearly, the statistical data generated by the Phase II investigation lends little or no support in favor of CA-RIV-8282 representing a habitation site.

No doubt, the users of the site resided at one of the habitation sites in the region, possibly at a permanent or semi-permanent village like the Walker Ranch or the Audie Murphy Ranch. Oxendine (1983) stated that the material culture of a village site should include items that can be identified and related to various activities. Among these are food preparation, tool manufacture, cooking, manufacture of pottery vessels, clothing, basketry, pipes, effigies, ceremonial enclosures and religious rituals. Additionally, she suggests that such village sites were positioned within the territory so that the majority of subsistence needs could be attained without prolong absence from the village complex.

A very important and difficult question is, “when was CA-RIV-8282 in use?” None of the artifacts in the collection are time-sensitive. No C-14 datable organic materials were recovered during our investigation and obsidian for hydration dating is lacking. Nonetheless, an educated guess may be made on the basis of what is lacking combined with what is known about the archaeology of the region.

The complete absence of a Late Prehistoric date such as a potsherd, suggests that CA-RIV-8282 may have been used more than 1,000 years ago. However, it is equally true that at this small site, a ceramic vessel simply had not been broke, thus the lack of even one potsherd. Moreover, an upper limit for the age of the site may be suggested on the basis of what is known about the local archaeology. Unlike some regions of California, western Riverside County does not appear to have had a significant population prior to about 2500 years ago.

Based on the results of the Phase II Cultural Resources Test Investigation, CA-RIV-8282 was not deemed to be representative of a significant archaeological resource, as per CEQA criteria. Therefore, neither further research nor mitigation for CA-RIV-8282 is recommended.

INTRODUCTION

In compliance with California Environmental Quality Act (CEQA) and City of Wildomar Planning Department requirements, the project sponsor contracted with Jean A. Keller, Ph.D., Cultural Resources Consultant, to conduct a Phase II Cultural Resources Test Investigation of archaeological site CA-RIV-8282, located within the boundaries of Tentative Tract Map 36388. The intent of the investigation was to comply with recommendations made by this firm in a 2012 Phase I Cultural Resources Assessment of the subject property. Recognizing that the proposed residential development of the subject property would adversely impact CA-RIV-8282 and that preservation of the recorded lithic scatter was not a viable alternative, further study of the site was recommended in order to evaluate its potential significance according to CEQA criteria and to determine the appropriate level of mitigation required.

The proposed project, Tentative Tract Map 36388, is the subdivision of the subject property into 315 single family residential lots ranging in size from 4000 to 7200 square feet, as well as 17 open space lots; CA-RIV-8282 is situated near the northeastern corner of the project (Fig. 1). As shown on the USGS Romoland, California Topographic Map, 7.5' series, the subject property, which encompasses a total of ±150.38 acres of land, is located in Section 19, Township 6 south, Range 3 west, SBM (Fig. 2). Current land use is vacant; adjacent land uses are vacant to the north, east, and west, and The Farm Community to the south. Disturbances to the subject property are substantial and represent cumulative impacts resulting from discing, construction and operation of a visitor center for The Farm, grading, paving, off-road vehicle traffic, lift/pump stations, and trash dumping.

The Phase II Cultural Resources Test Investigation consisted of an advanced literature, archival, and cartographic search, surface collection, subsurface testing, and artifact analysis. Fieldwork and analysis were conducted by Laurie S. White, Robert S. White, and Susan Lochowitz of Archaeological Associates, with participation in the fieldwork by Anna Hoover and Loren Garcia of Pechanga Cultural Resources Department.

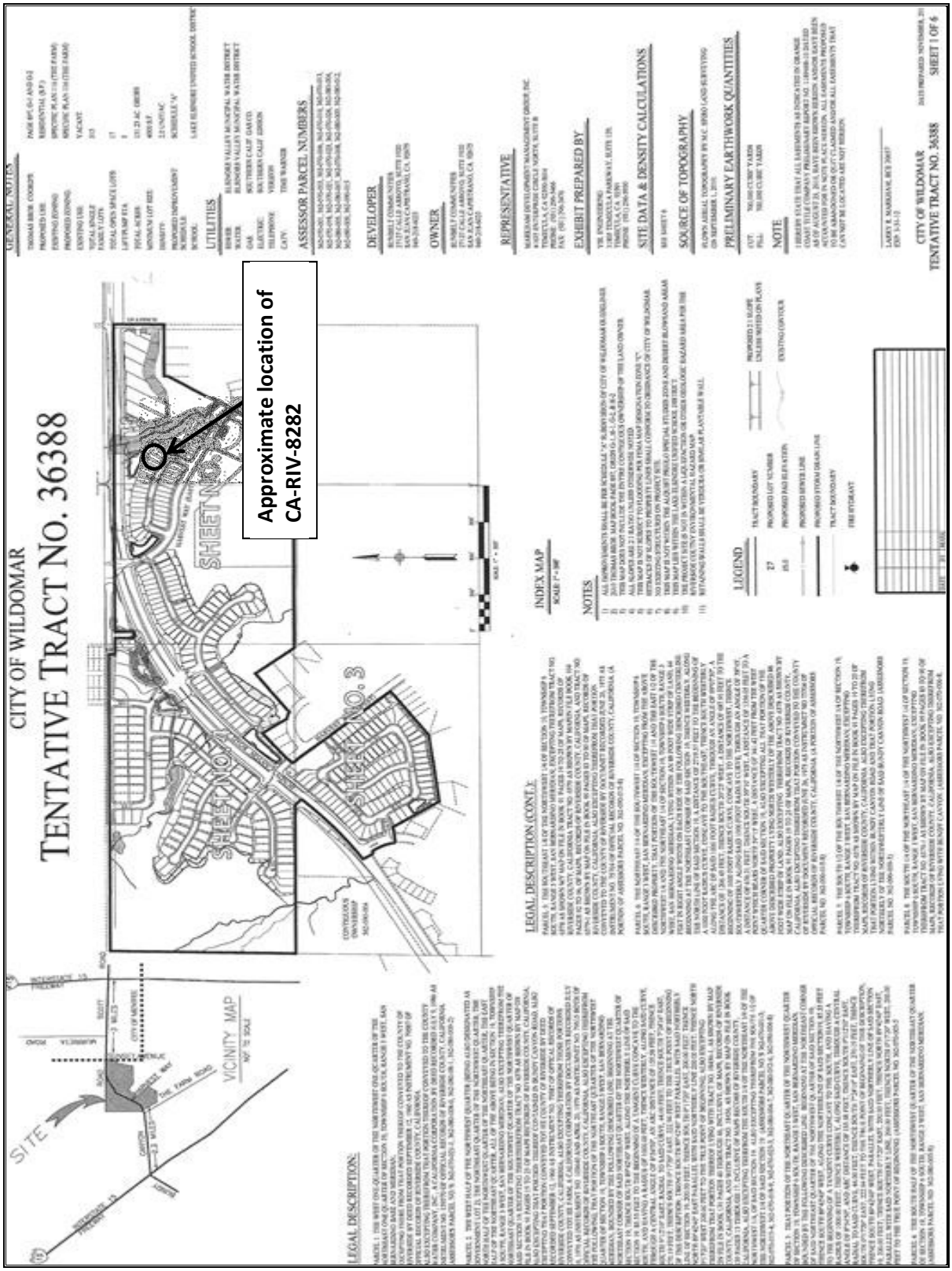


Figure 1: Approximate location of CA-RIV-8282 within Tentative Tract Map 36388.

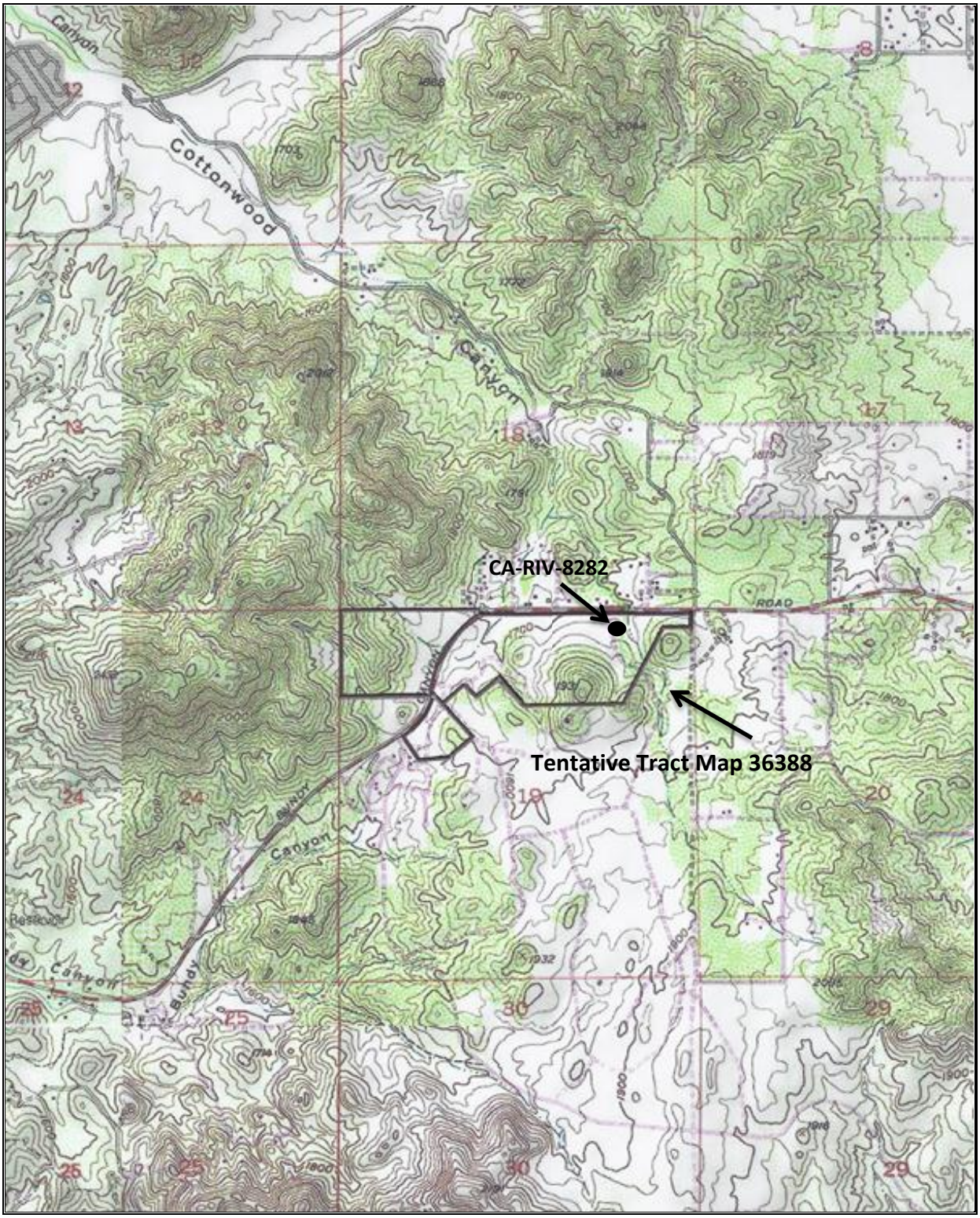


Figure 2: Location of Tentative Tract Map 36388 and CA-RIV-8282 in the City of Wildomar, southwestern Riverside County. Adapted from USGS Romoland, California Topographic Map, 7.5' series (1979).

ENVIRONMENTAL SETTING

Topography and Geology

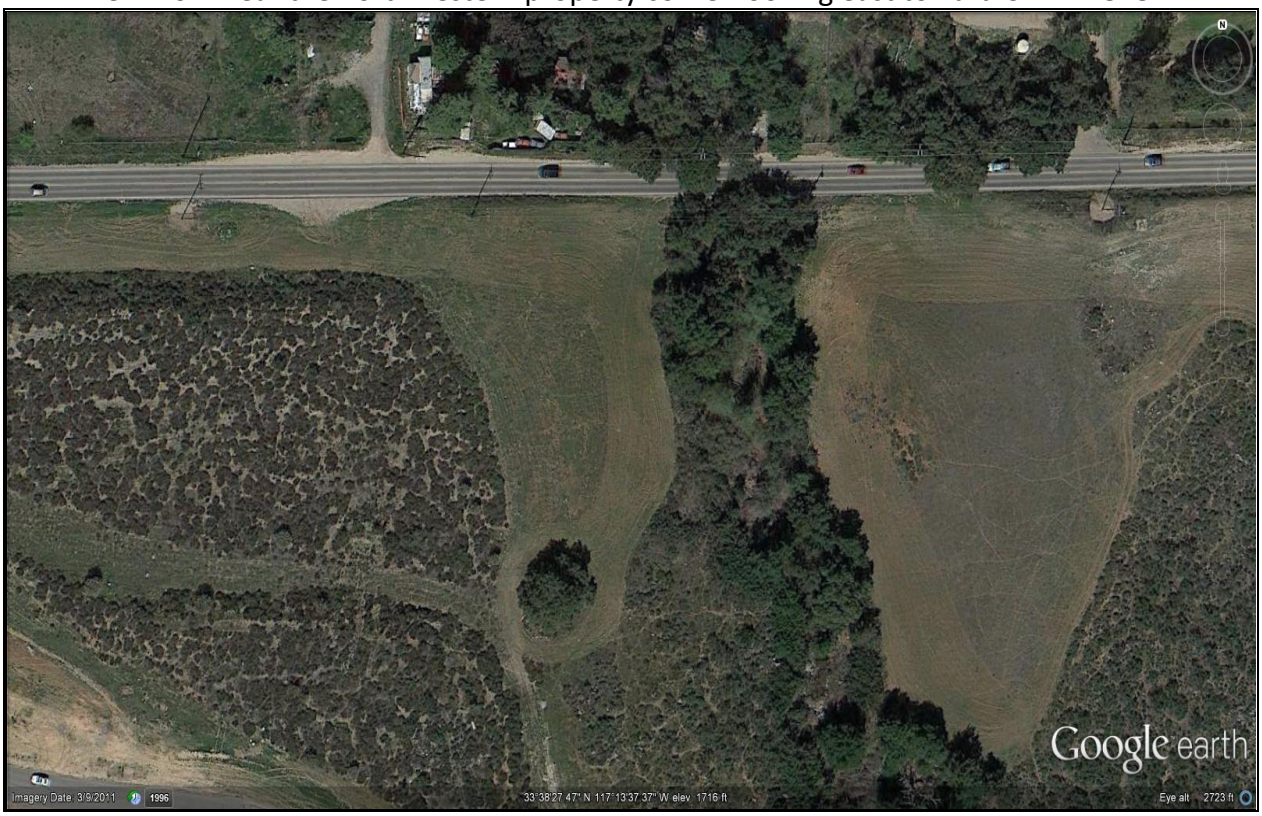
The subject property is located within the City of Wildomar in southwestern Riverside County. It is situated in a topographically diverse region that is defined by Lake Elsinore to the west, Perris Valley to the north, Bell Mountain to the east, and Mesa de Colorado to the south (Fig. 3). Virtually all drainage in the vicinity of the subject property has been channelized, but historically the flow pattern was in a southwesterly direction toward Lake Elsinore. For the most part, drainage in this region is intermittent, occurring only as the result of seasonal precipitation.

Topographically, the subject property is comprised primarily of a steep-sided hill in the eastern half of the property, a portion of the Sedco Hills in the western portion of the property, and Bundy Canyon running between these two features, with archaeological site CA-RIV-8282 situated on a gently undulating alluvial fan near the northeastern corner of the property (Fig. 4). Elevations throughout the subject property range from a low of 1692.0 feet above mean sea level (AMSL) near the northeastern property corner to a high of 1940.0 feet AMSL at the northwestern corner, with CA-RIV-8282 at an average 1740.0 feet AMSL. Three USGS-designated blueline streams transect TTM 36388. Each of the streams enters the northern property boundary: one near the northeastern corner, one at the approximate center of the property, and one near the northwestern property corner. Floral evidence indicates that the first two watercourses represent permanent and substantial sources of water, while the third appears to be limited to carrying seasonal drainage from upper elevations of the Sedco Hills. Site CA-RIV-8282 is situated immediately west of the eastern-most watercourse

The proposed project is situated on the Perris Peneplain, a portion of the Northern Peninsular Range Province of Southern California. The Perris Peneplain is a broad valley bounded on three sides by mountain ranges: the San Jacinto Mountains on the east, the San Bernardino Mountains on the north, and the Santa Ana Mountains on the southwest; the northwestern extent of the Perris Peneplain in the Santa Ana River. The peneplain is a large depositional basin composed primarily of materials eroded from the bedrock surfaces of the Southern California Batholith. The geological composition of the subject property is representative of the region as a whole, with alluvial fans and terraces formed by local granitic bedrock decomposition. Exposed bedrock outcrops are scattered throughout the subject property, although predominately on hillside slopes with few found on the canyon floor. Many of these outcrops would have been suitable for use in food processing, rock art, or shelter by

Figure 3: Location of the study area relative to southwestern Riverside County. Adapted from USGS Santa Ana, California Topographic Map (1959). Scale 1:250,000.

View from near the northwestern property corner looking east toward CA-RIV-8282.



Aerial view of the general area in which CA-RIV-8282 is located.

Figure 4: Views of the subject property and CA-RIV-8282.

indigenous peoples of the region. Loose lithic material, primarily granitics and quartz, literally blankets most of the ground surface throughout the property and much of this material would be at least marginally suitable for the production of flaked and ground stone tools by Native inhabitants of the region.

Biology

Native vegetation no longer exists on most of the land within the boundaries of the subject property, having been removed to facilitate agricultural endeavors for many years. However, native vegetation representing the Chaparral Plant Community remains on the hillside slopes and to a lesser extent around the perimeters of cleared fields, and the native Riparian Oak Woodland Plant Community is found growing densely along two of the watercourses. Within the Chaparral Plant Community is a diverse mixture of plant species that includes, but is not limited to, chamise (*Adenostoma fasciculatum*), coastal sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), California scrub oak (*Quercus berberidifolia*), white sage (*Salvia apiana*), and black sage (*Salvia mellifera)*. Representing the Riparian Oak Woodland Plant Community are native species such as coast live oak (*Quercus agrifolia*), sycamore (*Platanus racemosa*), willow (*Salix* spp.), toyon (*Heteromeles arbutifolia*), California blackberry (*Rubus ursinus*), and Fremont's cottonwood (*Populus fremontii*). Indigenous peoples of the region extensively utilized all native plants found within these two communities for food, medicines, construction materials, and implement production.

During both the prehistoric and historical periods an abundance of faunal species undoubtedly inhabited the study area. However, due to regional urbanization, the current faunal community is generally restricted to those species that can exist in proximity to humans, such as valley pocket gopher (*Thomomys bottae*), black-tailed jackrabbit (*Lepus californicus*), Audobon's cottontail (*Sylvilagus audobonii*), California ground squirrel (*Spermophilus beecheyi*), coyote (*Canis latrans*), western fence lizard (*Scelopous occidentalis*), and occasionally, mule deer (*Odocoileus hemionus*).

Climate

The climate of the study area is that typical of cismontane Southern California, which on the whole is warm, and rather dry. This climate is classified as Mediterranean or "summer-dry subtropical." Temperatures seldom fall below freezing or rise above 100 degrees Fahrenheit. The rather limited precipitation received occurs primarily during the summer months.

Discussion

Based on existing resources found on undeveloped land in the immediate vicinity of the subject property, it is probable that floral and faunal resources would have offered abundant opportunities to Native Americans for procuring food, as well as components for medicines, tools, and construction materials. Bedrock outcrops suitable for use in food processing, rock art, or shelter are present within the project boundaries and loose lithic material is available, with much of that observed suitable for flaked and ground stone tool production. At least two permanent sources of water are present within the property boundaries. Defensive locations of the type preferred for long term habitation are present in several areas of the property. Based on the many favorable environmental factors it is likely that the subject property would have been viewed in a favorable light at least for seasonal resource exploitation and possibly for long-term occupation.

CULTURAL SETTING

Prehistory

On the basis of currently available archaeological research, occupation of Southern California by human populations is believed to have begun at least 10,000 years ago. Theories proposing much earlier occupation, specifically during the Pleistocene Age, exist but at this ti archaeological evidence has not been fully substantiating. Therefore, for the purposes of this report, only human occupation within the past 10,000 years will be addressed.

A time frame of occupation may be determined on the basis of characteristic cultural resources. These comprise what are known as cultural traditions or complexes. It is through the presence or absence of time-sensitive artifacts at a particular site that the apparent time of occupation may be suggested.

In general, the earliest established cultural tradition in Southern California is accepted to be the San Dieguito Tradition, first described by Malcolm Rogers in the 1920's. The San Dieguito people were nomadic large-game hunters whose tool assemblage included large domed scrapers, leaf-shaped knives and projectile points, stemmed projectile points, chipped stone crescentics, and hammerstones (Rogers 1939; Rogers 1966). The San Dieguito Tradition was further divided into three phases: San Dieguito I is found only in the desert regions, while San Dieguito II and III occur on both sides of the Peninsular Ranges. Rogers felt that these phases formed a sequence in which increasing specialization and refinement of tool types were the key elements. Although absolute dates for the various phase changes have not been hypothesized or fully substantiated by a stratigraphic sequence, the San Dieguito Tradition as a whole is believed to have existed from approximately 7000 to 10,000 years ago (8000 to 5000 B.C.).

Throughout southwestern California the La Jolla Complex followed the San Dieguito Tradition. The La Jolla Complex, as first described by Rogers (1939, 1945), then redefined by Harding (1951), is recognized primarily by the presence of millingstone assemblages within shell middens. Characteristic cultural resources of the La Jolla Complex include basined millingstones, unshaped manos, flaked stone tools, shell middens, and a few Pinto-like projectile points. Flexed inhumations under stone cairns, with heads pointing north, are also present (Rogers 1939, 1945; Warren *et al* 1961).

The La Jolla Complex existed from 5500 to 1000 B.C. Although there are several hypotheses to account for the origins of this complex, it would appear that it was a cultural adaptation to climatic warming after c. 6000 B.C. This warming may have stimulated movements to the coast of desert peoples who then shared their millingstone technology with the older coastal groups

(Moratto 1984). The La Jollan economy and tool assemblage seems to indicate such an infusion of coastal and desert traits instead of a total cultural displacement.

The Pauma Tradition, as first identified by D.L. True in 1958, may be an inland variant of the La Jolla Complex, exhibiting a shift to a hunting and gathering economy, rather than one based on shellfish gathering. Implications of this shift are an increase in number and variety of stone tools and a decrease in the amount of shell (Meighan 1954; True 1958; Warren 1968; True 1977). At this time it is not known whether the Pauma Complex represents the seasonal occupation of inland sites by La Jollan groups or whether it represents a shift from a coastal to a non-coastal cultural adaptation by the same people.

The late period is represented by the San Luis Rey Complex, first identified by Meighan (1954) and later redefined by True *et al* (1972). Meighan divided this complex into two periods: San Luis Rey I (A.D. 1400-1750) and the San Luis Rey II (A.D. 1750-1850). The San Luis Rey I type component includes cremations, bedrock mortars, millingstones, small triangular projectile points with concave bases, bone awls, stone pendants, *Olivella* shell beads, and quartz crystals. The San Luis Rey II assemblage is the same as San Luis Rey I, but with the addition of pottery vessels, cremation urns, tubular pipes, stone knives, steatite arrow straighteners, red and black pictographs, and such non-aboriginal items as metal knives and glass beads (Meighan 1954). Inferred San Luis Rey subsistence activities include hunting and gathering with an emphasis on acorn harvesting.

Ethnography

According to available ethnographic research, the study area was included in the known territory of the Shoshonean-speaking Luiseño Indians during both prehistoric and historic times. The name Luiseño is Spanish in origin and was used in reference to those aboriginal inhabitants of Southern California associated with the Mission San Luis Rey. As far as can be determined, the Luiseño, whose language is of the Takic family (part of Uto-Aztecan linguistic stock), had no equivalent word for their nationality.

The territory of the Luiseño was extensive, encompassing over 1500 square miles of coastal and inland Southern California. Known territorial boundaries extended on the coast from Aliso Creek on the north to Agua Hedionda Creek on the south, then inland to Santiago Peak, across to the eastern side of the Elsinore Fault Valley, southward to the east of Palomar Mountain, and finally, around the southern slope of the Valley of San Jose. Their habitat included every ecological zone from sea level to 6000 mean feet above sea level.

Territorial boundaries of the Luiseño were shared with the Gabrieliño and Serrano to the north, the Cahuilla to the east, the Cupeño and Ipai to the south (Fig. 5). With the exception of the

Figure 5: Ethnographic location of the study area. Adapted from Kroeber (1925).

Ipai, these tribes shared similar cultural and language traditions. Although the social structure and philosophy of the Luiseño were similar to that of neighboring tribes, they had a greater population density and correspondingly, a more rigid social structure.

The settlement pattern of the Luiseño was based on the establishment and occupation of sedentary autonomous village groups. Villages were usually situated near adequate sources of food and water, in defensive locations primarily found in sheltered coves and canyons. Typically, a village was comprised of permanent houses, a sweathouse, and a religious edifice. The permanent houses of the Luiseño were earth-covered and built over a two-foot excavation (Kroeber 1925:654). According to informants' accounts, the dwellings were conical roofs resting on a few logs leaning together, with a smoke hole in the middle of the roof and entrance through a door. Cooking was done outside when possible, on a central interior hearth when necessary. The sweathouse was similar to the houses except that it was smaller, elliptical, and had a door in one of the long sides. Heat was produced directly by a wood fire. Finally, the religious edifice was usually just a round fence of brush with a main entrance for viewing by the spectators and several narrow openings for entry buy the ceremonial dancers (Kroeber 1925:655).

Luiseño subsistence was based on seasonal floral and faunal resource procurement. Each village had specific resource procurement territories, most of which were within one day's travel of the village. During the autumn of each year, however, most of the village population would migrate to the mountain oak groves and camp for several weeks to harvest the acorn crop, hunt, and collect local resources not available near the village. Hunters typically employed traps, nets, throwing sticks, snares, or clubs for procuring small animals, while larger animals were usually ambushed, then shot with bow and arrow. The Luiseño normally hunted antelope and jackrabbits in the autumn by means of communal drives, although individual hunters also used bow and arrow to hunt jackrabbits throughout the year. Many other animals were available to the Luiseño during various times of the year, but were generally not eaten. These included dog, coyote, bear, tree squirrel, dove, pigeon, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles (Kroeber 1925:62).

Small game was prepared by broiling it on coals. Venison and rabbit were either broiled on coals or cooked in and earthen oven. Whatever meat was not immediately consumed was crushed on a mortar, then dried and stored for future use (Sparkman 1908:208). Of all the food sources utilized by the Luiseño, acorns were by far the most important. Six species were collected in great quantities during the autumn of every year, although some were favored more than others. In order of preference, they were black oak (*Quercus kelloggii),* coast live

oak *(Q. agrifolia), c*anyon live oak *(Q. chrysolepsis),* Engelmann Oak *(Q. engelmannii),* interior live oak *(Q. wislizenii),* and scrub oak *(Q. berberidifoilia).* The latter three were used only when others were not available. Acorns were prepared for consumption by crushing them in a stone mortar and leaching off the tannic acid, then made into either a mush or dried to a flour-like material for future use.

Herb and grass seeds were used almost as extensively as acorns. Many plants produce edible seeds which were collected between April and November. Important seeds included, but were not limited to, the following: California sagebrush (*Artemisia californica*), wild tarragon (*Artemisia dracunculus*), white tidy tips (*Layia glandulosa*), sunflower (*Helianthus annus*), calabazilla (*Cucurbita foetidissima*), sage (*Salvia carduacea* and *S. colombariae*), California buckwheat (*Eriogonum fasciculatum*), peppergrass (*Lepidium nitidum*), and chamise (*Adenostoma fasciculatum*). Seeds were parched, ground, cooked as mush, or used as flavoring in other foods.

Fruit, berries, corms, tubers and fresh herbage were collected and often immediately consumed during the spring and summer months. Among those plants commonly used were basketweed (*Rhus trilobata*), Manzanita (*Arctostaphylos Adans.*), miner's lettuce (*Montia Claytonia*), thimbleberry (*Rubus parviflorus*), and California blackberry (*Rubus ursinuss*). When an occasional large yield occurred, some berries, particularly juniper and manzanita, were dried and made into a mush at a later time.

Tools for food acquisition, preparation, and storage were made from widely available materials. Hunting was done with a bow and fire-hardened or stone-tipped arrows. Coiled and twined baskets were used in food gathering, preparation, serving, and storage. Seeds were ground with handstones on shallow granitic mutates, while stone mortars and pestles were used to pound acorns, nuts, and berries. Food was cooked in clay vessels over fireplaces or earthen ovens. The Luiseño employed a wide variety of other utensils produced from locally available geological, floral, and faunal resources in all phases of food acquisition and preparation.

The Luiseño subsistence system described above constitutes seasonal resource exploitation within their prescribed village-centered procurement territory. In essence, this cycle of seasonal exploitation was at the core of all Luiseño lifeways. During the spring collection of roots, tubers, and greens was emphasized, while seed collecting and processing during the summer months shifted this emphasis. The collection areas and personnel (primarily small groups of women) involved in these activities remained virtually unchanged. However, as the autumn acorn harvest approached, the settlement pattern of the Luiseño altered completely. Small groups joined to form the larger groups necessary for the harvest and village members left the villages for the mountain oak groves for several weeks. Upon completion of the annual harvest, village

activities centered on the preparation of collected foods for use during the winter. Since few plant food resources were available for collection during the winter, this time was generally spent repairing and manufacturing tools and necessary implements in preparation for the coming resource procurement seasons.

Each Luiseño village was a clan tribelet – a group of people patrilineally related who owned an area in common and who were both politically and economically autonomous from neighboring villages (Bean & Shipek 1978:555). The chief of each village inherited his position and was responsible, with the help of an assistant, for the administration of religious, economic, and warfare powers. A council comprised of ritual specialists and shamans, also hereditary positions, advised the chief on matters concerning the environment, rituals, and supernatural powers.

The social structure of the villages is obscure, since the Luiseño apparently did not practice the organizational system of exogamous moieties used by many of the surrounding Native American groups. At birth, a baby was confirmed into the householding group and patrilineage. Girls and boys went through numerous puberty initiation rituals during which they learned about the supernatural beings governing them and punishing any infractions of the rules of behavior and ritual (Sparkman 1908:221-225). The boys' ceremonies including the drinking of toloache (*Datura*), visions, dancing, ordeals, and the teaching of songs and rituals. Girls' ceremonies included advice and instruction in the necessary knowledge for married life, "roasting" in warm sands, and rock painting. Shortly after the completion of the puberty initiation rituals, girls were married, typically to someone arranged for by the girl's parents. Although the Luiseño were concerned that marriages not occur between individuals too closely related, it has been suggested that cross-cousin marriages were the norm prior to Spanish Catholic influences beginning in 1769 (White 1963:169-170). Luiseño marriages created important economic and social alliances between lineages and were celebrated accordingly with elaborate ceremonies and a bride price. Residence was typically patrilineal and polygyny, often sororal, was practiced especially by chiefs and shamans.

One of the most important elements in the Luiseño life cycle was death. At least a dozen successive mourning ceremonies were held following an individual's death, with feasting taking place and gifts being distributed to ceremony guests. Luiseño cosmology was based on a dying-god theme, the focus of which was *Wiyó-t',* a creator-culture hero and teacher who was the son of earth-mother (Bean & Shipek 1978:557). The order of the world was established by this entity and he was one of the first "people" or creations. Upon the death of *Wiyó-t'* the nature of the universe changed and the existing world of plants, animals, and humans was created. The original creations took on the various life forms now existing and worked out solutions for

living. These solutions included a spatial organization of species for living space and a chain-of-being concept that placed each species into a mutually beneficial relationship with all others.

Based on Luiseño settlement and subsistence patterns, the type of archaeological sites associated with this culture may be expected to represent the various activities involved in seasonal resource exploitation. Temporary campsites usually evidenced by lithic debris and/or milling features, may be expected to occur relatively frequently. Food processing stations, often only single milling features, are perhaps the most abundant type of site found. Isolated artifacts occur with approximately the same frequency as food processing stations. The most infrequently occurring archaeological site is the village site. Sites of this type are usually large, in defensive locations amidst abundant natural resources, and usually surrounded by the types of sites previously discussed, which reflect the daily activity of the villagers. Little is known of ceremonial sites, although the ceremonies themselves are discussed frequently in the ethnographic literature. It may be assumed that such sites would be found in association with village sites, but with what frequency is not known.

RESEARCH GOALS

The purpose of the Phase II Cultural Resources Test Investigation was to evaluate archaeological site CA-RIV-8282 for significance pursuant to CEQA criteria. Research for the Phase II evaluation focused on determining the 1) horizontal and vertical extent of the site, 2) density of finds, 3) site function, and 4) site integrity. Basic research questions included: A) does this type of site fit into the known regional settlement patterns, B) the age of the site, C) what resources were available or exploited, D) what activities were conducted at the site, E) are the raw materials indigenous to the area, F) are there any trade items, and G) what are the temporal and/or cultural affiliations of the site. In general, the above-mentioned questions focus on the topics of Chronology, Subsistence and Settlement Activities.

METHODS AND PROCEDURES

Research

Prior to commencement of the Phase II Cultural Resources Test Investigation an updated records search was conducted by staff at the California Archaeological Inventory / California Historical Resources Information System, Eastern Information Center located at the University of California, Riverside. The research included a review of all site maps, site records, survey reports, and mitigation reports relevant to the study area. The following documents were also reviewed: the National Register of Historic Places, the California Office of Historic Preservation Archaeological Determinations of Eligibility, and the California Office of Historic Preservation Historic Property Directory. As part of the 2012 Phase I Cultural Resources Assessment a request for a Sacred Lands File search was submitted to the Native American Heritage Commission and project scoping letters were sent to fourteen tribal representatives listed as being interested in project development in the Wildomar area.

Following the records and Sacred Lands File searches, an advanced literature search of available published references to the study area was undertaken. Although the literature search conducted for the Phase I study included all available photographs, maps, books, journals, historical newspapers, registers, and directories at the Riverside Public Library Local History Collection and the University of California, Riverside libraries, the Phase II investigation focused more on monographs and research studies that dealt with settlement of this specific region by indigenous peoples. Advanced cartographic research was conducted at the Science Library Map Collection of the University of California, Riverside and the General Land Office records maintained by the California Office of the Bureau of Land Management, including field notes for the GLO surveys of Township 6 south Range 3 west. Archival research relating to the original ownership of the subject property was conducted using the General Land Office records currently maintained by the California Office of the Bureau of Land Management. The following maps were consulted:

1854-1880, General Land Office Plats of Township No. 6 South, Range No. 3 West, San Bernardino Meridian (with surveyor's field notes)
1901 Elsinore, California 30' USGS Topographic Map
1959 Santa Ana, California 1:250,000 USGS Topographic Map
1953 Romoland, California 7.5' USGS Topographic Map
1979 (photorevised) Romoland, California 7.5' USGS Topographic Map

Fieldwork

The Phase II Cultural Resources Test Investigation began with the relocation of archaeological site CA-RIV-8282. Since this firm's initial survey in early 2012, the location had become re-vegetated with short-pod mustard and non-opportunistic grasses and tumbleweeds thereby obscuring surface visibility. Consequently, just prior to commencement of the Phase II fieldwork the site location and surrounding areas were disced to facilitate optimum ground surface visibility.

Test excavations at CA-RIV-8282 were performed between June 15 and 19, 2012. All fieldwork was conducted by Archaeological Associates under the supervision of Laura S. White, M.A. (Field Director; RPA and County certified archaeologist). Participating personnel included Robert S. White (Project Manager and County certified archaeologist) and Susan Lochowicz (Field Technician). Ms. Anna Hoover, M.A. (Cultural Analyst) for the Temecula Band of Luiseno Indians (Pechanga) assisted in the initial surface collection efforts while Mr. Loren Garcia (Tribal Monitor) for Pechanga took part in the entire Phase II investigation.

Surface Collection Procedures

The test excavation program consisted of two phases of investigation: 1) surface collection and 2) STP/Auger sampling program. A discussion of the methods and material recovered from the two efforts are collectively presented below. Surface collections serve the purpose of mitigating impacts to surface artifacts and provide a concept of the configuration of surface material which is helpful when selecting excavation locations.

The surface collection at CA-RIV-8282 was conducted using the transit-controlled method described by Van Horn and Murray (1982). Basically, this method included having the field crew traverse the surface of the site in closely spaced, 1 to 2 meter transects, pin-flagging both artifactual and any ecofactual material. Once the surface of the site area and vicinity had been thoroughly inspected and all visible finds flagged, a datum (Datum A) was established on a highpoint (1715-foot elevation) toward the north end of the site where all the surface finds could be seen. The datum was oriented to magnetic north. Each item was then transit located and placed in sealable plastic bags labeled with their corresponding collection number and brief description. The transit coordinates generated during the collection process were used to plot the locations of artifacts on a scale topographic map.

STP/Auger Sampling Program

The second phase of the field program entailed laying out a series of Shovel Test Pits (STPs)/Auger holes across the site (Fig. 6). Three lines of holes (A through C) were spaced 10

Figure 6: Northerly view across CA-RIV-8282 during STP/Auger hole program.

meters apart. These lines were laid out north-south across the long axis of the site. Within each line, individual holes were spaced at 5-meter intervals.

The purpose of the auger holes was to establish the presence, or the lack thereof, of a buried archaeological deposit. The auger program was conducted in two phases. Initially, STPs were excavated using a round-nosed shovel. These ranged between 25-35 cm. in diameter with limited depths due to the compactness of the soil. Once the shovel broke through the topsoil previously loosened from the discing operation, the ground became extremely hard and compacted. Therefore, it was decided to excavate each hole as deep as possible with the shovel before employing the auger. The recovered spoils were screened through 1/8-inch mesh. Depending on the location, maximum shovel depths varied between 4 and 22 cm.

The second phase entailed re-visiting each hole and continuing the excavations utilizing a gas-powered, two-man auger fitted with a 6-inch bit. This drilled a 21 cm. diameter hole. By using the auger, holes were extended to depths ranging from 27 to and 67 cm. Dirt was removed from the holes using a clamshell and also screened through 1/8-inch mesh (Plate I and II). Although several holes were abandoned due to encountering hard pan, the majority were dug to the maximum limits of the auger. Once the STP/Auger holes were transit located and recorded, all holes were back-filled.

RESULTS

Research

In southwest Riverside County, prehistoric sites may be found almost anywhere but are generally located in areas that offered access to water and plant resources. In this particular area, oak groves or seasonal watercourses lined with oak trees would have been most attractive. Granitic boulders and outcrops were also commonly utilized as milling stations for vegetal foodstuffs and to a lesser extent, rock shelters and rock art sites (pictographs and petroglyphs). Other sites included surface scatters containing chipped stone, ground stone, pottery and/or fire-affected rock, quarries, hunting blinds, campsites, village sites, and at times human burials/cremations.

The records search conducted for the Phase I Cultural Resources Assessment revealed that the region surrounding CA-RIV-8282 (particularly the Menifee and Paloma Valleys to the north and northeast respectively) is highly sensitive for prehistoric resources, specifically bedrock milling stations (Table 1). These comprise the most common site type in Riverside County, with literally tens of thousands having been recorded. A plethora of granite outcrops and boulders, many of which contain milling features, dot the surrounding hillsides, knolls and hillocks. Often these sites are regarded as occasional milling stations. The lack of surface artifacts or indications of subsurface deposits at these locations would indicate that they were used infrequently and probably on a seasonal basis. In all likelihood, they comprise satellite work stations that were connected with a nearby habitation/village site. Two such habitation/village sites (the complex at the Audie Murphy Ranch and the Walker Ranch [CA-RIV-333] are known from the community of Menifee.

As early as 1985, the 1,000-acre Audie Murphy Ranch located in the Menifee Valley has been the focus of several prehistoric and historic investigations (Scientific Resource Surveys [SRS; 1985], RMW Paleo Associates [Bissell 1985], and Brian F. Smith & Associates [Buysse *et al.* 2002]). Most recently, the mitigation monitoring program for the project was completed by Brian Smith & Associates (BS&A) in 2007. Together, these studies have resulted in the discovery of some 38 prehistoric sites and 5 historic sites (including the site of the Audie Murphy ranch house).

Prehistoric activity on the ranch is best described as an extensive habitation/village comprising several habitation and ceremonial areas. A large portion of the complex contains numerous bedrock exposures and outcrops. Many of these boulders contain rock art sites (pictograph and petroglyphs) and vegetal food processing sites (bedrock milling stations). Lithic scatters and

Table 1
Previously Recorded Cultural Resources in the Scope of the Records Search

Trinomial	Description
CA-RIV-1024	Village site: pictographs, petroglyphs, fire cracked rock, bedrock milling features, pottery, midden, choppers, scrapers
CA-RIV-1632	1 bedrock mortar
CA-RIV-1633	3 cores, 4 manos, 4 metate fragments, 1 biface, flakes, shoe buckle
CA-RIV-1641	5 slicks, 1 hammerstone, debitage
CA-RIV-1642	1 shallow bedrock mortar
CA-RIV-1643	1 slick
CA-RIV-1644	1 slick
CA-RIV-1645	1 mortar, 1 core, debitage
CA-RIV-1771	2 bedrock mortars, 1 slick
CA-RIV-1988	4 slicks, 2 metates, metate fragments, 1 mano, 1 fire-affected rock, 2 quartzite cores, 24 flakes, 2 quartz hammerstones, 1 agate point, 3 pieces calcined bone,
CA-RIV-1999	Rockshelter, fire-affected rock, slick, mano fragment, flake
CA-RIV-2001	1 slick, 1 mini-mortar, fire-affected mano
CA-RV-2042	2 small slicks
CA-RIV-3348	1 slick
CA-RIV-3349	1 slick
CA-RIV-2249	7 bedrock mortars, 3 slicks
CA-RIV-4075	1 bedrock mortar and 1 dished grinding slick on 2 outcrops 2.5 meters apart
CA-RIV-4154	1 mortar
CA-RIV-6201	Lithic scatter
CA-RIV-7869	Structural footings, asphalt drive, tile floor, rock chimney
CA-RIV-7870	Stacked rock wall, reservoir, trash
CA-RIV-8779	2 slicks
CA-RIV-8780	2 slicks, 1 flake
CA-RIV-10124	1 mortar
CA-RIV-14993	Historic farm features & equipment
CA-RIV-15669	I meta-quartzite mano (bifacial, ground & shaped)
CA-RIV-15670	1 metavolcanic secondary flake

associated midden deposits have also yielded time sensitive artifacts. Thus, several of the sites were determined to be significant and were subject to data recovery programs. Based upon the aforementioned studies, cultural resources within the ranch indicated both an Archaic and Late Prehistoric [Luiseño] occupation (www.brianfsmithandassociates.com 2007).

The Walker Ranch Site (CA-RIV-333) represents the principal village site in the Paloma Valley. It was formally surveyed for archaeological resources by the Archaeological Research Unit (ARU)

at the University of California at Riverside (UCR) in April of 1987 (McCarthy 1987). The ARU subsequently performed test excavations that same year (Pinto 1987). CA-RIV-333 was reported to be a large habitat site consisting of two loci designated 1 and 2. Locus 1 was characterized as a low hill with a boulder outcrop including a large cupule boulder, other pitted boulders, rock paintings, and numerous bedrock milling surfaces. Locus 2 comprised the rockless slope to the west that was described as an open midden area.

The mitigation program for CA-RIV-333, as set forth by the ARU, was conducted by Archaeological Associates in early 1988. Fieldwork included the excavation of 153 square meters of deposit with samples being take from four areas: the "West Camp" comprising the area where the ARU recommended that excavations be concentrated, the "Hilltop Camp" north of the rock outcrop, the "Ceremonial Area" or semi-circular portion of the outcrop", and the "Milling Area" where the bedrock milling features are concentrated. Based upon the presence of a ceremonial area, Freeman and Van Horn (1988) concluded that the Walker Ranch village was sufficiently important to have its own territory. They hypothesized that the Paloma Valley represented such a foraging area for the village inhabitants.

Adjacent to the Walker Ranch lies the Christensen-Webb Site (CA-RIV-332) located only about 400 meters away to the north. It consists of a large boulder outcrop flanked by midden deposits. Excavations were first conducted at the site in 1964 by a field class of the Anthropology Department at UCR under the direction of M. Kowta (Kowta *et al.* 1965). Whereas the Walker Ranch village included indications of ceremonial activities, these are lacking at the Christensen-Webb habitation site. Therefore the Christensen-Webb site was classified as a satellite village (Freeman and Van Horn 1988).

The advanced cartographic and archival research provided no additional information regarding historical land use on the subject property, particularly in the vicinity of CA-RIV-8282, beyond that discovered during the course of Phase I Cultural Resources Assessment.

Fieldwork

The general location of archaeological site CA-RIV-8282 is topographically well-defined. It lies on a gentle north-facing slope that is flanked by a small, intermittent drainage on the east and a low hillock on the west (Figure 7). Bundy Canyon Road borders the site on the north as does a large oak tree and rising slope on the south (Figure 8).

Despite a thorough examination of the site location, only 15 items were originally collected from the surface of CA-RIV-8282. However, one of the finds (collection item No. 3) was subsequently rejected as non-cultural. Based upon the locations of the 14 surface finds, the artifact scatter at CA-RIV-8282 covered a maximum area of approximately 58 meters (north-south) by 46 meters (east-west). Half of the surface items were found concentrated at the north end of the site adjacent to the property boundary and Bundy Canyon Road between the 1712-1714 foot elevation while the remainder were more widely dispersed (Figure 9).

After reviewing the configuration of the surface scatter, it became clear that discing had displaced many of the artifacts. In studying the pattern of discing at the site, it appears that the tractor typically disked in north-south oriented passes with turns on the north (adjacent to Bundy Canyon) and on the south (adjacent to the big oak tree}. As a result of this action, artifacts appear to have been re-deposited or redistributed down slope adjacent to Bundy Canyon Road. Originally, these items were most likely located on the low rise just to the south in the vicinity of Datum A.

In addition, continuous discing of the property has resulted in both exposing and burying artifacts. This is most evident in the differing number of artifacts reported by Bouscaren and Cineros in 2007 and later by Keller in 2012. During their field study, Bouscaren and Cineros located 22 quartz flakes, 3 metavolcanic flakes, and one edge modified andesite flake covering an area of approximately 33 meters (north-south) by 33 meters (east-west). Five years later, Keller observed only 2 quartz and 3 metavolcanic flakes over an area measuring 59 meters (north-south) x 19 meters (east-west).

Artifacts collected from the surface of CA-RIV-8282 included both flaked stone finds and ground stone implements. The flaked stone finds included (4) waste flakes, (1) shatter, (1) core, (1) projectile point fragment, (1) biface fragment, and (3) hammerstones. These artifacts are manufactured from quartzite, andesite, felsite, chalcedony, and quartz. Ground stone implements comprised (2) manos and (1) metate fragment. The reader is referred to the description of finds and the catalog for additional information.

Figure 7: Location of archaeological site CA-RIV-8282. Adapted from USGS Romoland, California Topographic Quadrangle, 7.5’ series (1979).

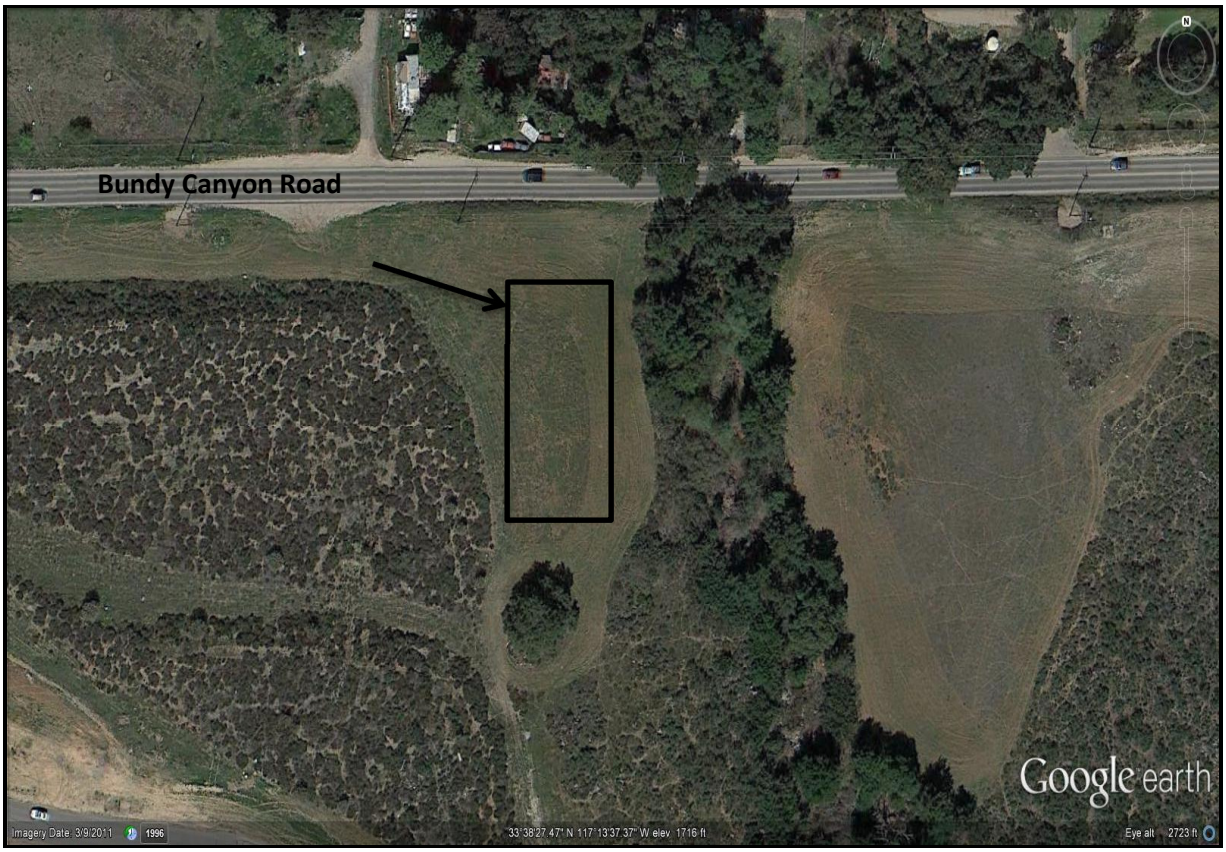


Figure 8: General location of CA-RIV-8282.

Description of Surface Finds

Following completion of the field program, the surface collection was brought back to Archaeological Associates' laboratory for cleaning and analysis. The collection was computer cataloged (see Appendix I) and selected items photographed. The following paragraphs include brief descriptions of the surface finds recovered from CA-RIV-8282.

Waste Flakes and Shatter

The surface collection at CA-RIV-8282 produced 4 waste flakes (Cat. Nos. –002, -004, -008, and –009). Two of the flakes are quartz. The remainder comprised andesite and chalcedony specimens. In addition, 1 small piece of angular shatter (-013) was also collected. Collectively, these byproducts of stone tool manufacture comprise chipping waste or debitage that bears no indication of retouch or utilization.

Core

One core was recovered during the surface collection program at CA-RIV-8282. The specimen (-005) is intact and classified as amorphous. As opposed to single platform cores, amorphous

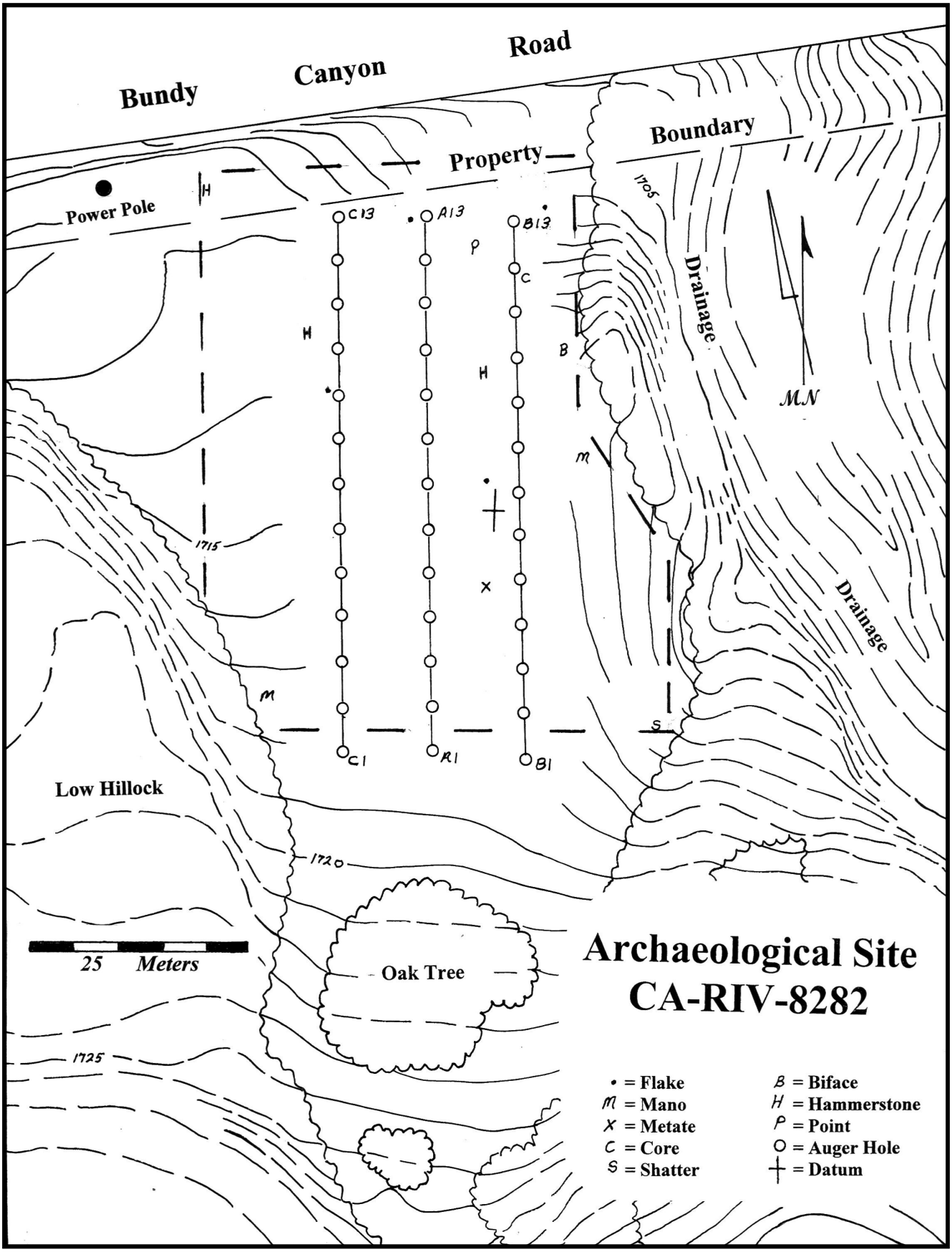


Figure 9: Surface collection at archaeological site CA-RIV-8282.

Cores are cores that were reduced by simply striking flakes from around their peripheries. In this way, as they are rotated, each flake scar could serve as a potential platform from which subsequent flakes could be removed. The amorphous core from CA-RIV-8282 is manufactured from quartzite. Additionally, the core bears evidence of repeated battering along one edge. This may indicate that it was also used as a hammerstone. The item measures 10.5 x 7.7 x 5.3 cm. and weighs 610.7g.

Biface Fragment

The surface collection at CA-RIV-8282 yielded one biface fragment (Fig. 10: top). Made of milky white quartz, Cat No. –006 is rather crudely shaped. Its dimensions are 1.7 x 2.2 x 0.5 cm. The biface may be a convex base fragment of a dart-sized point. The term biface is a general description referring to stone tool morphology. The word specifically describes the removal of flakes from both "faces" of the tool for the purpose of shaping it. It is often applied to flaked stone tools of which form is known but not necessarily function. For example, an arrowpoint is technically a biface, but a biface may not necessarily be an arrowpoint.

Point Fragment

Surface collection efforts at CA-RIV-8282 yielded a single point fragment (tip). The specimen (-003) is manufactured from a fine-grained, dark green andesite (Fig. 10: top). The edges of the point tip are symmetrical in plan. In cross-section, the fragment is lenticular and the edges are finely flaked. The point tip exhibits evidence of pressure flaking as well as invasive flaking and step-flaking techniques. The point fragment has a maximum length of 2.9 cm. from tip to break along its longest edge. It measures 1.8 cm. across the break with a thickness of 0.5 cm.

Hammerstones

The surface collection at CA-RIV-8282 resulted in the recovery of three hammerstones. In addition to their use in core reduction, it is believed that hammerstones were also used to shape and re-surface groundstone utensils such as metates and manos. Hammerstones are typically classified as either unmodified cobbles that were simply picked up and used as hammerstones, or angular, meaning that they have been modified and shaped. Generally, angular hammerstones resemble amorphous cores and bear evidence of repeated battering along the arrises or edges where flake scars converge. Two of the three hammerstones recovered from the surface of CA-RIV-8282 are classified as angular.

Specimen No. –001 is intact and made of quartzite. It is somewhat ovate in plan and roughly lenticular in cross-section (Fig. 11: bottom). The majority of battering and abrasion is along its periphery. It measures 7.1 x 6.0 x 3.9 cm.

Point fragment (tip;-003) and Biface fragment (-006).

Hammerstones (-007 and -001)

Figure 10: Artifacts collected from the surface of CA-RIV-8282.

The hammerstone cataloged as No. –007 is also intact and manufactured from quartzite. It exhibits large flake removal from all around its periphery. Battering is evident on a discrete portion of one arrise. This specimen also bears slight use-wear along a portion of its largest flake scar (platform; Fig. 11: bottom). This suggests that the hammerstone may have also been casually employed as a scraper.

The third surface hammerstone (–014) is also intact and comprises an unmodified granitic cobble that exhibits light hammering. The specimen measures 9.1 x 9.5 x 7.1 cm.

Manos

The surface collection at CA-RIV-8282 yielded two intact manos (–010 and –012). The first mano (–010) is oval in shape and made of granitic material. It is bifacially ground and exhibits edge shouldering. The specimen measures 11.8 x 9.5 x 7.5 cm. and weighs 890g (Fig. 10: top). The second mano (–012) is also fashioned of granite. This unifacially ground specimen is crudely shaped (Fi. 10: bottom). It measures 11.5 x 9.4 x 7.3 cm. and weighs 905g. Manos (handstones) were used in conjunction with either portable metates or bedrock milling features. They are most commonly associated with seeds and/or other vegetable material processing.

Metate Fragment

One possible metate fragment (-011) was collected during surface investigations at CA-RIV-8282. Manufactured from granitic material, the somewhat triangular fragment appears to be a small side wall section of a lightly used metate. Neither the basin nor rim is represented. Only a very small, discrete area exhibits evidence of abrasion indicating the specimen was casually used.

Metates represent the portable milling stones upon which seeds or other material was ground by using a mano or hand-held grinding stone. They vary in craftsmanship from large unmodified slabs of stone to the carefully worked deep basin variety with pecked and ground interiors and exteriors. Generally, deep basin metates exhibit basin depths of 4 cm. or more while shallow basin metates have basin depths less than 4 cm.

Bifacial mano (-010).

Unifacial Mano ((-012).

Figure 11: Artifacts collected from the surface of CA-RIV-8282.

STP/AUGER HOLE RESULTS

According to the geotechnical report prepared for the proposed undertaking, the site and surrounding area are underlain by Quaternary Older Alluvium comprising silty/clayey sands accompanied by scattered gravel and cobbles (LGC Inland 2012). Beneath the Quaternary Older Alluvium lies Cretaceous Gabbro which manifests itself in beds and lenses of granitic rock. During the geotechnical study one test pit (TP-16) was excavated at the site. It was located near the center of CA-RIV-8282 at the 1717-foot elevation and had a maximum depth of 5 feet.

Soil color from the STP/Auger holes was determined using the 5YR Munsell Soil Color Chart. Generally, the topsoil at the site was reddish brown in color and consisted of dry, silty and clayey sands. Soil samples ranged in color from 4/4 (reddish brown) to 5/4 (reddish brown). However, the soil paste-ups taken from various depths between 4 and 50 cm of every other hole showed very little difference in color from top to bottom. STP/Auger hole data can be found below in Table 1. For additional information, the reader is referred to the description of finds and catalog.

A total of 39 STP/Auger holes were excavated at CA-RIV-8282. The results of each hole were documented on field forms along with soil sample paste-ups taken from various holes and depths. Artifactual material recovered was bagged and labeled according to the corresponding STP/Auger hole.

Twelve of the 39 auger holes excavated at CA-RIV-8282 yielded lithic debris. Specific material recovered included (5) waste flakes, (1) retouched flake, and (19) shatter. The waste flakes and retouched flake were excavated from the various STP/Auger holes and depths: A-5 (16-20 cm), A-10 (retouched flake; 15-35 cm), A-12 (0-19 cm), B-5 (18-30 cm), B-10 (0-16 cm), and C-11 (0-35 cm). Angular pieces of shatter were recorded from STP/Auger holes A-6 (19-25 cm), A-9 (24-35 cm), A-10 (15-35 cm), A-12 (0-19 cm), A-13 (0-11 cm), B-10 (17-35 cm), B-11 (15-35 cm), C-8 (0-8 cm), and C-13 (0-35 cm). The results of the excavations were subsequently plotted over the surface collection map. The overlapping area represents the approximate site boundaries of RIV-8282. This area measures 48 m (north-south) x 32 m (east-west; Figure 12). Depths of finds appear to extend to approximately 35 cm.

Table 2
STP/Auger Hole data from CA-RIV-8282.

STP/ Auger Hole	STP Maximum Depth (cm)	Auger Maximum Depth (cm)	Reason for Abandonment	Finds	Soil Color (5YR)
A-1	20 cm.	63 cm.	Maximum depth	None	5/4
A-2	22 cm.	64 cm.	Maximum depth	None	No sample
A-3	16 cm.	60 cm.	Maximum depth	None	4/4
A-4	15 cm.	57 cm.	Encountered hard pan	None	No sample
A-5	16 cm.	63 cm.	Maximum depth	1 flake frag.	4/4
A-6	18 cm.	27 cm.	Encountered rock followed by hard pan	1 shatter	No sample
A-7	17 cm.	60 cm.	Maximum depth	None	4/4
A-8	22 cm.	63 cm.	Maximum depth	None	No sample
A-9	23 cm.	65 cm.	Maximum depth	7 shatter	4/4
A-10	15 cm.	65 cm.	Maximum depth	1 retouched flake, 5 shatter	No sample
A-11	14 cm.	55 cm.	Maximum depth	None	4/4
A-12	19 cm.	36 cm.	Encountered hard pan	1 flake, 1 shatter	No sample
A-13	12 cm.	30 cm.	Encountered hard pan	1 shatter	4/4
B-1	12 cm.	59 cm.	Maximum depth	None	No sample
B-2	15 cm.	60 cm.	Maximum depth	None	5/4
B-3	17 cm.	62 cm.	Maximum depth	None	No sample
B-4	19 cm.	62 cm.	Maximum depth	None	4/4

B-5	17 cm.	67 cm.	Maximum depth	1 flake	No sample
B-6	14 cm.	63 cm.	Maximum depth	None	4/4
B-7	16 cm.	63 cm.	Maximum depth	None	No sample
B-8	18 cm.	62 cm.	Maximum depth	None	4/4
B-9	17 cm.	60 cm.	Maximum depth	None	No sample
B-10	16 cm.	58 cm.	Encountered hard pan	1 flake, 1 shatter	4/4
B-11	14 cm.	58 cm.	Encountered hard pan	1 shatter	No sample
B-12	5 cm.	37 cm.	Encountered hard pan	None	4/4
B-13	16 cm.	40 cm.	Encountered hard pan	None	No sample
C-1	17 cm.	67 cm.	Maximum depth	None	4/4
C-2	22 cm.	63 cm.	Maximum depth	None	No sample
C-3	20 cm.	63 cm.	Maximum depth	None	5/4
C-4	11 cm.	58 cm.	Encountered hard pan	None	No sample
C-5	8 cm.	46 cm.	Encountered hard pan	None	5/4
C-6	19 cm.	56 cm.	Encountered hard pan	None	No sample
C-7	4 cm.	57 cm.	Encountered hard pan	None	5/4
C-8	8 cm.	60 cm.	Maximum depth	1 shatter	No sample
C-9	4 cm.	58 cm.	Encountered hard pan	None	4/4
C-10	12 cm.	58 cm.	Encountered hard pan	None	No sample
C-11	15 cm.	60 cm.	Maximum depth	1 flake	4/4
C-12	11 cm.	56 cm.	Encountered hard pan	None	No sample
C-13	17 cm.	42 cm.	Encountered hard pan	1 shatter	4/4

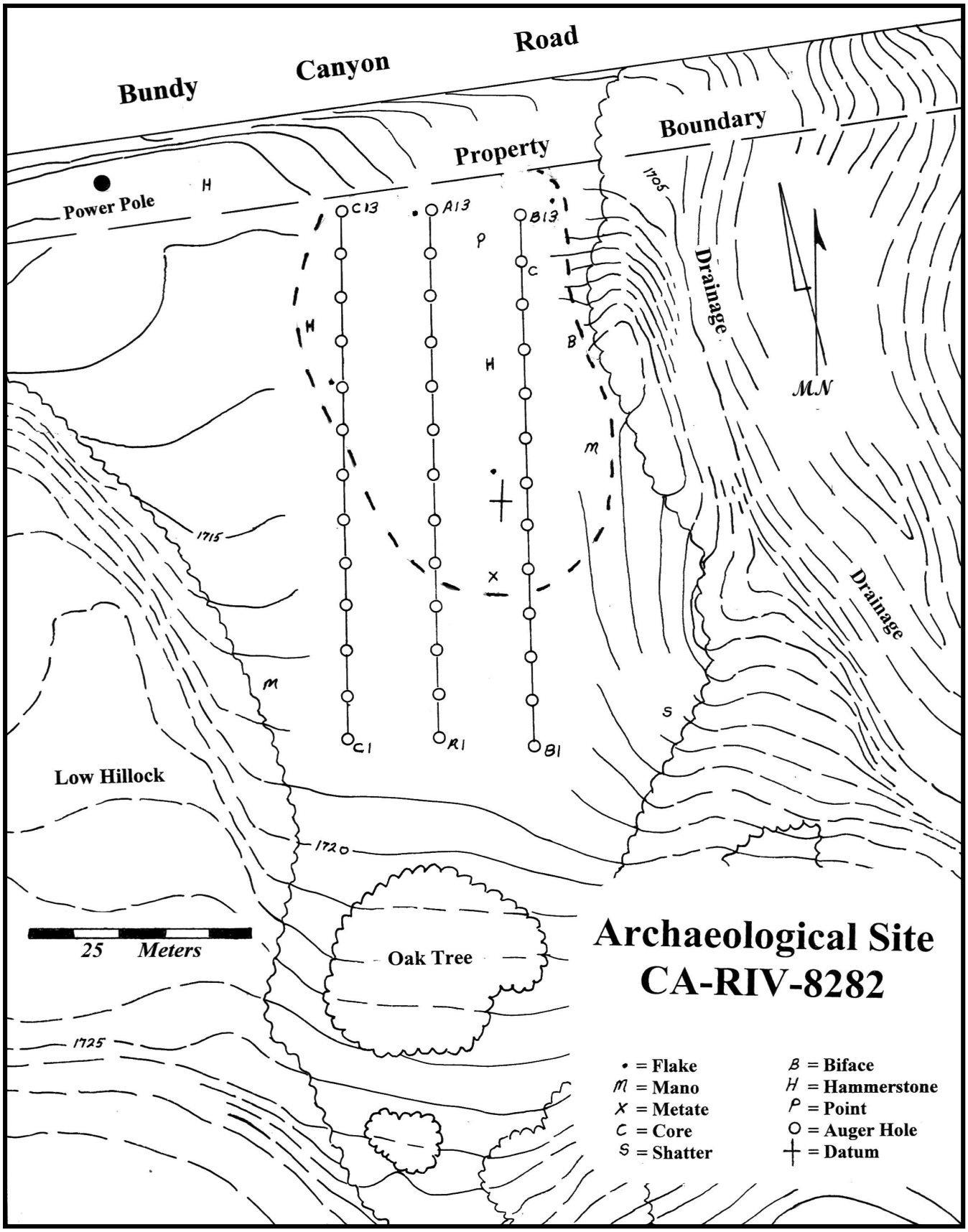


Figure 12: Limits of CA-RIV-8282 as shown on project site map.

Description of STP/Auger Hole Finds

Waste Flakes and Shatter

Waste flakes are amorphous debitage that do not exhibit any macroscopic evidence of utilization or intentional modification. Five waste flakes (one of which is a fragment) were recovered from the excavations at CA-RIV-8282. Raw materials used in the manufacture of these waste flakes included quartz, chert and andesite. The largest flake was recovered from STP/Auger hole A-5. This andesite specimen (-015) was mechanically "notched" by the auger or clamshell during the excavation process. The interior of the notch exhibits "crushing or sugaring." Several small, fresh flakes were created and recovered from this action. Similar to the surface finds, the raw material recovered from the STP/Auger holes would have been locally available.

Seventeen of the nineteen pieces of angular waste comprised quartz shatter that varies from milky translucent to milky opaque. The two remaining angular pieces from STP/Auger holes C-8 and C-13 comprise chert and andesite debris.

Retouched Flake

Retouched flakes are amorphous flakes that bear evidence of intentional shaping or modification on one or more margins. STP/Auger hole A-10 yielded a single retouched flake. Manufactured from milky translucent quartz, specimen –019 exhibits regular pressure flaking (nibbling) along one edge. The item is too small and fragmented to determine whether it came from a bifacial tool such as a point.

DISCUSSION

Site Type and Function

The site was originally characterized as a sparse lithic scatter. However, the test did yield several ground stone implements comprising two manos and one possible metate fragment. In addition, three hammerstones were recovered which were likely used to dress or sharpen milling equipment. In light of these finds, activities at the site may have included the processing of seeds such as chia. In addition, one point fragment and a biface fragment were recovered which would indicate hunting. Although no bedrock milling stations are physically associated with the artifact scatter, there are numerous sites in the area. The closest of these is CA-RIV-1256 described as a highly eroded metate slick on top of a large granitic boulder (Keller 2012). It lies nearby within the subject property.

As the results of the STP/Auger hole program have demonstrated, there is no detectable, high-density deposit of prehistoric finds associated with CA-RIV-8282. Furthermore, no fire-altered rock, carbon, charcoal, or animal bone (burned or otherwise) was encountered. Consequently, the paucity of finds would tend to support the supposition that the site was casually used, probably by a single family during daylight hours. In all likelihood, the site was frequented by prehistoric peoples who ventured to the area to collect and mill seeds for short periods of time and then returned to their base camp. Clearly, the statistical data generated by the Phase II investigation lends little or no support in favor of CA-RIV-8282 representing a habitation site.

No doubt, the users of the site resided at one of the habitation sites in the region, possibly at a permanent or semi-permanent village like the Walker Ranch or the Audie Murphy Ranch. Oxendine (1983) stated that the material culture of a village site should include items that can be identified and related to various activities. Among these are food preparation, tool manufacture, cooking, manufacture of pottery vessels, clothing, basketry, pipes, effigies, ceremonial enclosures and religious rituals. Additionally, she suggest that such village sites were positioned within the territory so that the majority of subsistence needs could be attained without prolong absence from the village complex.

Raw Materials

Although statistically insignificant, the lithic collection from CA- RIV-8282 does indicate that the occupants of the site had access to a variety of raw materials. These comprise hard, fine to medium-grained rocks (andesite, felsite, chert, chalcedony, quartzite, and quartz). Quartz which naturally occurs at the site comprises the crystalline milky translucent to milky opaque variety. All of these materials appear to be indigenous to the region and would have been

readily available either onsite or within a short distance of CA-RIV-8282. It is interesting to note that although the surface collection includes quartzite hammerstones, we do not have any quartzite flakes. Perhaps this just shows that the site was casually used, and some items were brought in rather than made onsite.

Chronology

A very important and difficult question is, "when was CA-RIV-8282 in use?" None of the artifacts in the collection are time-sensitive. No C-14 datable organic materials were recovered during the investigation and obsidian for hydration dating is lacking. Nonetheless, an educated guess may be made on the basis of what is lacking combined with what is known about the archaeology of the region.

The complete absence of a Late Prehistoric date marker, such as a potsherd, suggests that CA-RIV-8282 may have been used more than 1000 years ago. However, it is equally possible that at such a small, temporary use site no ceramic vessel happened to be broken during occupation. An upper limit for the age of the site may be suggested on the basis of what is known about the local archaeology. Unlike some regions of California, western Riverside County does not appear to have had a significant population prior to about 2500 years ago. During the early 1970's, an intensive investigation of a series of sites within the Perris Reservoir inundation area revealed that the earliest use of that locale dated to just shortly before the time of Christ:

> The oldest dated deposits investigated at Perris Reservoir were at the Peppertree site, where a hearth ... was dated at 2200 ±80 radiocarbon years B.P. (corrected to 380-200 B.C.) ... Almost without exception, artifacts dating from the early period are seed milling implements. Basin-shaped metates were used during this period and attest to the significance of small seed exploitation in the aboriginal diet. (Wilke 1974:23).

SIGNIFICANCE

Evaluations for site significance are typically made with respect to eligibility criteria for nomination to the National Register of Historic Places. Since this measure of significance has come to be the determining factor in whether or not a particular site warrants consideration by the federal government in federally funded projects, state and local governments often use it to assess sites as well. The State of California has established its own criteria, as set forth in the California Environmental Quality Act (CEQA) and since this is the principal statute utilized by the City of Wildomar in processing Tentative Tract Map 36388, archaeological site CA-RIV-8282, located within its boundaries, will be addressed accordingly.

The California Environmental Quality Act applies to all discretionary projects and equates a substantial adverse change in the significance of a cultural resource with a significant effect on the environment (Section 21084.1). "Substantial adverse change" is defined as demolition, destruction, relocation, or alteration activities that would impair significance (Section 5020.1). CEQA has three separate mechanisms for determining whether a historical resource is significant and thus subject to impact mitigation considerations. First, resources that are listed in or eligible for listing in the California Register of Historical Resources (hereafter, California Register) are presumed to be archaeologically, historically, or culturally significant. Second, resources that are listed in a local register or deemed significant in a historical resource survey as provided under Section 5024.1(g) are presumed to be significant unless the preponderance of evidence indicates they are not. Finally, a resource that is not listed in or determined to be eligible for listing in the California Register, not included in a local register of historic resources, or not deemed significant in a historical resources survey may still be considered significant pursuant to Section 21084.1.

According to the *Regulations for California Register of Historical Resources* formally adopted by the State Historical Resources Commission on January 1, 1998, an historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history , or the cultural heritage of California or the United States; or

2. It is associated with the lives of persons important to local, California, or national history; or

3. It embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. It has yielded, or has the potential to yield, information important to the prehistory of the local area, California, or the nation.

The types of cultural resources eligible for nomination to the California Register, and thus considered historically or archaeologically significant by CEQA, are buildings, sites, structures, objects, and historic districts.

Standards such as those of the California Register were established with the recognition that not every property of a certain age is necessarily significant and what is significant can only be determined by the integrity of the resources and by the historic context in which the property exists. Despite the existence of the above eligibility criteria and similar guidelines for assessing archaeological or historical significance found in other legislation, the determination of significance remains a somewhat subjective, and often difficult, endeavor. This is primarily due to conflicting perceptions of "important" or "distinctive" or "contributing," but also because it is not always easy to remain objective when considering the past.

Based on the above eligibility criteria, it is apparent that archaeological site CA-RIV-8282 would not be deemed a significant archaeological resource eligible for listing on the California Register as it does not meet any of the stipulated eligibility criteria. The site would not qualify for significance under Criterion 1 in that it was not associated with events that made a significant contribution to history or the cultural heritage of California or the United States. It was a small site utilized on a very limited basis during seasonal resource exploitation, probably by a single family during daylight hours. Arguably, the site could be considered significant under Criterion 2 because it was used by Native Americans occupying one of the villages in the nearby Paloma or Menifee valleys and Native Americans are obviously important to local, California, and national history. However, as noted in the Discussion section of this report, the artifacts found at the site are neither temporally nor culturally diagnostic, and in fact, the majority simply represent debitage. Criterion 3 would thus not apply to this site and as a result, neither would Criterion 2. As previously noted, just because something is old doesn’t mean it’s significant according to CEQA criteria and similarly, just because a site was used by a Native American doesn’t necessarily make it significant. Finally, through the Phase II Cultural Resources Test Investigation of CA-RIV-8282 information has been gleaned regarding lifeways and land use patterns of indigenous peoples of the region and such knowledge is always important. Unfortunately, due to the limited cultural resources present and their essentially non-diagnostic nature, it is unlikely that any further information important to prehistory area can be yielded from this small archaeological site. Thus, Criterion 4 would not apply to CA-RIV-8282.

RECOMMENDATIONS

The results of the Phase II Cultural Resources Test Investigation indicate that site CA-RIV-8282 would not be considered a significant archaeological resource according to California Environmental Quality Act and California Register criteria. Therefore, neither further research nor mitigation for this site is recommended. However, compliance with recommendations made in the Phase I Cultural Resources Assessment regarding monitoring of all earthmoving activities within the project boundaries is recommended, due to high cultural sensitivity in the Bundy Canyon area.

CONSULTANT CERTIFICATION

The undersigned certifies that the attached report is a true and accurate description of the results of the Phase I Cultural Resources Assessment described herein.

07-16-12

Jean A. Keller, Ph.D. Date

Riverside County Certificate No. 232

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1959 Map: Santa Ana, Calif. (1:250,000); aerial photos taken in 1955
1979 Map: Romoland, Calif. (7.5', 1:24,000); 1968 photorevised, aerial photographs taken 1976

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APPENDIX I

CA-RIV-8282 Surface Collection Catalog
CA-RIV-8282 Auger Catalog

CA-RIV-8282
SURFACE COLLECTION CATALOG

Catalog No.	Surf #	Quan.	Description	Type	Mat'l	Cond.	Comments
8282-001	1	1	Hammerstone	ang	qtz	intact	sub-ovate
002	2	1	Flake	waste	and		
003	4	1	Point	--	and	frag	tip
004	5	1	Flake	waste	fel		
005	6	1	Core	amor	qtz	intact	light hammering
006	7	1	Biface	--	qrt	frag	poss. base frag
007	8	1	Hammerstone	ang	qtz	intact	poss. scraper
008	9	1	Flake	waste	qrt		
009	10	1	Flake	waste	chl		
010	11	1	Mano	bif	grn	intact	shouldering 11.8 x 9.5 x 5.3 cm
011	12	1	Metate	--	grn	frag	
012	13	1	Mano	uni	grn	intact	shaped cobble 11.5 x 9.4 x 7.5 cm
013	14	1	Shatter	waste	qrt		
014	15	1	Hammerstone	--	grn	intact	cobble w/ light hammering

CA-RIV-8282
AUGER CATALOG

Catalog No.	Auger	Quan.	Description	Type	Mat'l	Cond.	Comments
8282-015	A-5	1	Flake	waste	and	frag	lg. shattered flk. multiple frags.
016	A-6	1	Shatter	waste	qrt		
017	A-9	7	Shatter	waste	qrt		
018	A-10	5	Shatter	waste	qrt		
019	A-10	1	Retouched Flake	--	qrt		
020	A-12	1	Flake	waste	qrt		
	A-12	1	Shatter	waste	qrt		
021	A-13	1	Shatter	waste	qrt		
022	B-5	1	Flake	waste	cht		
023	B-10	1	Flake	waste	and		
	B-10	1	Shatter	waste	qrt		
024	B-11	1	Shatter	waste	qrt		
025	C-8	1	Shatter	waste	cht		
026	C-11	1	Flake	waste	qrt		
027	C-13	1	Shatter	waste	and		

APPENDIX 3.10 TRANSPORTATION

EXHIBIT 1-1

MIXED USE PLANNING AREA & SITES FOR REZONE

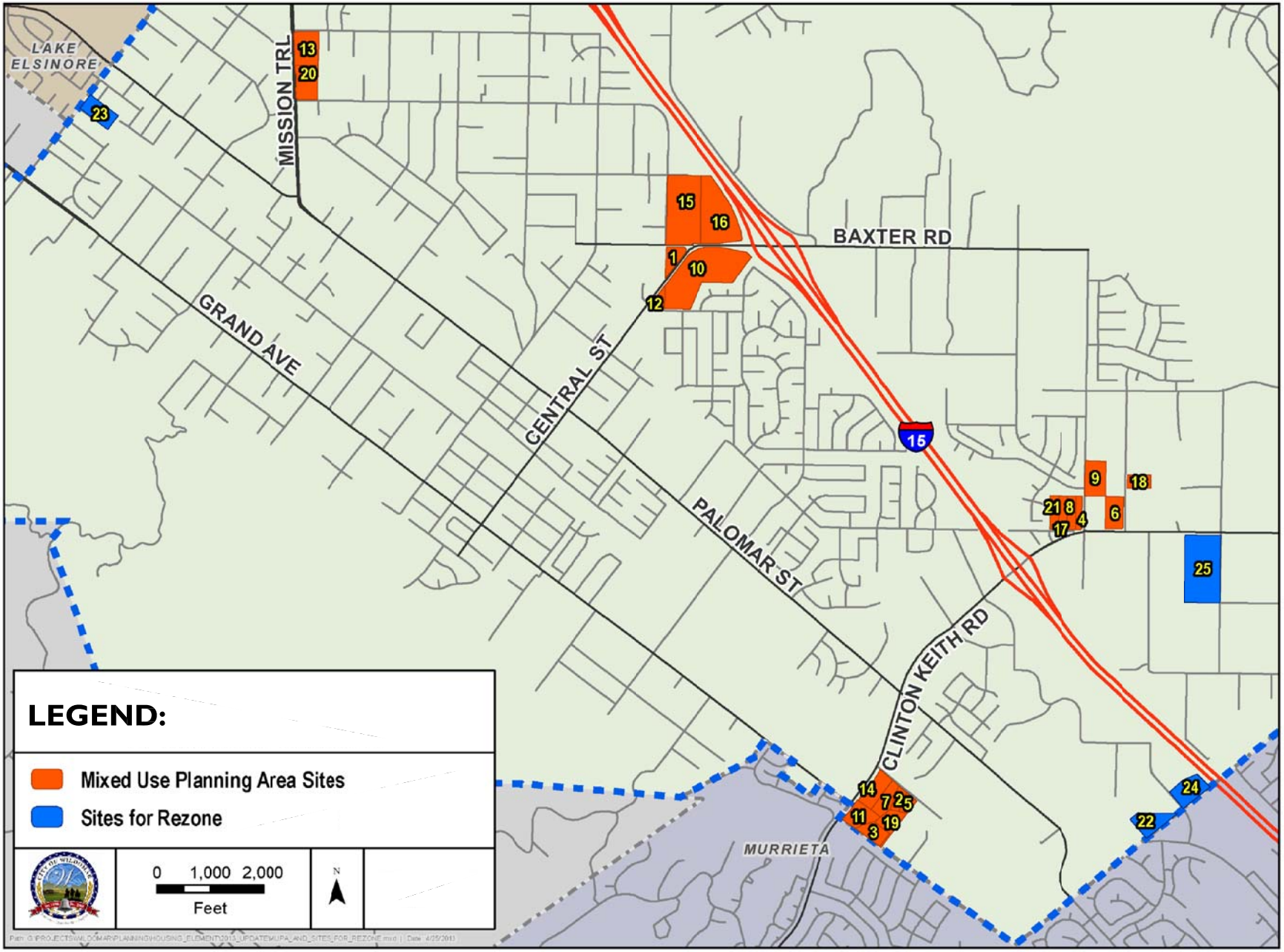
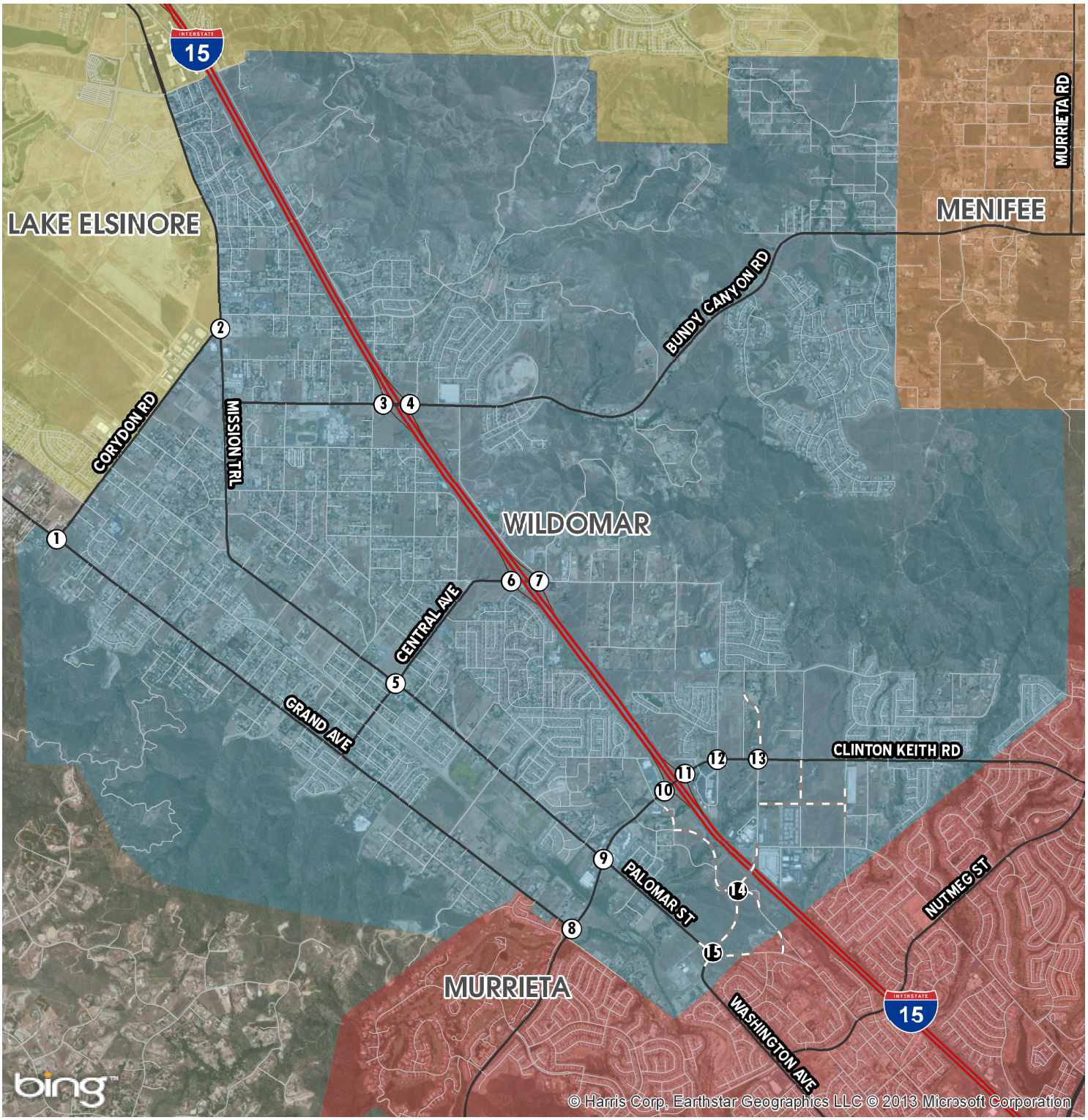


EXHIBIT 1-2

LOCATION MAP



Legend

○ = Existing Intersection Analysis Location

● = Future Intersection Analysis Location

= Future Road

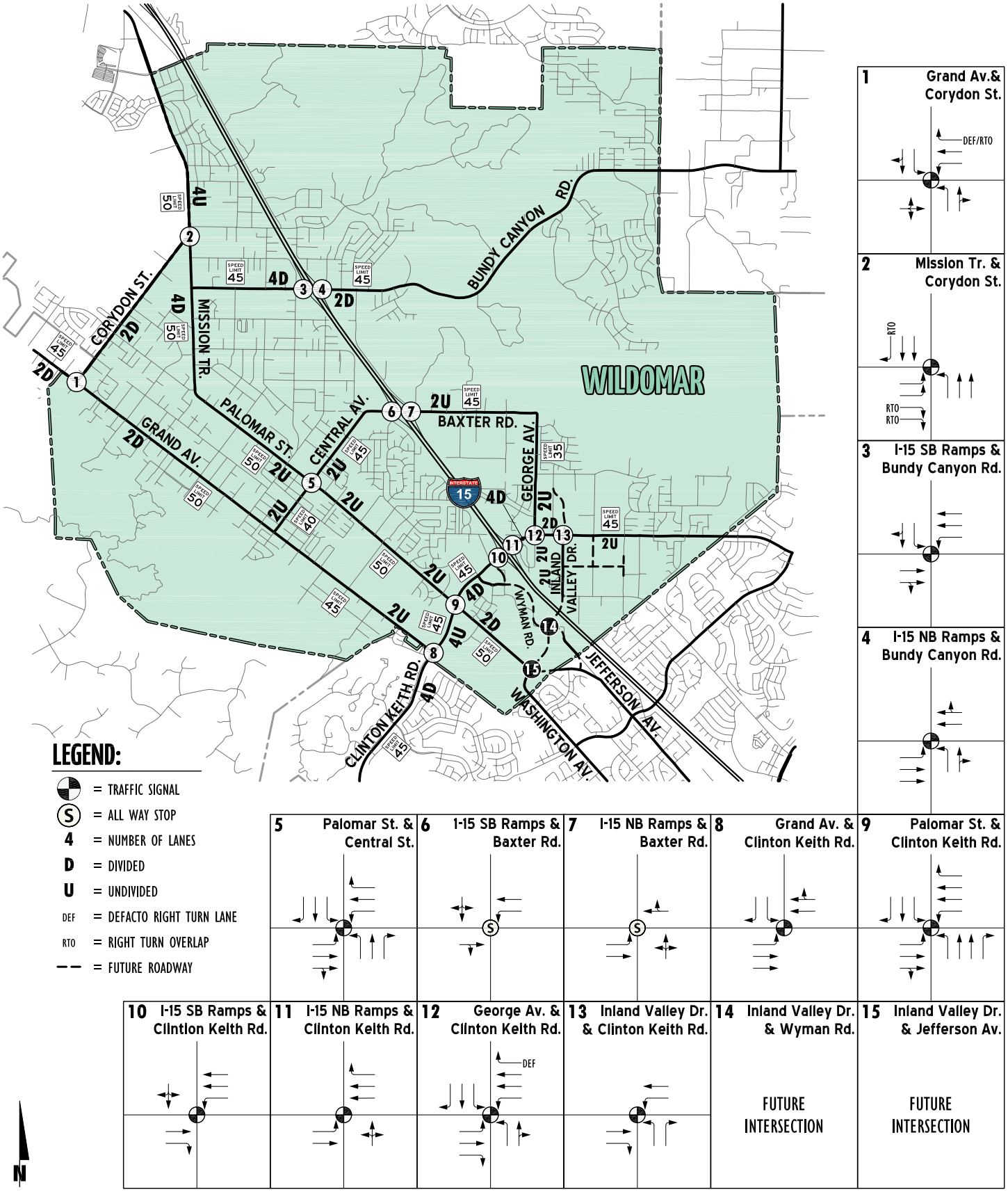
N

Wildomar Housing Element Update Traffic Assesment
City of Wildomar, CA (JN - 08623:001.mxd)

URBAN CROSSROADS

EXHIBIT 3-1

EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS

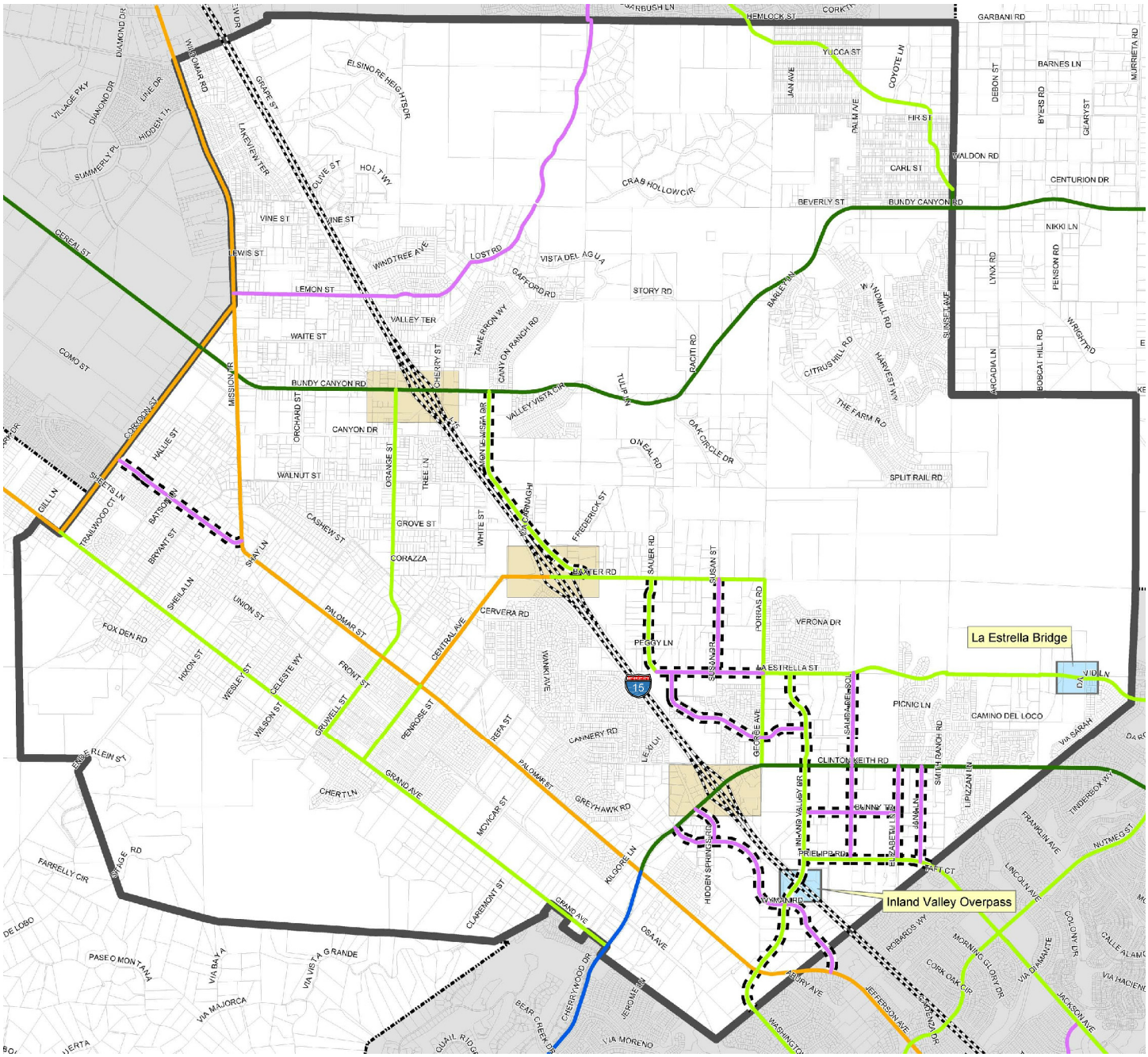


Wildomar Housing Element Update Traffic Assesment
City of Wildomar, CA (JN - 08623:003.dwg)

URBAN CROSSROADS

EXHIBIT 3-2

CITY OF WILDOMAR
GENERAL PLAN CIRCULATION ELEMENT



LEGEND:

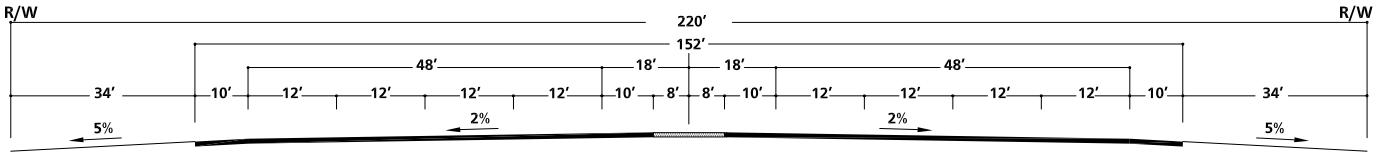
- Proposed Wildomar Circulation Changes
- URBAN ARTERIAL
- ARTERIAL
- MAJOR
- SECONDARY
- COLLECTOR
- Highways
- Parcels
- Proposed Wildomar Incorporation
- Cities
- Existing Interchanges

NOTE: THE CITY OF WILDOMAR HAS ADOPTED THE COUNTY OF RIVERSIDE'S GENERAL PLAN AND STANDARDS

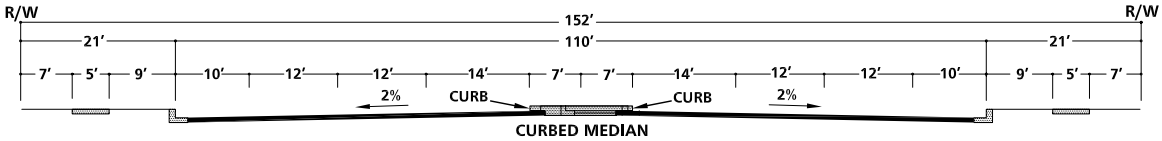
N

EXHIBIT 3-3

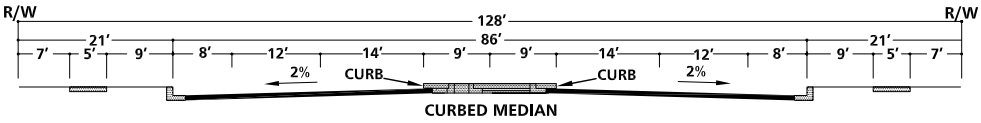
CITY OF WILDOMAR
GENERAL PLAN ROADWAY CROSS-SECTIONS



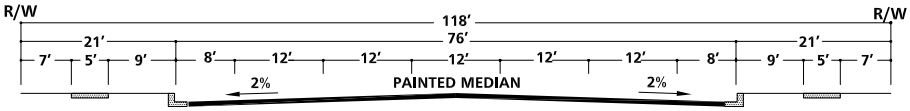
EXPRESSWAY - 8 LANES



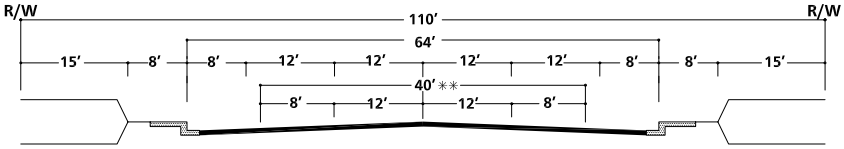
URBAN ARTERIAL HIGHWAY ✳



ARTERIAL HIGHWAY ✳

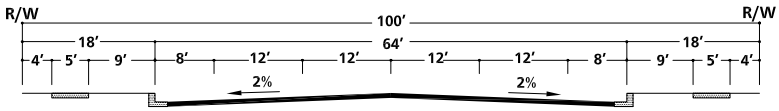


MAJOR HIGHWAY - 4 LANES

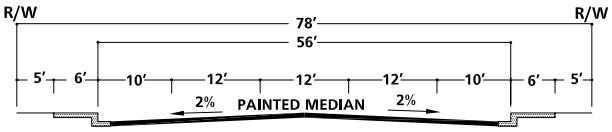


MOUNTAIN ARTERIAL - 2 TO 4 LANES

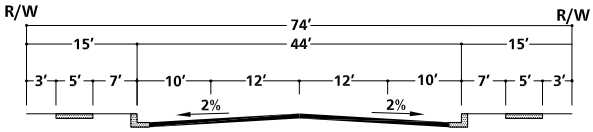
✳✳ 2 LANE SECTION



SECONDARY HIGHWAY



INDUSTRIAL COLLECTOR



COLLECTOR

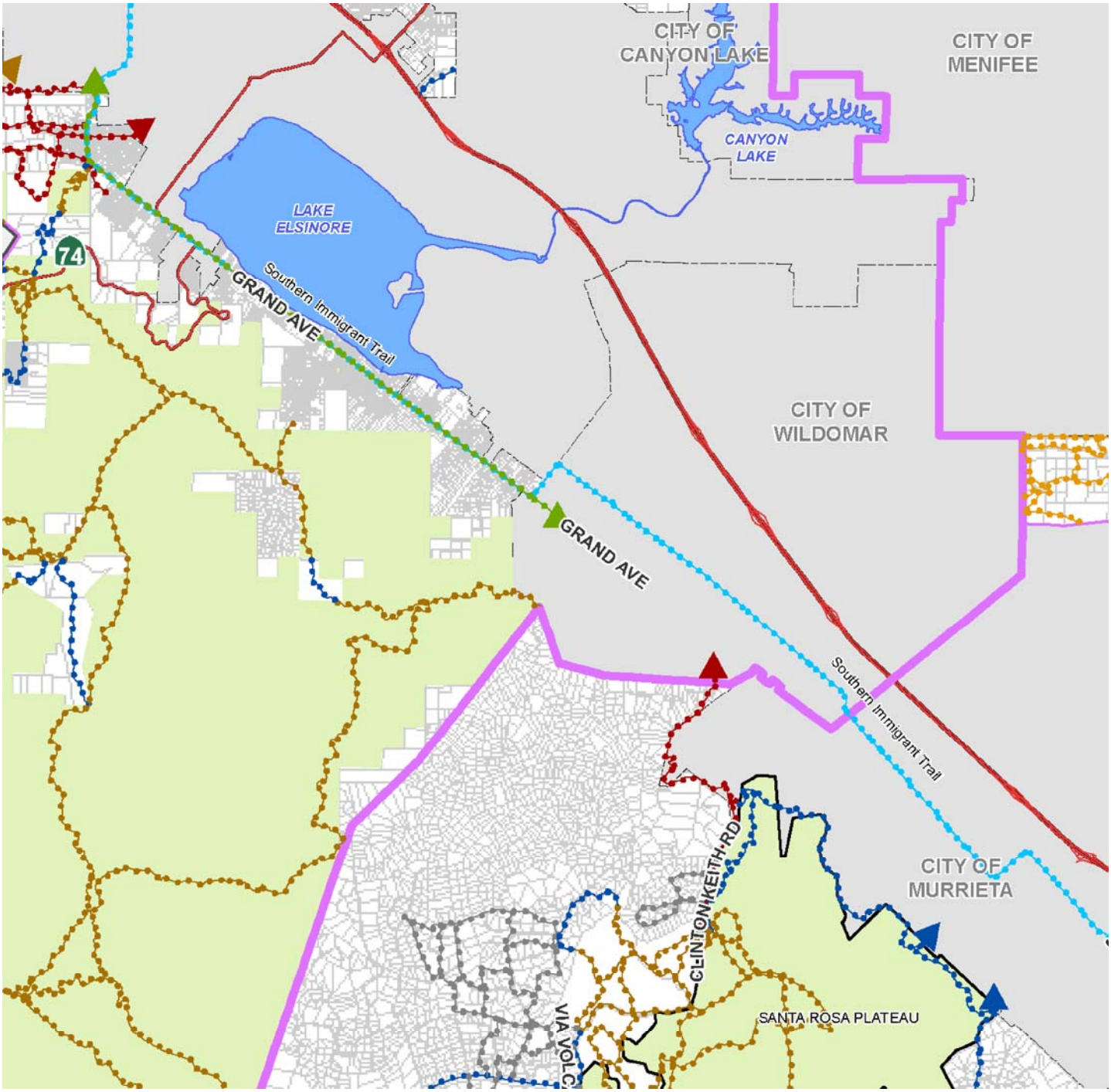
✳ *IMPROVEMENTS MAY BE RECONFIGURED TO ACCOMMODATE EXCLUSIVE TRANSIT LANES OR ALTERNATIVE LANE ARRANGEMENTS ADDITIONAL RIGHT OF WAY MAY BE REQUIRED AT INTERSECTIONS TO ACCOMMODATE ULTIMATE IMPROVEMENTS FOR STATE HIGHWAYS SHALL CONFORM TO CALTRANS DESIGN STANDARDS.*

NOT TO SCALE

NOTE: THE CITY OF WILDOMAR HAS ADOPTED THE COUNTY OF RIVERSIDE'S GENERAL PLAN AND STANDARDS

EXHIBIT 3-4

RIVERSIDE COUNTY TRAILS AND BIKEWAY SYSTEM



- Regional Trail
- Community Trail
- Combination Trail (Regional / Class 1 Bike Path)
- Open Space Trail
- Design Guidelines Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- Private Trails
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Parks and Forest Lands
- Waterbodies
- Highways

N

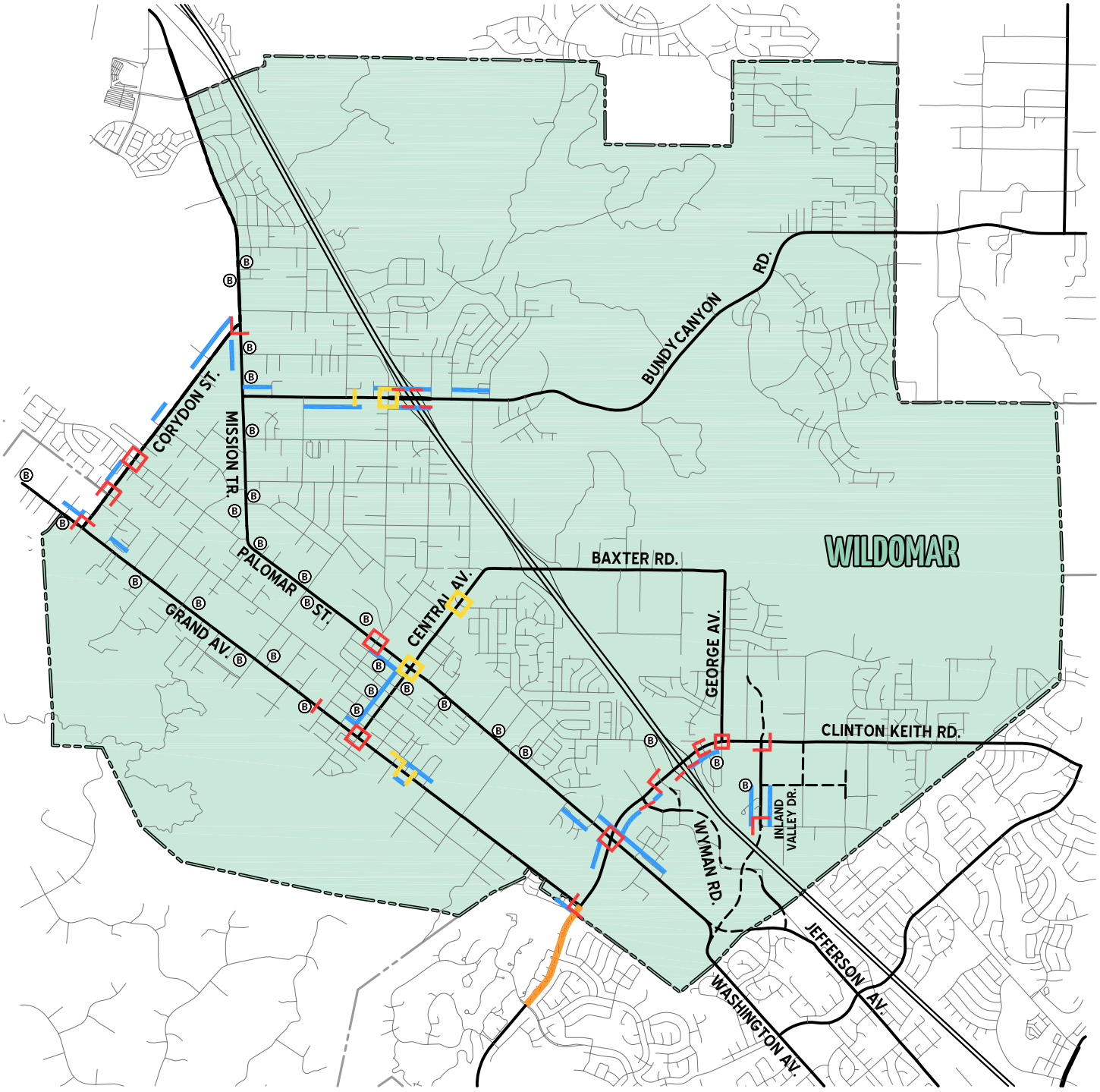
Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

EXHIBIT 3-5

EXISTING PEDESTRIAN FACILITIES



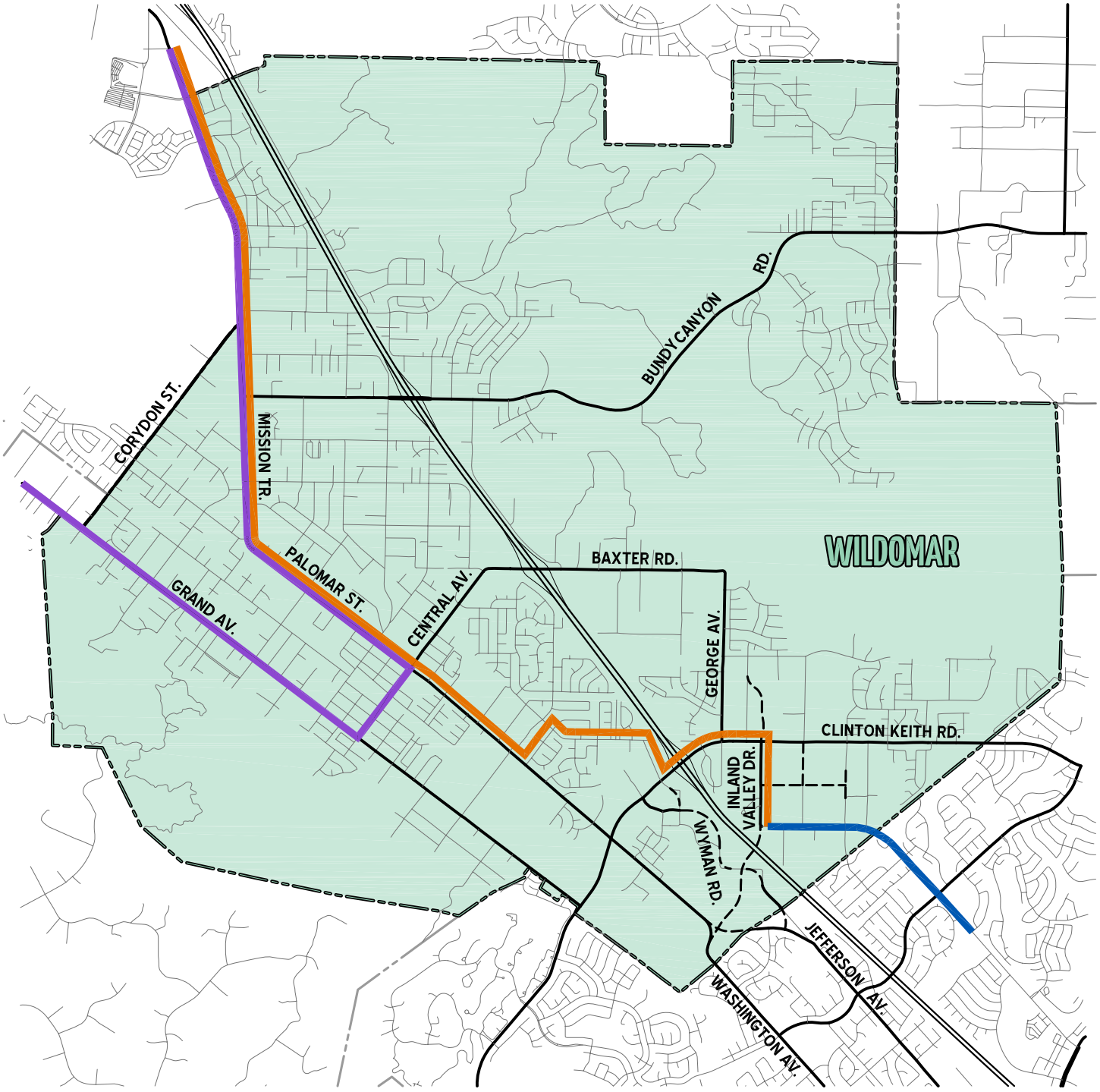
LEGEND:

- Ⓑ = BUS STOP
- = BIKE LANE
- = CROSSWALK
- = CROSSWALK (SCHOOL ZONE)
- = SIDEWALK

N

EXHIBIT 3-6

EXISTING TRANSIT SERVICES



LEGEND:

= RTA ROUTE 7

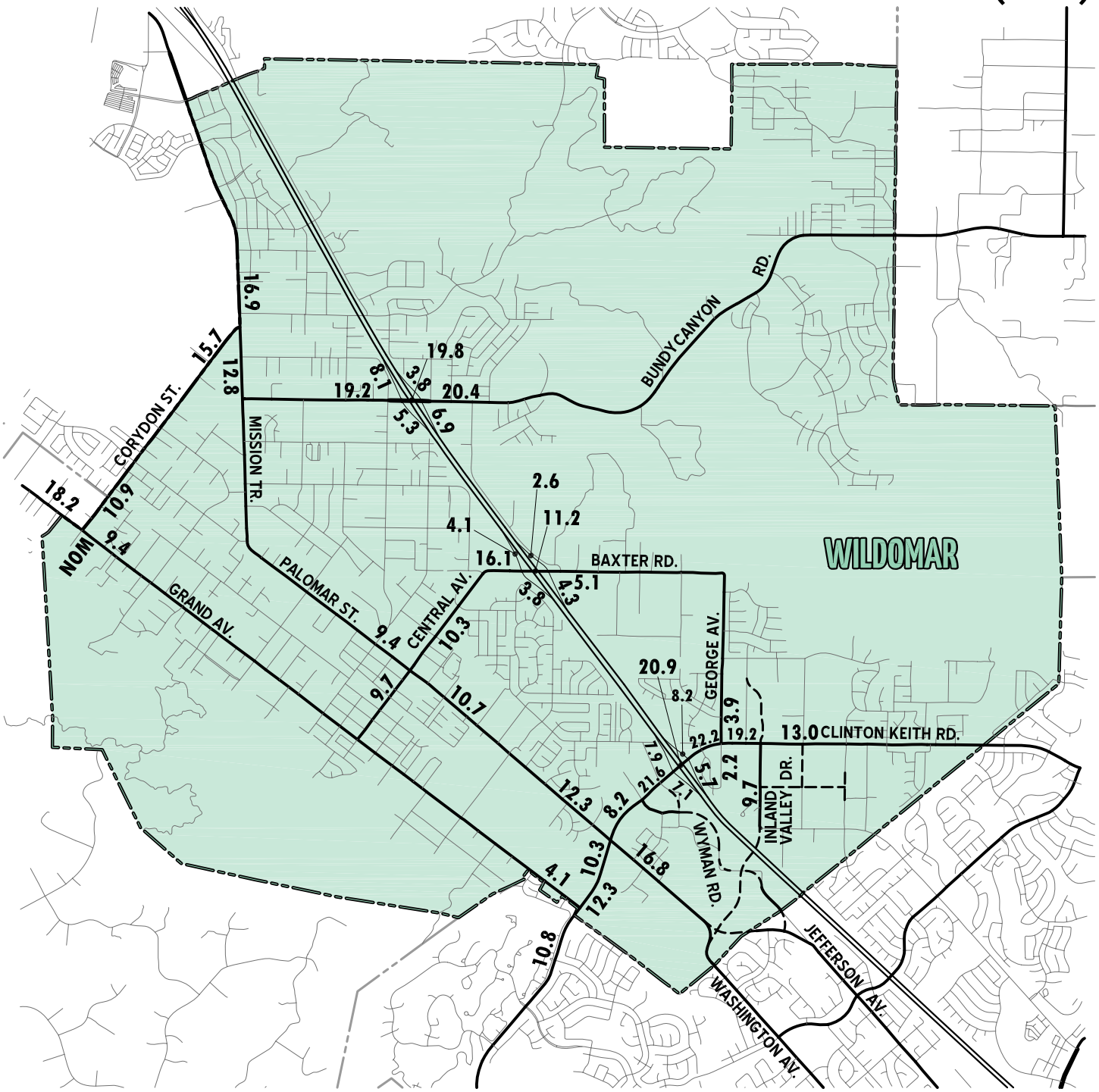
= RTA ROUTE 8

= RTA ROUTE 23

N

EXHIBIT 3-7

EXISTING (2013) CONDITIONS AVERAGE DAILY TRAFFIC (ADT)



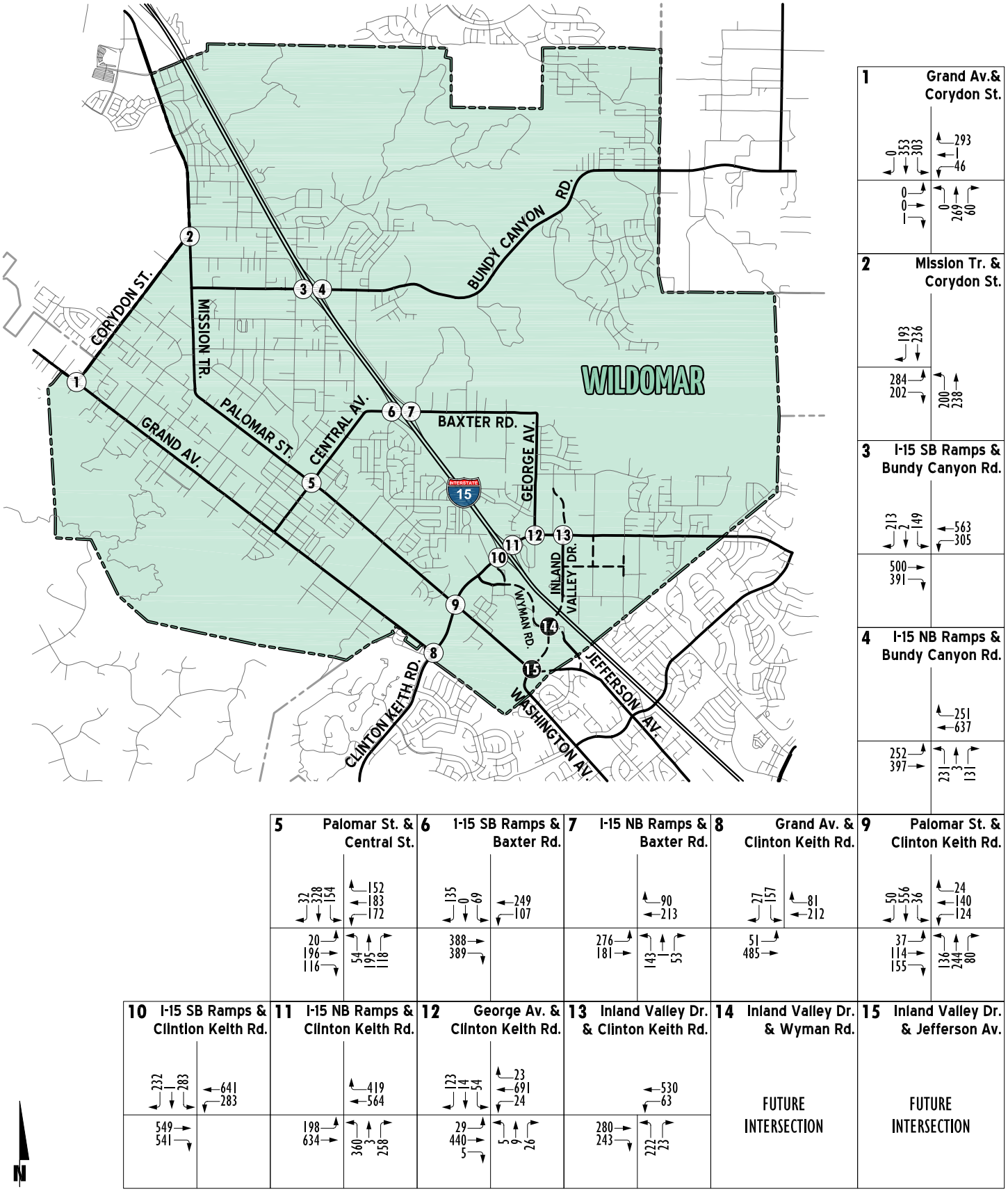
LEGEND:

10.0 = VEHICLES PER DAY (1000'S)
NOM = NOMINAL, LESS THAN 50 VEHICLES PER DAY

N

EXHIBIT 3-8

EXISTING (2013) CONDITIONS AM PEAK HOUR INTERSECTION VOLUMES

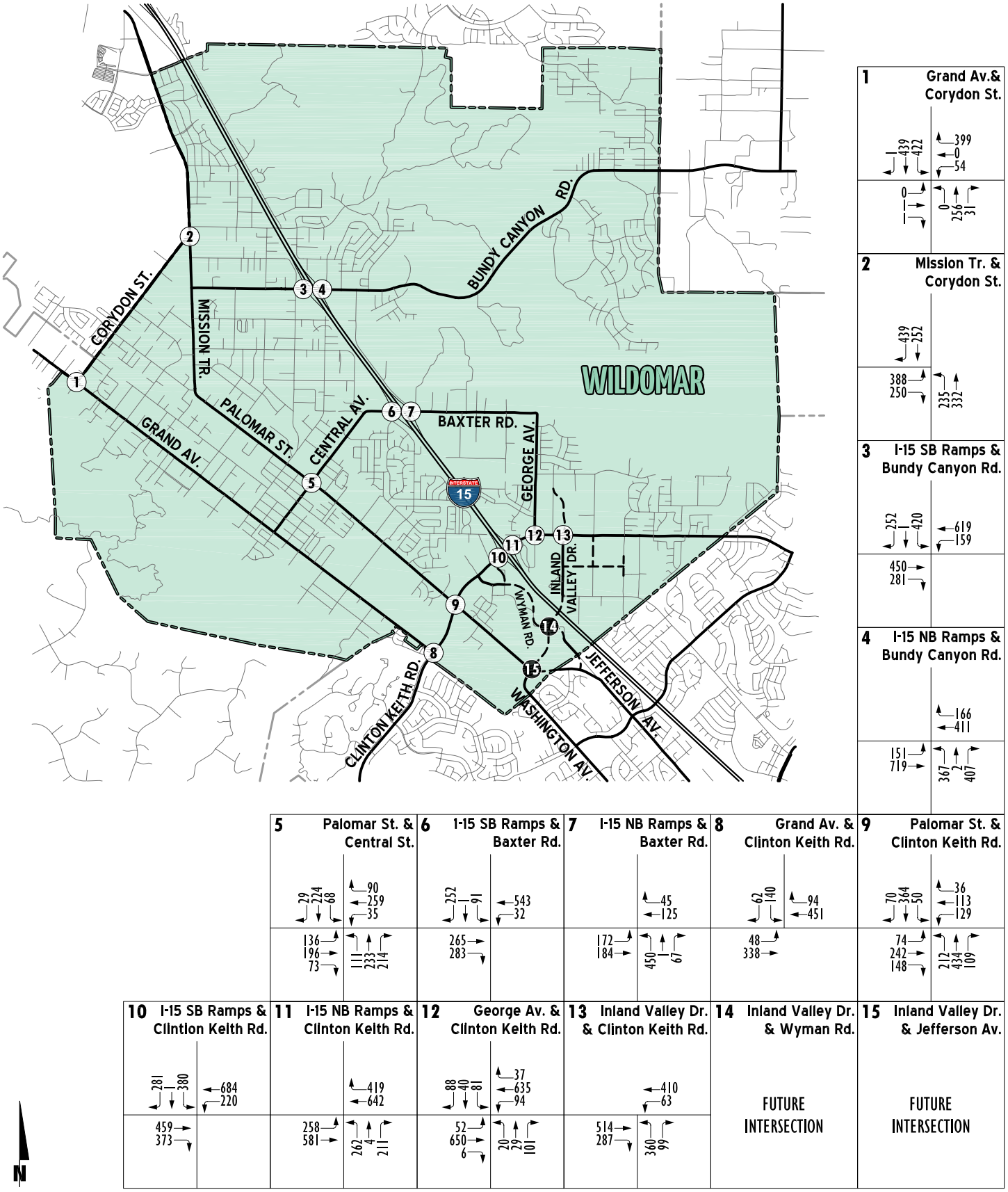


Wildomar Housing Element Update Traffic Assesment
City of Wildomar, CA (JN - 08623:300.dwg)

URBAN CROSSROADS

EXHIBIT 3-9

EXISTING (2013) CONDITIONS PM PEAK HOUR INTERSECTION VOLUMES

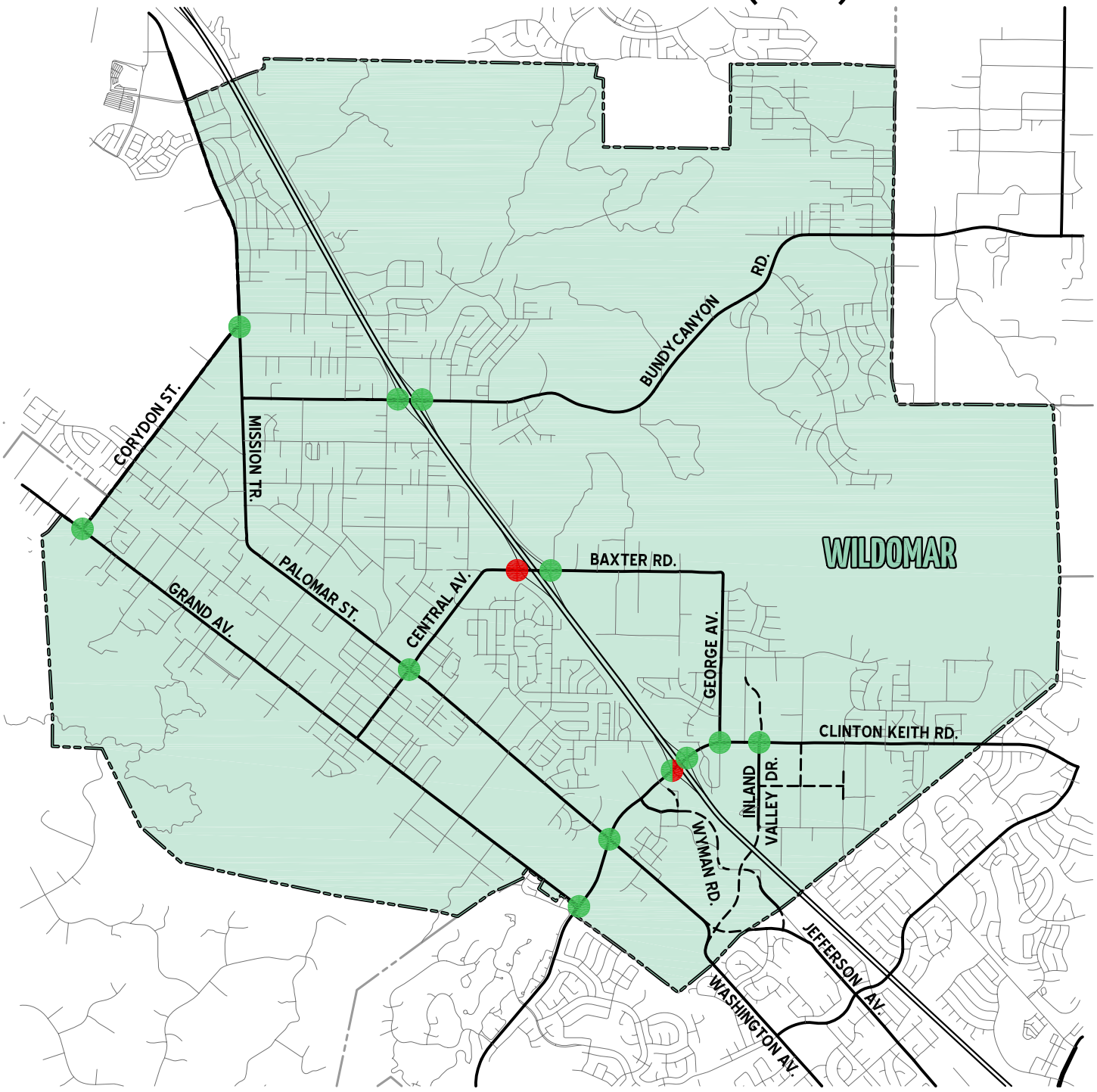


Wildomar Housing Element Update Traffic Assesment
City of Wildomar, CA (JN - 08623:301.dwg)

URBAN CROSSROADS

EXHIBIT 3-10

SUMMARY OF PEAK HOUR INTERSECTION LOS FOR EXISTING (2013) CONDITIONS



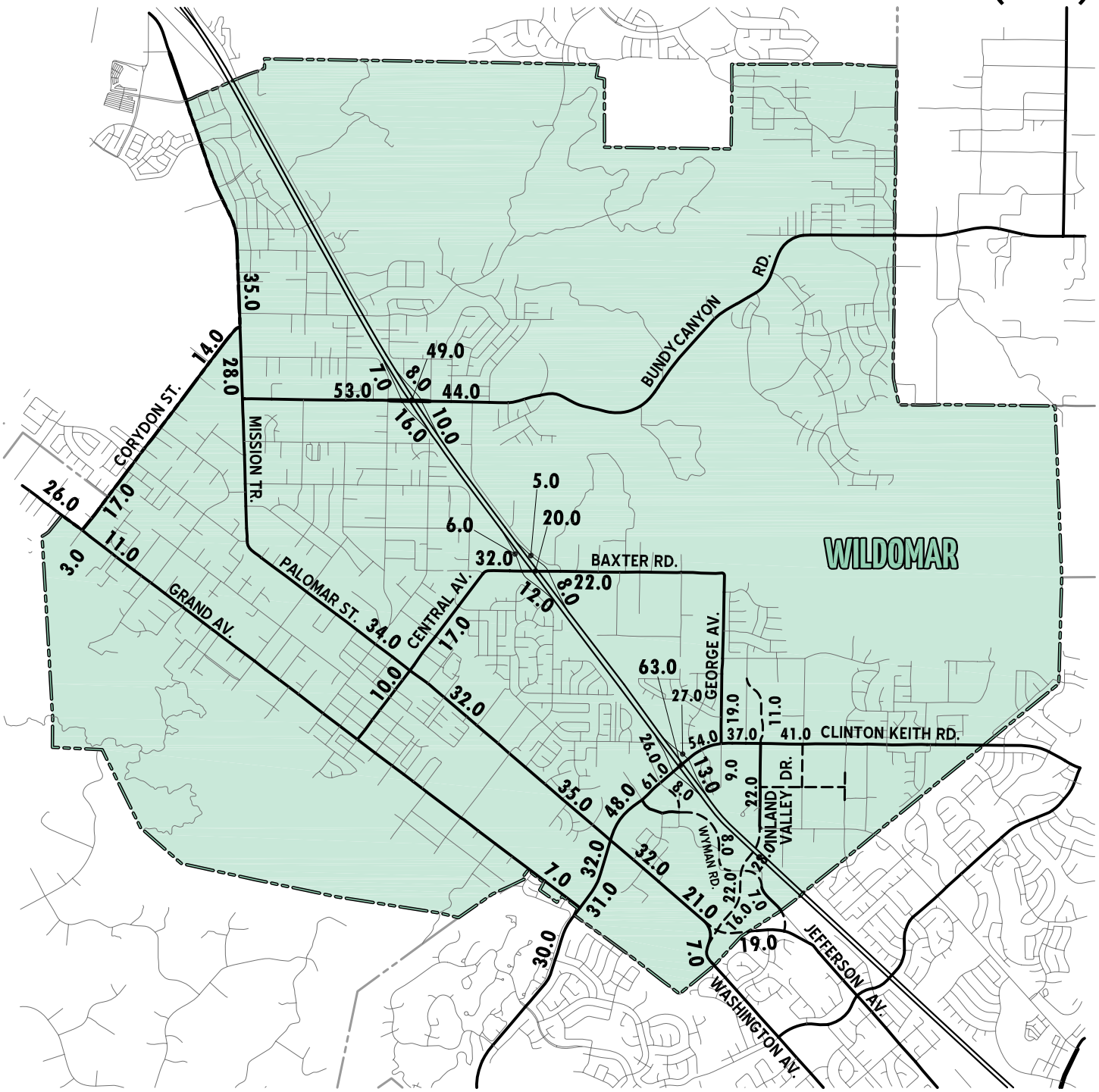
LEGEND:

- = AM PEAK HOUR ACCEPTABLE LOS
- = AM PEAK HOUR DEFICIENT LOS
- = PM PEAK HOUR ACCEPTABLE LOS
- = PM PEAK HOUR DEFICIENT LOS

N

EXHIBIT 5-1

WILDOMAR GENERAL PLAN (POST-2035) WITHOUT PROJECT CONDITIONS AVERAGE DAILY TRAFFIC (ADT)



LEGEND:

10.0 = VEHICLES PER DAY (1000'S)

N

EXHIBIT 5-2

WILDOMAR GENERAL PLAN (POST-2035) WITHOUT PROJECT CONDITIONS AM PEAK HOUR INTERSECTION VOLUMES

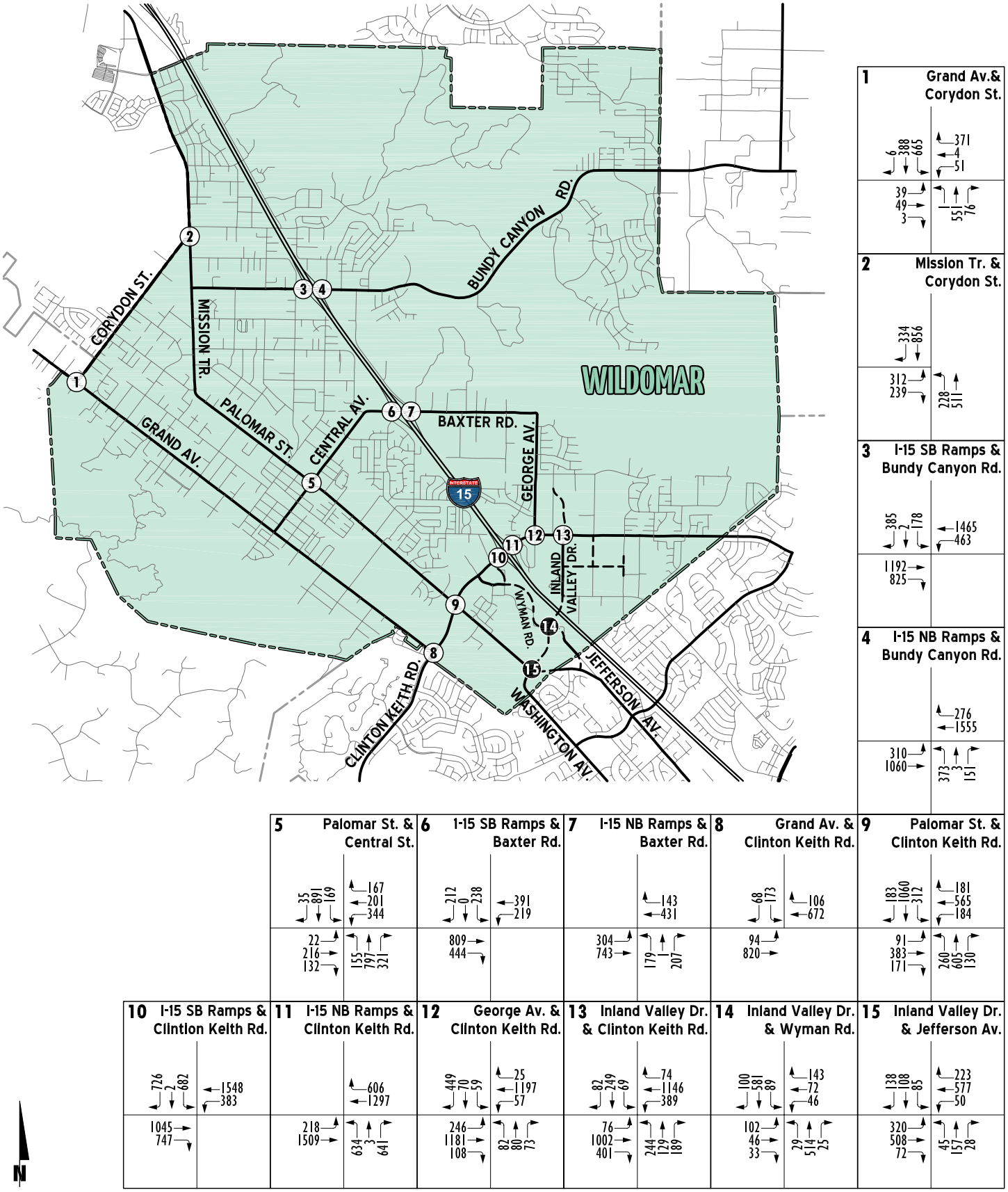


EXHIBIT 5-3

WILDOMAR GENERAL PLAN (POST-2035) WITHOUT PROJECT CONDITIONS PM PEAK HOUR INTERSECTION VOLUMES

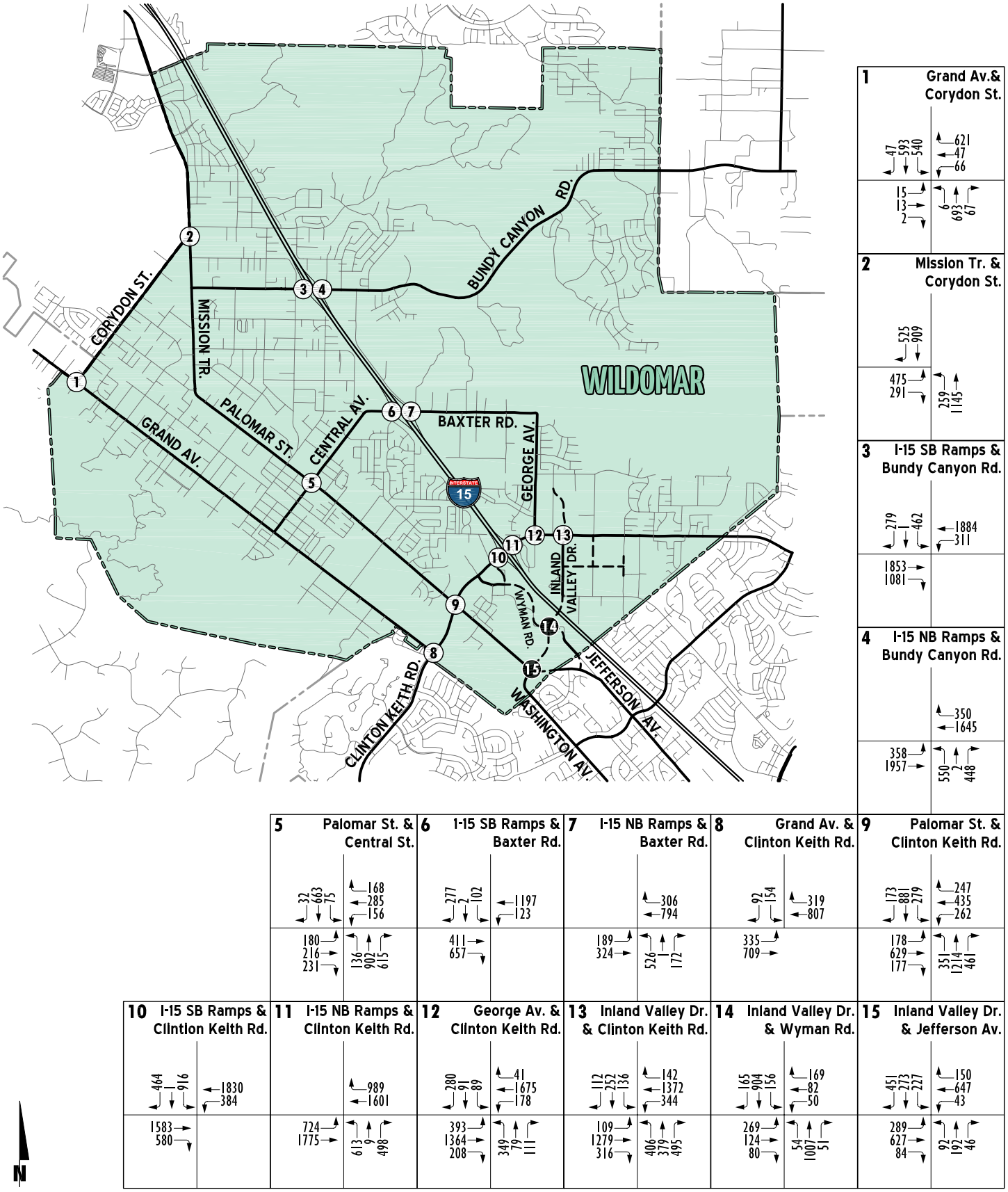
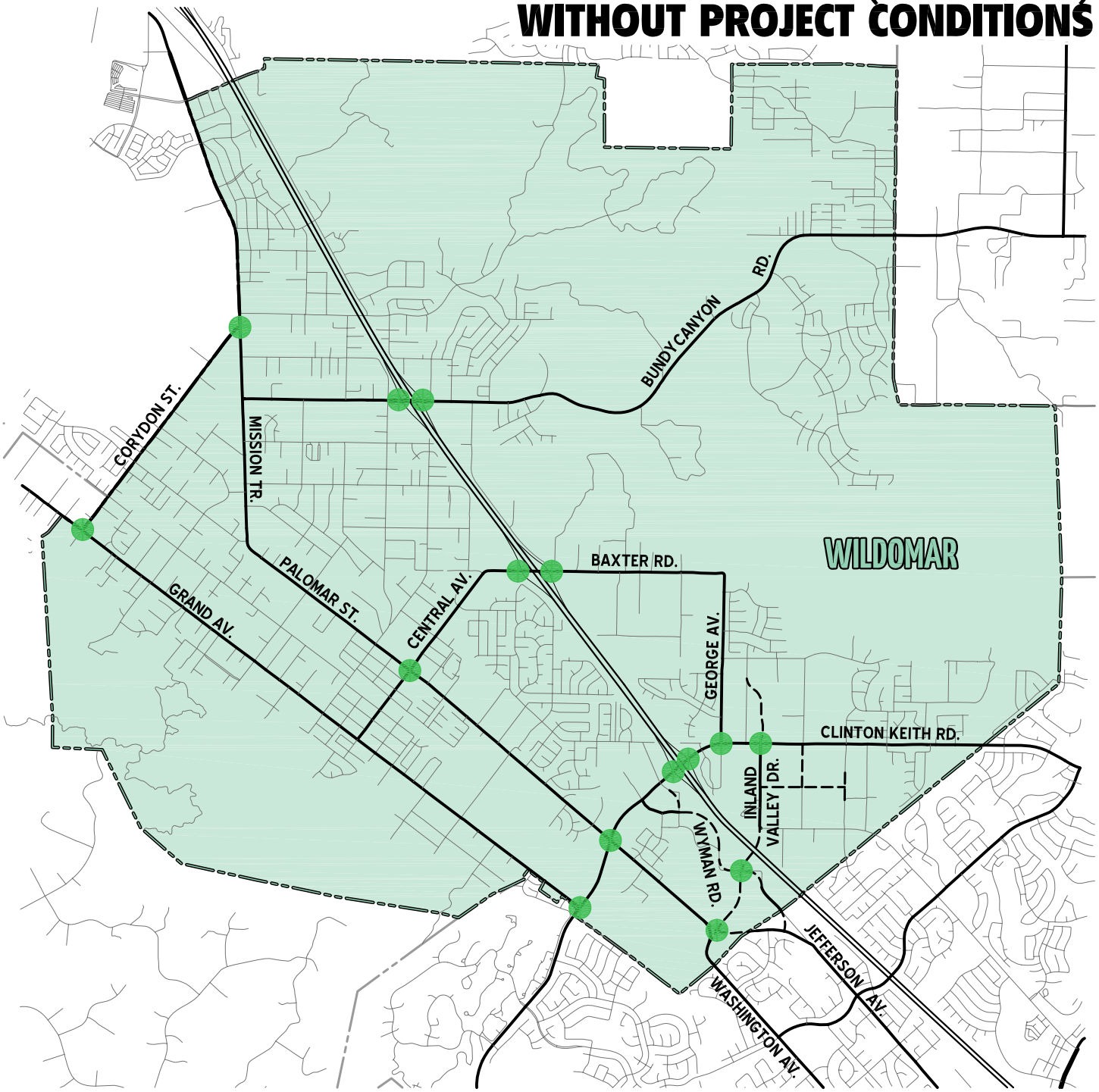


EXHIBIT 5-4

SUMMARY OF PEAK HOUR INTERSECTION LOS FOR WILDOMAR GENERAL PLAN (POST-2035) WITHOUT PROJECT CONDITIONS



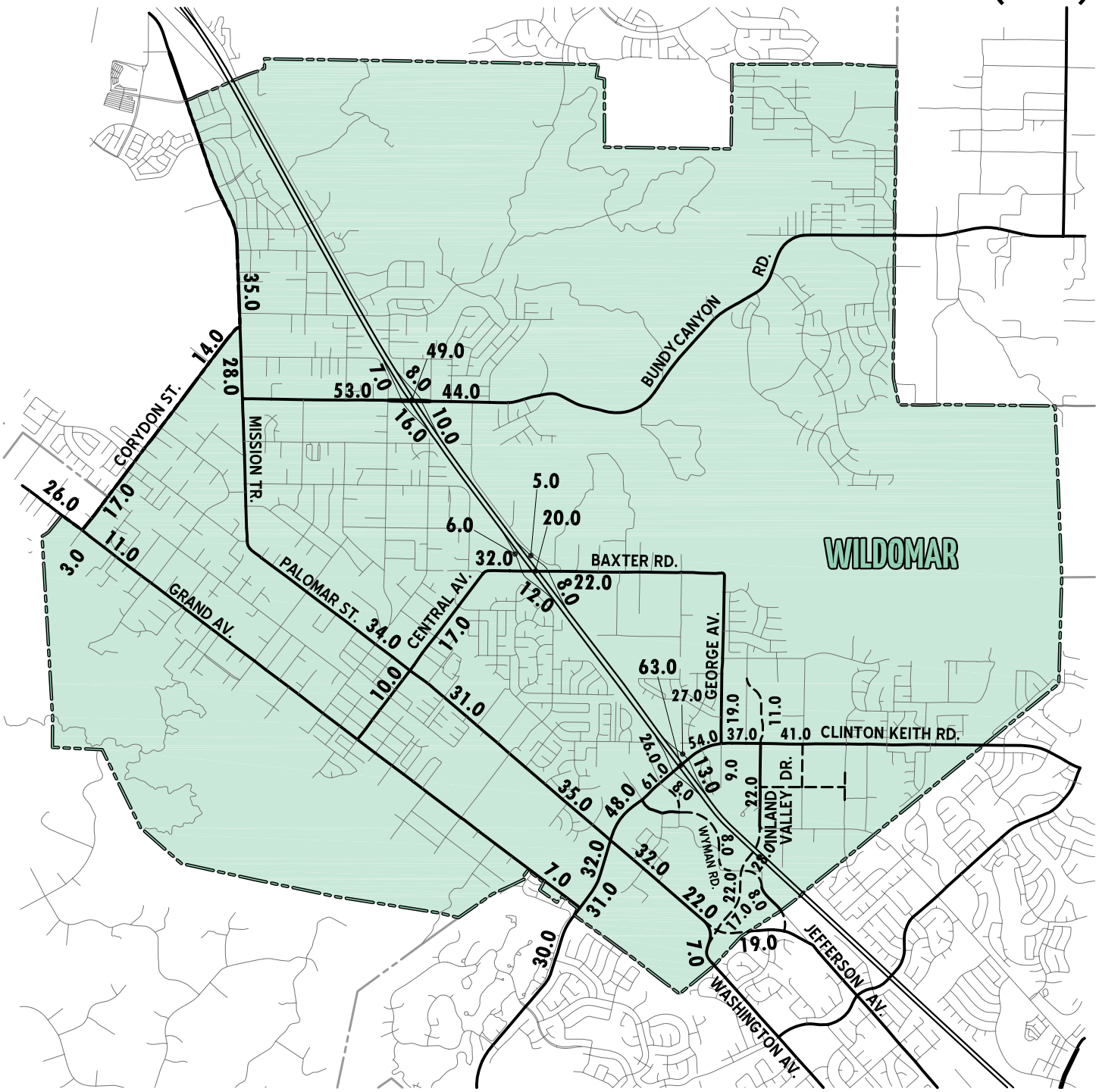
LEGEND:

- = AM PEAK HOUR ACCEPTABLE LOS
- = AM PEAK HOUR DEFICIENT LOS
- = PM PEAK HOUR ACCEPTABLE LOS
- = PM PEAK HOUR DEFICIENT LOS

N

EXHIBIT 6-1

WILDOMAR GENERAL PLAN (POST-2035) WITH PROJECT CONDITIONS AVERAGE DAILY TRAFFIC (ADT)



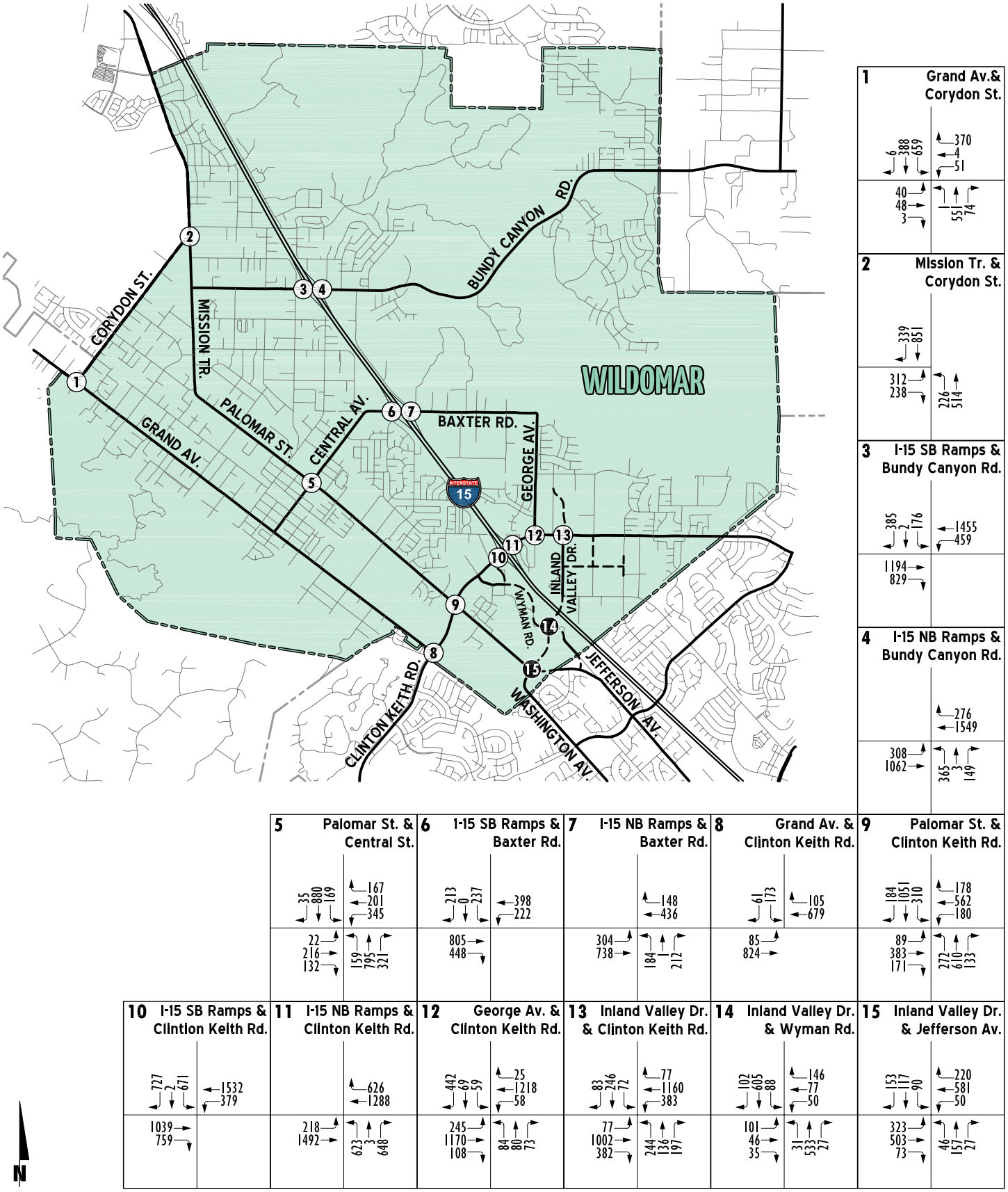
LEGEND:

10.0 = VEHICLES PER DAY (1000'S)

N

EXHIBIT 6-2

WILDOMAR GENERAL PLAN (POST-2035) WITH PROJECT CONDITIONS AM PEAK HOUR INTERSECTION VOLUMES

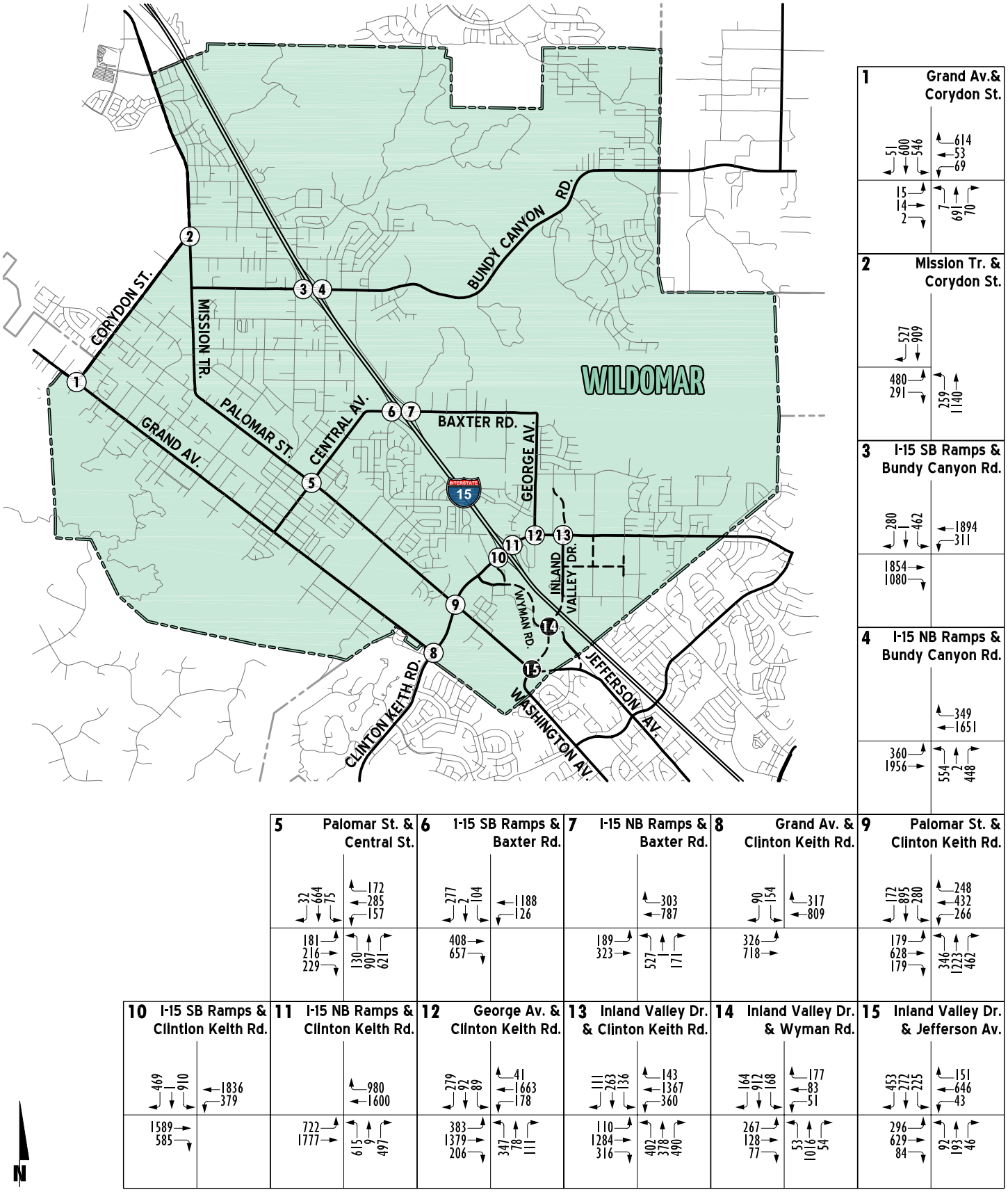


Wildomar Housing Element Update Traffic Assesment
City of Wildomar, CA (JN - 08623:304.dwg)

URBAN CROSSROADS

EXHIBIT 6-3

WILDOMAR GENERAL PLAN (POST-2035)WITH PROJECT CONDITIONS PM PEAK HOUR INTERSECTION VOLUMES

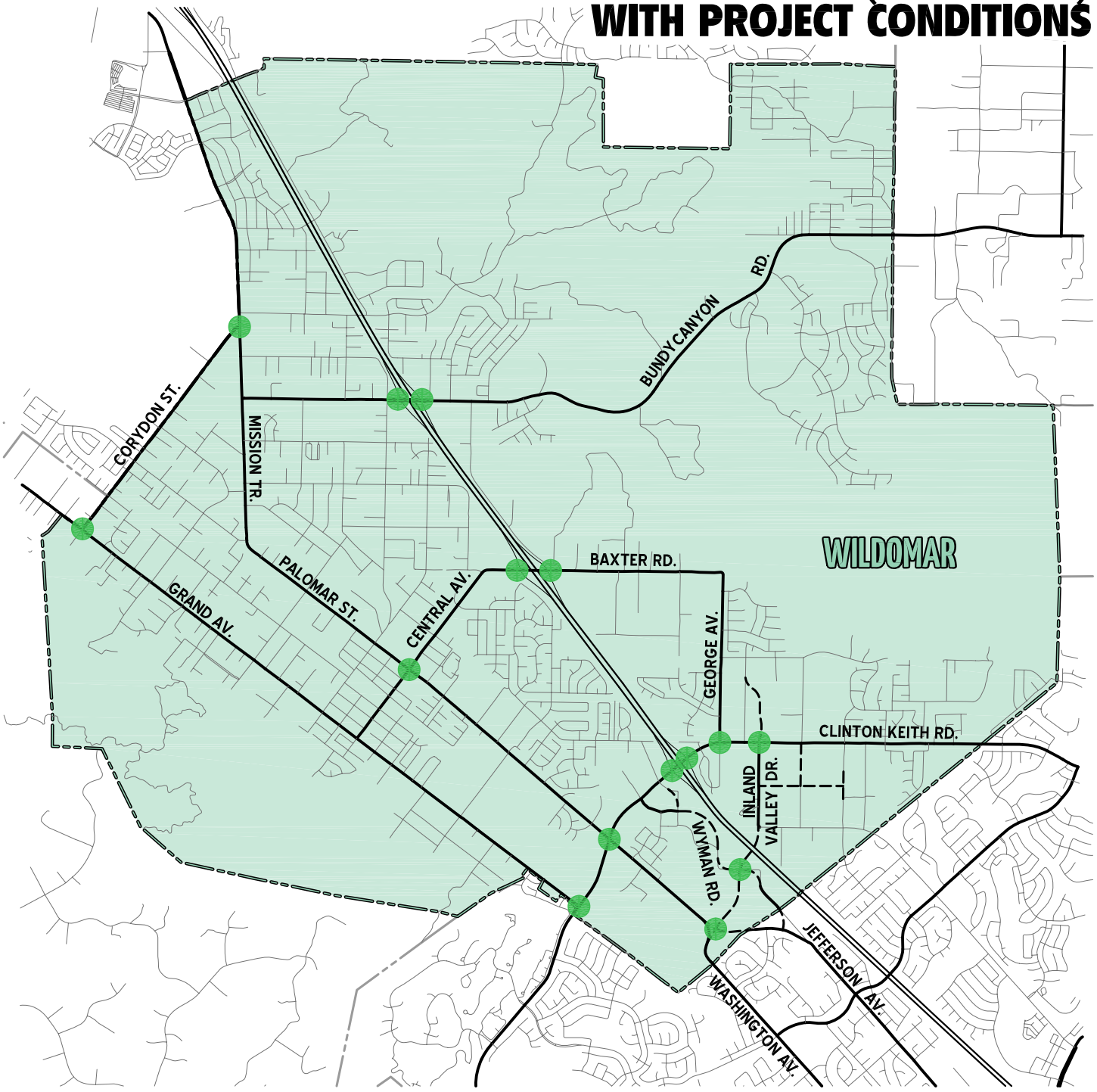


Wildomar Housing Element Update Traffic Assesment
City of Wildomar, CA (JN - 08623:305.dwg)

URBAN CROSSROADS

EXHIBIT 6-4

SUMMARY OF PEAK HOUR INTERSECTION LOS FOR WILDOMAR GENERAL PLAN (POST-2035) WITH PROJECT CONDITIONS



LEGEND:

- = AM PEAK HOUR ACCEPTABLE LOS
- = AM PEAK HOUR DEFICIENT LOS
- = PM PEAK HOUR ACCEPTABLE LOS
- = PM PEAK HOUR DEFICIENT LOS

N

Table 3-1

Existing (2013) Conditions Peak Hour Intersection LOS

#	Intersection	Traffic Control[3]	Jurisdiction	Intersection Approach Lanes[1]												Delay (Secs)[2]		Level of Service	
				Northbound			Southbound			Eastbound			Westbound						
				L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
1	Grand Avenue / Corydon Street	TS	Wildomar	1	1	0	1	1	0	0	1	0	1	1	d>	19.9	24.6	B	C
2	Mission Trail / Corydon Street	TS	Wildomar	1	2	0	0	2	1>	2	0	2>	0	0	0	19.0	17.3	B	B
3	I-15 Southbound Ramps / Bundy Canyon Road	TS	Caltrans	0	0	0	1	1	0	0	2	0	1	2	0	21.3	22.0	C	C
4	I-15 Northbound Ramps / Bundy Canyon Road	TS	Caltrans	1	1	0	0	0	0	1	2	0	0	2	0	24.6	22.4	C	C
5	Palomar Street / Central Street	TS	Wildomar	1	1	1	1	1	1	1	2	0	1	1	1	36.1	29.2	D	C
6	I-15 Southbound Ramps / Baxter Road	AWS	Caltrans	0	0	0	0	1	0	0	1	0	1	1	0	**75.5**	**49.3**	**F**	**E**
7	I-15 Northbound Ramps / Baxter Road	AWS	Caltrans	0	1	0	0	0	0	1	1	0	0	1	0	13.0	21.9	B	C
8	Grand Avenue / Clinton Keith Road	TS	Wildomar / Murrieta	0	0	0	1	0	1	1	2	0	0	2	0	15.4	16.4	B	B
9	Palomar Street / Clinton Keith Road	TS	Wildomar	1	2	1	1	1	1	1	2	0	1	2	1	44.5	42.9	D	D
10	I-15 Southbound Ramps / Clinton Keith Road	TS	Caltrans	0	0	0	0	1	0	0	1	1	1	2	0	44.1	**57.1**	D	**E**
11	I-15 Northbound Ramps / Clinton Keith Road	TS	Caltrans	0	1	0	0	0	0	1	1	0	0	2	1	40.2	28.6	D	C
12	George Avenue / Clinton Keith Road	TS	Wildomar	1	1	0	1	1	1	1	1	1	1	2	d	23.4	26.5	C	C
13	Inland Valley Drive / Clinton Keith Road	TS	Wildomar	1	0	1	0	0	0	0	1	1	1	1	0	18.0	20.3	B	C
14	Inland Valley Drive / Wyman Road	--	Wildomar	Future Intersection												--	--	--	--
15	Inland Valley Drive / Jefferson Avenue	--	Wildomar	Future Intersection												--	--	--	--

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

1 When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as defacto (d) right turn lanes.

L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing

2 Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0 (2008), based on the 2000 Highway Capacity Manual (HCM) method. Synchro 8 (Version 8, 2011) has been utilized to calculate delay and LOS for the I-15 Freeway ramps at Bundy Canyon Road, Baxter Road and Clinton Keith Road.

3 TS = Traffic Signal; AWS = All-Way Stop

Table 3-2

Existing (2013) Conditions
Roadway Volume/Capacity Analysis[1]

#	Roadway	Segment Limits	Roadway Section	LOS Capacity[2]	Existing (2013)	V/C	Average Daily Vehicle Capacity Threshold[3]
1	Grand Avenue	North of Corydon Street	2D	18,000	18,200	**1.01**	**Potentially Exceeds**
2		South of Corydon Street	2D	12,950	9,400	0.73	Acceptable
3		North of Clinton Keith Road	2U	12,950	4,100	0.32	Acceptable
4	Palomar Street	North of Central Street	2U	18,000	9,400	0.52	Acceptable
5		South of Central Street	2U	18,000	10,700	0.59	Acceptable
6		North of Clinton Keith Road	2U	18,000	12,300	0.68	Acceptable
7		South of Clinton Keith Road	2D	18,000	16,800	0.93	Approaching
8	Mission Trail	North of Corydon Street	4U	35,900	16,900	0.47	Acceptable
9		South of Corydon Street	4D	35,900	12,800	0.36	Acceptable
10	George Avenue	North of Clinton Keith Road	2U	12,950	3,900	0.30	Acceptable
12	Inland Valley Drive	South of Clinton Keith Road	2U	12,950	9,700	0.75	Acceptable
17	Corydon Street	West of Grand Avenue	2U	12,950	36	0.00	Acceptable
18		East of Grand Avenue	2D	18,000	10,900	0.61	Acceptable
19		West of Mission Trail	2D	18,000	15,700	0.87	Approaching
20	Bundy Canyon Road	West of I-15 SB Ramp	4D	35,900	19,200	0.53	Acceptable
21		I-15 SB Ramp to I-15 NB Ramp	4D	35,900	19,800	0.55	Acceptable
22		East of I-15 NB Ramp	2D	18,000	20,400	**1.13**	**Potentially Exceeds**
23	Central Street	West of Palomar Street	2U	13,000	9,700	0.75	Acceptable
24		East of Palomar Street	2U	18,000	10,300	0.57	Acceptable
25	Baxter Road	West of I-15 SB Ramp	2U	18,000	16,100	0.89	Approaching
26		I-15 SB Ramp to I-15 NB Ramp	2U	18,000	11,200	0.62	Acceptable
27		East of I-15 NB Ramp	2U	12,950	5,100	0.39	Acceptable
28	Clinton Keith Road	West of Grand Avenue	4D	34,100	10,800	0.32	Acceptable
29		East of Grand Avenue	4U	34,100	12,300	0.36	Acceptable
30		West of Palomar Street	4D	34,100	10,300	0.30	Acceptable
31		East of Palomar Street	4D	35,900	8,200	0.23	Acceptable
32		West of I-15 SB Ramp	4D	35,900	21,600	0.60	Acceptable
33		I-15 SB Ramp to I-15 NB Ramp	3D	26,900	20,900	0.78	Acceptable
34		East of I-15 NB Ramp	4D	35,900	22,200	0.62	Acceptable
35		West of George Avenue	4D	35,900	17,400	0.48	Acceptable
36		East of George Avenue	2D	18,000	19,200	**1.07**	**Potentially Exceeds**
37		West of Inland Valley Drive	2D	18,000	18,900	**1.05**	**Potentially Exceeds**
38		East of Inland Valley Drive	2U	18,000	13,000	0.72	Acceptable

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

1 Per Figure C-2: Link Volume Capacities/Level of Service for County of Riverside, County of Riverside General Plan Circulation Element.

2 These maximum roadway capacities have been extracted from the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide (April 2008). These roadway capacities are "rule of thumb" estimates for planning purposes. The LOS "E" service volumes are estimated maximum daily capacity for respective classifications. Capacity is affected by such factors as intersections (spacing, configuration and control features), degree of access control, roadway grades, design geometrics (horizontal and vertical alignment standards), sight distance, vehicle mix (truck and bus traffic) and pedestrian and bicycle traffic.

3 The Average Daily Vehicle Capacity Threshold is determined by the following V/C ratio range: 0.00 - 0.79 = "Acceptable", 0.80 - 1.00 = "Approaching Capacity", 1.01 - 1.25 = "Potentially Exceeds Capacity", 1.26+ = "Exceeds Capacity"

Table 5-1

Wildomar General Plan (Post-2035) Without Project Conditions Peak Hour Intersection LOS

#	Intersection	Traffic Control[3]	Jurisdiction	Intersection Approach Lanes[1]												Delay (Secs)[2]		Level of Service	
				Northbound			Southbound			Eastbound			Westbound						
				L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
1	Grand Avenue / Corydon Street	TS	Wildomar	1	2	1	2	2	1	0	1	0	1	1	1>	19.3	27.3	B	C
2	Mission Trail / Corydon Street	TS	Wildomar	1	2	0	0	2	1>	2	0	2>	0	0	0	20.1	20.0	C	B
3	I-15 Southbound Ramps / Bundy Canyon Road	TS	Caltrans	0	0	0	1	1	0	0	3	1	2	3	0	35.3	41.3	D	D
4	I-15 Northbound Ramps / Bundy Canyon Road	TS	Caltrans	1	1	0	0	0	0	2	3	0	0	3	1	24.6	34.9	C	C
5	Palomar Street / Central Street	TS	Wildomar	1	2	1	1	2	1	1	2	1	2	2	0	42.3	43.6	D	D
6	I-15 Southbound Ramps / Baxter Road	TS	Caltrans	0	0	0	0	1	0	0	2	1	1	2	0	23.7	17.5	C	B
7	I-15 Northbound Ramps / Baxter Road	TS	Caltrans	0	1	0	0	0	0	1	2	0	0	2	1	26.2	43.3	C	D
8	Grand Avenue / Clinton Keith Road	TS	Wildomar / Murrieta	0	0	0	1	0	1	1	2	0	0	2	0	16.7	29.7	B	C
9	Palomar Street / Clinton Keith Road	TS	Wildomar	2	2	1>	2	2	1	1	2	0	2	2	1	40.9	54.1	D	D
10	I-15 Southbound Ramps / Clinton Keith Road	TS	Caltrans	0	0	0	1	1	2	0	3	1	2	3	0	28.1	32.5	C	C
11	I-15 Northbound Ramps / Clinton Keith Road	TS	Caltrans	1	1	1	0	0	0	2	3	0	0	3	1	22.4	37.7	C	D
12	George Avenue / Clinton Keith Road	TS	Wildomar	2	1	0	1	1	1	2	3	1	1	3	1	38.7	55.0	D	D
13	Inland Valley Drive / Clinton Keith Road	TS	Wildomar	2	1	1	1	1	1	1	3	1	2	3	1	43.5	48.4	D	D
14	Inland Valley Drive / Wyman Road	TS	Wildomar	1	2	1	1	2	1	1	1	0	1	1	0	20.3	29.1	C	C
15	Inland Valley Drive / Jefferson Avenue	TS	Wildomar	1	2	0	1	2	1	1	2	1	1	2	1	36.9	46.0	D	D

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

1 When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as defacto (d) right turn lanes.

L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing

2 Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0 (2008), based on the 2000 Highway Capacity Manual (HCM) method. Synchro 8 (Version 8, 2011) has been utilized to calculate delay and LOS for the I-15 Freeway ramps at Bundy Canyon Road, Baxter Road and Clinton Keith Road.

3 TS = Traffic Signal

Table 5-2

Wildomar General Plan (Post-2035) Without Project Conditions
Roadway Volume/Capacity Analysis[1]

#	Roadway	Segment Limits	Roadway Section	LOS Capacity[2]	2035 NP	V/C	Average Daily Vehicle Capacity Threshold[3]
1	Grand Avenue	North of Corydon Street	**4D**	35,900	26,000	0.72	Acceptable
2		South of Corydon Street	**4U**	25,900	11,000	0.42	Acceptable
3		North of Clinton Keith Road	**4U**	25,900	7,000	0.27	Acceptable
4	Palomar Street	North of Central Street	**4D**	35,900	34,000	0.95	Approaching
5		South of Central Street	**4D**	35,900	32,000	0.89	Approaching
6		North of Clinton Keith Road	**4D**	35,900	35,000	0.97	Approaching
7		South of Clinton Keith Road	**4D**	35,900	32,000	0.89	Approaching
8	Mission Trail	North of Corydon Street	**4D**	35,900	35,000	0.97	Approaching
9		South of Corydon Street	4D	35,900	28,000	0.78	Acceptable
10	George Avenue	North of Clinton Keith Road	**4U**	25,900	19,000	0.73	Acceptable
11	Inland Valley Drive	North of Clinton Keith Road	**4U**	25,900	11,000	0.42	Acceptable
12		South of Clinton Keith Road	**4U**	25,900	22,000	0.85	Approaching
13		North of Wyman Road	**4U**	25,900	28,000	**1.08**	**Potentially Exceeds**
14		South of Wyman Road	**4U**	25,900	22,000	0.85	Approaching
15		North of Jefferson Avenue	**4U**	25,900	17,000	0.66	Acceptable
16		South of Jefferson Avenue	**4U**	25,900	7,000	0.27	Acceptable
17	Corydon Street	West of Grand Avenue	2U	13,000	3,000	0.23	Acceptable
18		East of Grand Avenue	**4D**	35,900	17,000	0.47	Acceptable
19		West of Mission Trail	**4D**	35,900	14,000	0.39	Acceptable
20	Bundy Canyon Road	West of I-15 SB Ramp	**6D**	53,900	53,000	0.98	Approaching
21		I-15 SB Ramp to I-15 NB Ramp	**6D**	53,900	49,000	0.91	Approaching
22		East of I-15 NB Ramp	**6D**	53,900	51,000	0.95	Approaching
23	Central Street	West of Palomar Street	**4U**	25,900	6,000	0.23	Acceptable
24		East of Palomar Street	**4D**	35,900	17,000	0.47	Acceptable
25	Baxter Road	West of I-15 SB Ramp	**4D**	35,900	32,000	0.89	Approaching
26		I-15 SB Ramp to I-15 NB Ramp	**4U**	35,900	20,000	0.56	Acceptable
27		East of I-15 NB Ramp	**4U**	25,900	22,000	0.85	Approaching
28	Clinton Keith Road	West of Grand Avenue	4D	34,100	30,000	0.88	Approaching
29		East of Grand Avenue	4U	34,100	31,000	0.91	Approaching
30		West of Palomar Street	4D	34,100	32,000	0.94	Approaching
31		East of Palomar Street	**6D**	53,900	48,000	0.89	Approaching
32		West of I-15 SB Ramp	**8D**	71,800	61,000	0.85	Approaching
33		I-15 SB Ramp to I-15 NB Ramp	**8D**	71,800	63,000	0.88	Approaching
34		East of I-15 NB Ramp	**6D**	53,900	54,000	**1.00**	**Potentially Exceeds**
35		West of George Avenue	**6D**	53,900	54,000	**1.00**	**Potentially Exceeds**
36		East of George Avenue	**6D**	53,900	37,000	0.69	Acceptable
37		West of Inland Valley Drive	**6D**	53,900	37,000	0.69	Acceptable
38		East of Inland Valley Drive	**6D**	53,900	41,000	0.76	Acceptable
39	Wyman Road	West of Inland Valley Drive	**2U**	13,000	8,000	0.62	Acceptable
40		East of Inland Valley Drive	**2U**	13,000	8,000	0.62	Acceptable
41	Jefferson Avenue	West of Inland Valley Drive	**4D**	35,900	22,000	0.61	Acceptable
42		East of Inland Valley Drive	**4D**	35,900	19,000	0.53	Acceptable

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

1 Per Figure C-2: Link Volume Capacities/Level of Service for County of Riverside, County of Riverside General Plan Circulation Element.

2 These maximum roadway capacities have been extracted from the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide (April 2008). These roadway capacities are "rule of thumb" estimates for planning purposes. The LOS "E" service volumes are estimated maximum daily capacity for respective classifications. Capacity is affected by such factors as intersections (spacing, configuration and control features), degree of access control, roadway grades, design geometrics (horizontal and vertical alignment standards), sight distance, vehicle mix (truck and bus traffic) and pedestrian and bicycle traffic.

3 The Average Daily Vehicle Capacity Threshold is determined by the following V/C ratio range: 0.00 - 0.79 = "Acceptable", 0.80 - 1.00 = "Approaching Capacity", 1.01 - 1.25 = "Potentially Exceeds Capacity", 1.26+ = "Exceeds Capacity"

Table 6-1

Wildomar General Plan (Post-2035) With Project Conditions Peak Hour Intersection LOS

#	Intersection	Traffic Control[3]	Jurisdiction	Intersection Approach Lanes[1]												Delay (Secs)[2]		Level of Service	
				Northbound			Southbound			Eastbound			Westbound						
				L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
1	Grand Avenue / Corydon Street	TS	Wildomar	1	2	1	2	2	1	0	1	0	1	1	1>	19.3	27.3	B	C
2	Mission Trail / Corydon Street	TS	Wildomar	1	2	0	0	2	1>	2	0	2>	0	0	0	20.0	20.0	B	B
3	I-15 Southbound Ramps / Bundy Canyon Road	TS	Caltrans	0	0	0	1	1	0	0	3	1	2	3	0	35.8	42.4	D	D
4	I-15 Northbound Ramps / Bundy Canyon Road	TS	Caltrans	1	1	0	0	0	0	2	3	0	0	3	1	24.9	41.5	C	D
5	Palomar Street / Central Street	TS	Wildomar	1	2	1	1	2	1	1	2	1	2	2	0	42.2	44.4	D	D
6	I-15 Southbound Ramps / Baxter Road	TS	Caltrans	0	0	0	0	1	0	0	2	1	1	2	0	23.8	17.6	C	B
7	I-15 Northbound Ramps / Baxter Road	TS	Caltrans	0	1	0	0	0	0	1	2	0	0	2	1	26.4	43.4	C	D
8	Grand Avenue / Clinton Keith Road	TS	Wildomar / Murrieta	0	0	0	1	0	1	1	2	0	0	2	0	16.4	29.1	B	C
9	Palomar Street / Clinton Keith Road	TS	Wildomar	2	2	1>	2	2	1	1	2	0	2	2	1	41.1	54.8	D	D
10	I-15 Southbound Ramps / Clinton Keith Road	TS	Caltrans	0	0	0	1	1	2	0	3	1	2	3	0	28.1	33.4	C	C
11	I-15 Northbound Ramps / Clinton Keith Road	TS	Caltrans	1	1	1	0	0	0	2	3	0	0	3	1	22.4	38.0	C	D
12	George Avenue / Clinton Keith Road	TS	Wildomar	2	1	0	1	1	1	2	3	1	1	3	1	38.6	53.7	D	D
13	Inland Valley Drive / Clinton Keith Road	TS	Wildomar	2	1	1	1	1	1	1	3	1	2	3	1	42.7	49.1	D	D
14	Inland Valley Drive / Wyman Road	TS	Wildomar	1	2	1	1	2	1	1	1	0	1	1	0	20.5	29.9	C	C
15	Inland Valley Drive / Jefferson Avenue	TS	Wildomar	1	2	0	1	2	1	1	2	1	1	2	1	37.0	46.5	D	D

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

1 When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as defacto (d) right turn lanes.

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3 TS = Traffic Signal

Table 6-2

Wildomar General Plan (Post-2035) With Project Conditions
Roadway Volume/Capacity Analysis[1]

#	Roadway	Segment Limits	Roadway Section	LOS Capacity[2]	2035 WP	V/C	Average Daily Vehicle Capacity Threshold[3]
1	Grand Avenue	North of Corydon Street	**4D**	35,900	26,000	0.72	Acceptable
2		South of Corydon Street	**4U**	25,900	11,000	0.42	Acceptable
3		North of Clinton Keith Road	**4U**	25,900	7,000	0.27	Acceptable
4	Palomar Street	North of Central Street	**4D**	35,900	34,000	0.95	Approaching
5		South of Central Street	**4D**	35,900	31,000	0.86	Approaching
6		North of Clinton Keith Road	**4D**	35,900	35,000	0.97	Approaching
7		South of Clinton Keith Road	**4D**	35,900	32,000	0.89	Approaching
8	Mission Trail	North of Corydon Street	**4D**	35,900	35,000	0.97	Approaching
9		South of Corydon Street	4D	35,900	28,000	0.78	Acceptable
10	George Avenue	North of Clinton Keith Road	**4U**	25,900	19,000	0.73	Acceptable
11	Inland Valley Drive	North of Clinton Keith Road	**4U**	25,900	11,000	0.42	Acceptable
12		South of Clinton Keith Road	**4U**	25,900	22,000	0.85	Approaching
13		North of Wyman Road	**4U**	25,900	28,000	**1.08**	**Potentially Exceeds**
14		South of Wyman Road	**4U**	25,900	22,000	0.85	Approaching
15		North of Jefferson Avenue	**4U**	25,900	17,000	0.66	Acceptable
16		South of Jefferson Avenue	**4U**	25,900	7,000	0.27	Acceptable
17	Corydon Street	West of Grand Avenue	2U	13,000	3,000	0.23	Acceptable
18		East of Grand Avenue	**4D**	35,900	17,000	0.47	Acceptable
19		West of Mission Trail	**4D**	35,900	14,000	0.39	Acceptable
20	Bundy Canyon Road	West of I-15 SB Ramp	**6D**	53,900	53,000	0.98	Approaching
21		I-15 SB Ramp to I-15 NB Ramp	**6D**	53,900	49,000	0.91	Approaching
22		East of I-15 NB Ramp	**6D**	53,900	51,000	0.95	Approaching
23	Central Street	West of Palomar Street	**4U**	25,900	6,000	0.23	Acceptable
24		East of Palomar Street	**4D**	35,900	17,000	0.47	Acceptable
25	Baxter Road	West of I-15 SB Ramp	**4D**	35,900	32,000	0.89	Approaching
26		I-15 SB Ramp to I-15 NB Ramp	**4U**	35,900	20,000	0.56	Acceptable
27		East of I-15 NB Ramp	**4U**	25,900	22,000	0.85	Approaching
28	Clinton Keith Road	West of Grand Avenue	4D	34,100	30,000	0.88	Approaching
29		East of Grand Avenue	4U	34,100	31,000	0.91	Approaching
30		West of Palomar Street	4D	34,100	32,000	0.94	Approaching
31		East of Palomar Street	**6D**	53,900	48,000	0.89	Approaching
32		West of I-15 SB Ramp	**8D**	71,800	61,000	0.85	Approaching
33		I-15 SB Ramp to I-15 NB Ramp	**8D**	71,800	63,000	0.88	Approaching
34		East of I-15 NB Ramp	**6D**	53,900	54,000	**1.00**	**Potentially Exceeds**
35		West of George Avenue	**6D**	53,900	54,000	**1.00**	**Potentially Exceeds**
36		East of George Avenue	**6D**	53,900	37,000	0.69	Acceptable
37		West of Inland Valley Drive	**6D**	53,900	37,000	0.69	Acceptable
38		East of Inland Valley Drive	**6D**	53,900	41,000	0.76	Acceptable
39	Wyman Road	West of Inland Valley Drive	**2U**	13,000	8,000	0.62	Acceptable
40		East of Inland Valley Drive	**2U**	13,000	8,000	0.62	Acceptable
41	Jefferson Avenue	West of Inland Valley Drive	**4D**	35,900	22,000	0.61	Acceptable
42		East of Inland Valley Drive	**4D**	35,900	19,000	0.53	Acceptable

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

1 Per Figure C-2: Link Volume Capacities/Level of Service for County of Riverside, County of Riverside General Plan Circulation Element.

2 These maximum roadway capacities have been extracted from the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide (April 2008). These roadway capacities are "rule of thumb" estimates for planning purposes. The LOS "E" service volumes are estimated maximum daily capacity for respective classifications. Capacity is affected by such factors as intersections (spacing, configuration and control features), degree of access control, roadway grades, design geometrics (horizontal and vertical alignment standards), sight distance, vehicle mix (truck and bus traffic) and pedestrian and bicycle traffic.

3 The Average Daily Vehicle Capacity Threshold is determined by the following V/C ratio range: 0.00 - 0.79 = "Acceptable", 0.80 - 1.00 = "Approaching Capacity", 1.01 - 1.25 = "Potentially Exceeds Capacity", 1.26+ = "Exceeds Capacity"