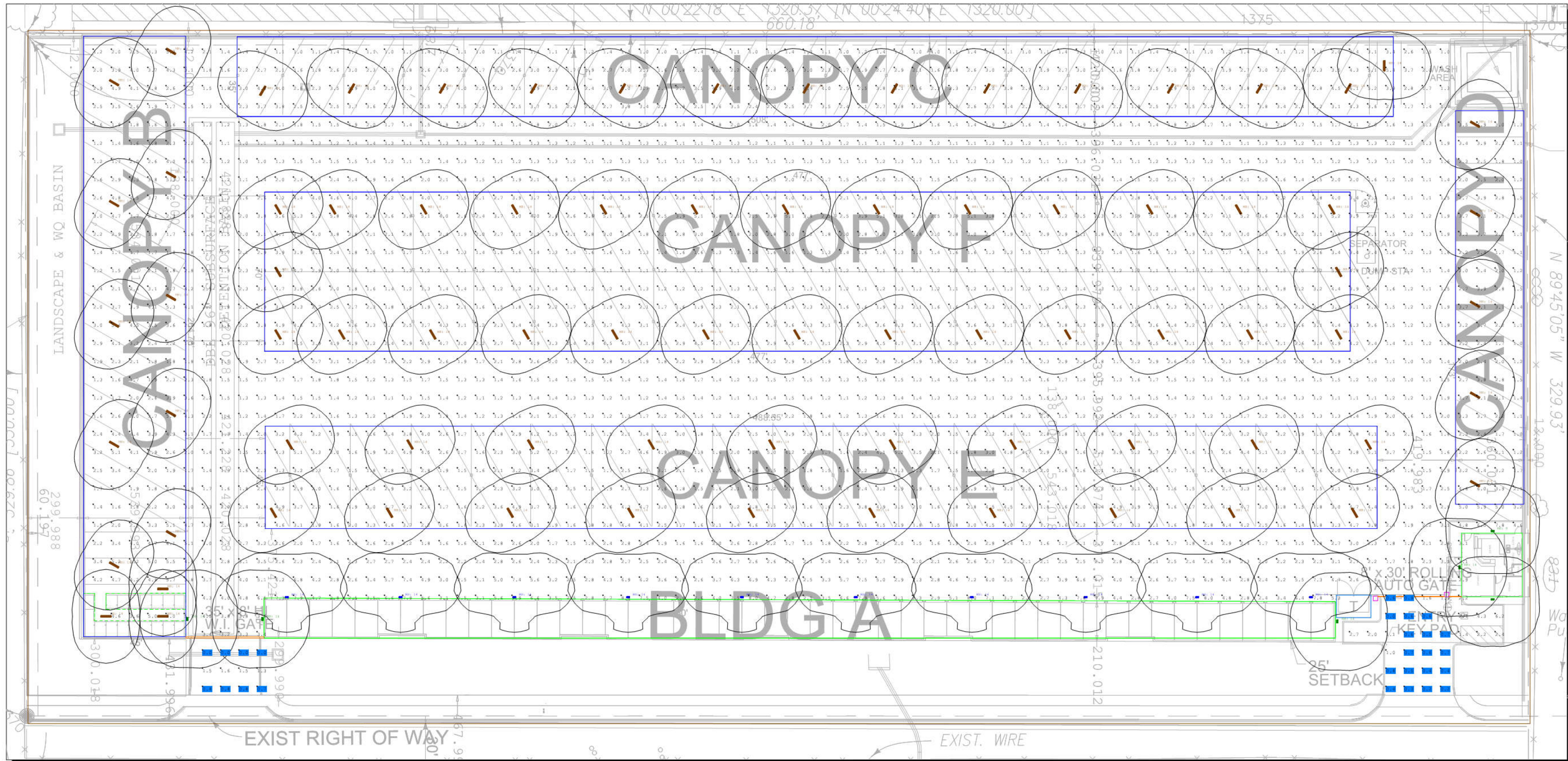


C:\DRAWINGS\WILDOMAR RV\WILDOMAR RV\FCT
C:\DRAWINGS\WILDOMAR RV\1464\FCT
PRINT DATE: 03/01/17
PRINT TIME: 03:37 PM



DISCLAIMER: This calculation, either normal lighting or emergency lighting, is based on the information provided to CLS by the architect, engineer, lighting designer, contractor, etc.. These findings should be verified by a certified electrical engineer as to their accuracy. Design changes such as ceiling heights, ceiling, wall and floor reflectances of all interior surfaces including partition walls may adversely affect the overall light levels. CLS is not responsible as to the veracity of these calculations, and should only be used as a design reference tool and are only an approximation.

JULY 27, 2016
PROJECT: WILDOMAR RV STORAGE, WILDOMAR
SPECIFIER: RANDALL ENGINEERING
CLS: JIM POIRIER
PHOTOMETRICS: TAMI JOHNSON

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	80	A	SINGLE	0.900	LSIT XLPG-160-S2-WW	6229
	10	B	SINGLE	0.900	WILLIAMS: WMPH-160/740-P3-FINISH-CLR-OPTIONS-DIM-UNV	5933
	6	C	SINGLE	0.900	WILLIAMS: WMPH-160/740-TFF-FINISH-CLR-OPTIONS-DIM-UNV	5470

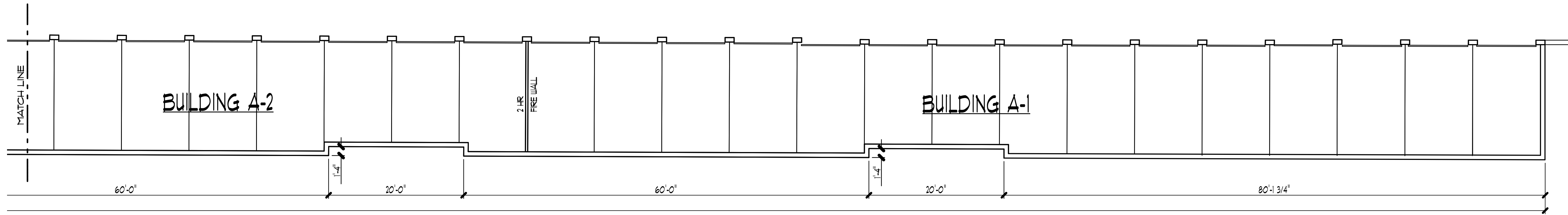
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CALC # GRND	Illuminance	Fc	2.42	8.0	0.0	N.A.

SITE AREA: 4.99 ACRES
ALLOWED LUMENS PER ACRE 175,000 LUMENS
TOTAL ALLOWED LUMENS ON SITE 874,628 LUMENS

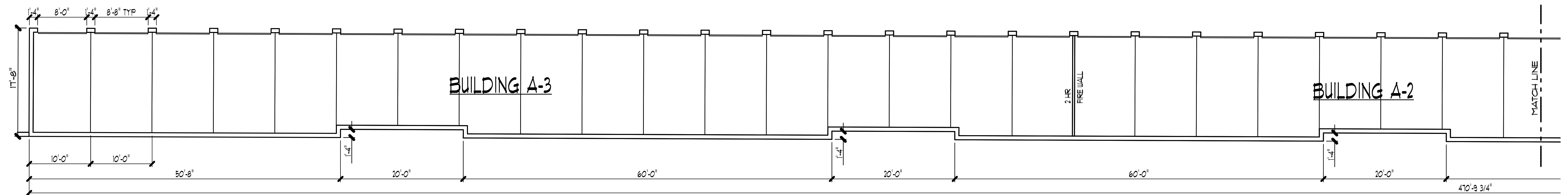
TOTAL LUMENS PROPOSED 498,320 LUMENS
80 x 623 LUMENS 6229 LUMENS
10 x 5833 LUMENS 59330 LUMENS
6 x 5470 LUMENS 32820 LUMENS

TOTAL LUMENS 590,470 LUMENS

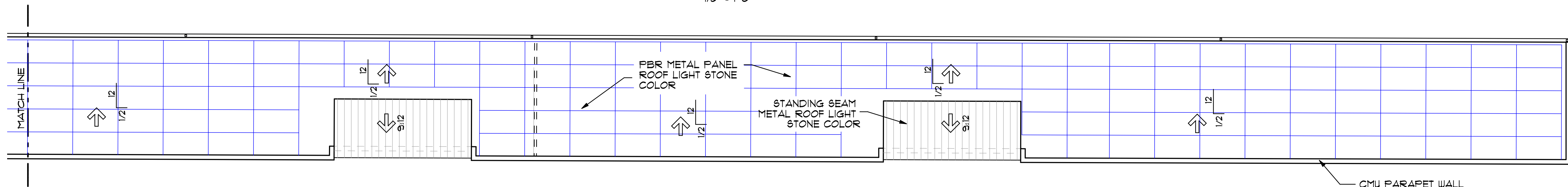




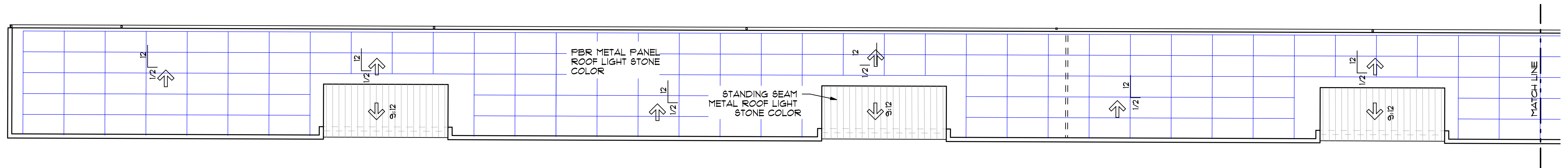
PARTIAL BLDG A PLAN (NORTH)
1/8" = 1'-0"



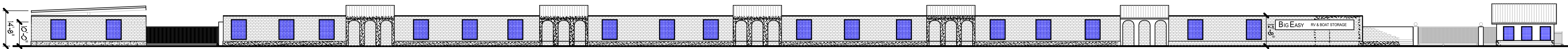
PARTIAL BLDG A PLAN (SOUTH)
1/8" = 1'-0"



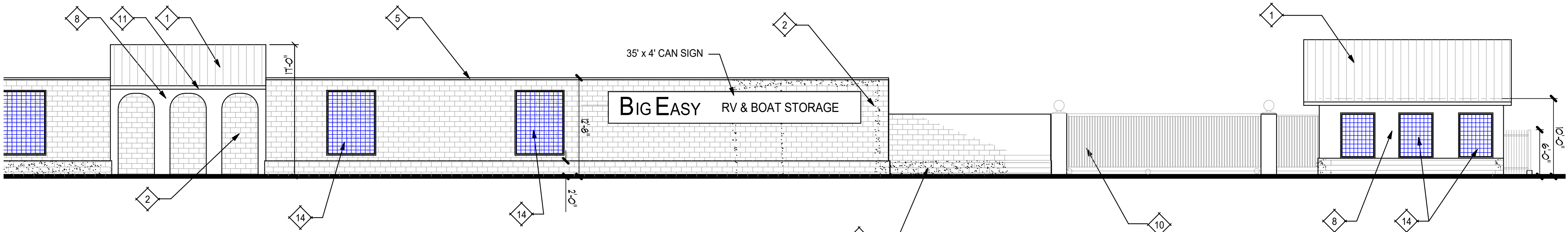
PARTIAL BLDG A ROOF PLAN (NORTH)
1/8" = 1'-0"



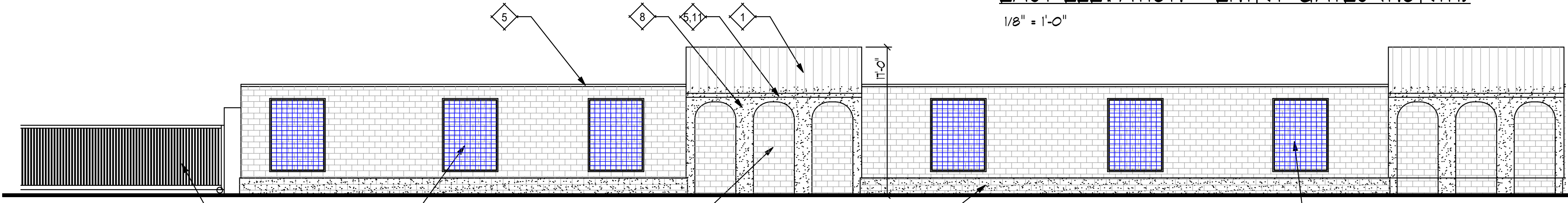
PARTIAL BLDG A ROOF PLAN (SOUTH)
1/8" = 1'-0"



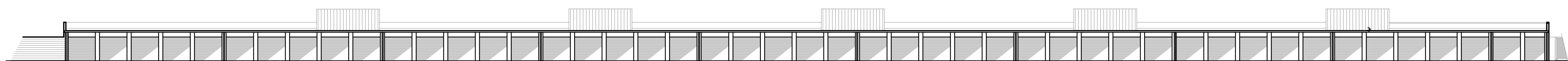
EAST ELEVATION (JANA LANE)
1" = 20'-0"



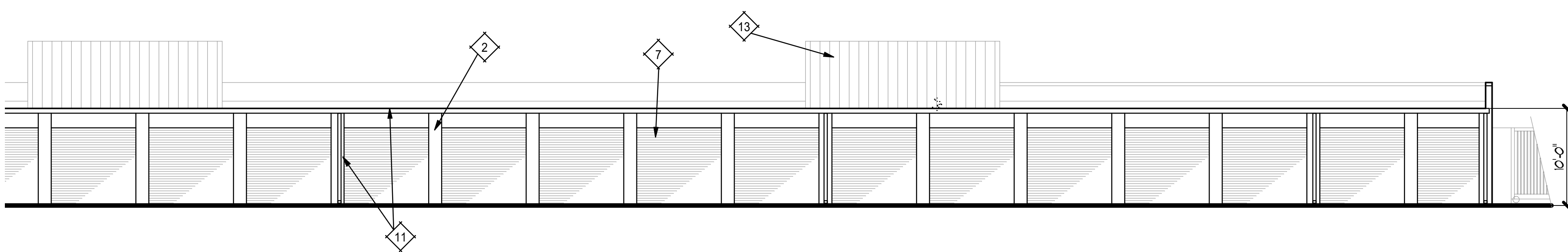
EAST ELEVATION @ ENTRY GATES (NORTH)
1/8" = 1'-0"



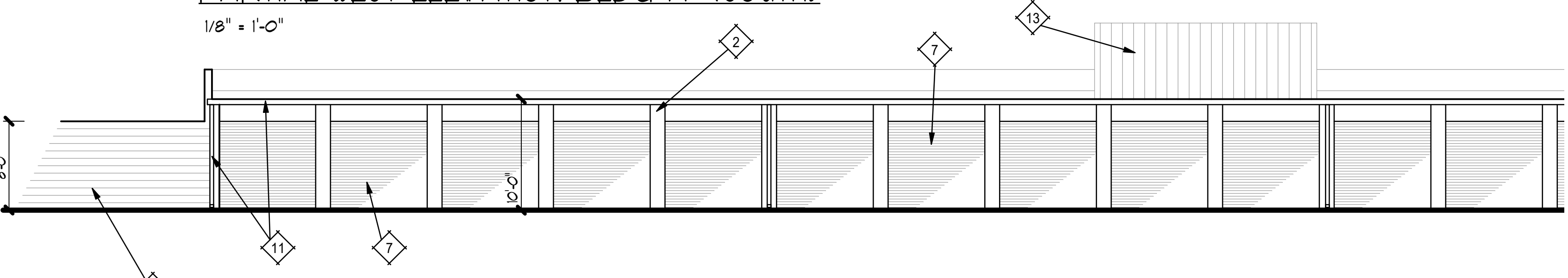
PARTIAL EAST ELEVATION @ ENTRY GATES (SOUTH)
1/8" = 1'-0"



WEST ELEVATION BLDG A
1" = 20'-0"



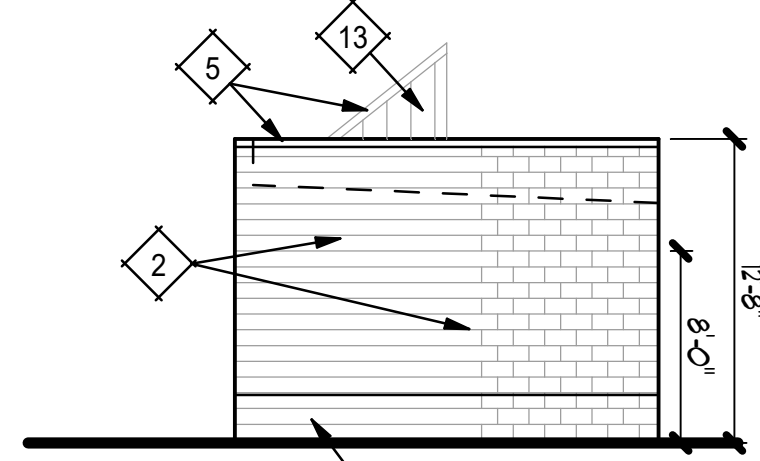
PARTIAL WEST ELEVATION BLDG A (SOUTH)
1/8" = 1'-0"



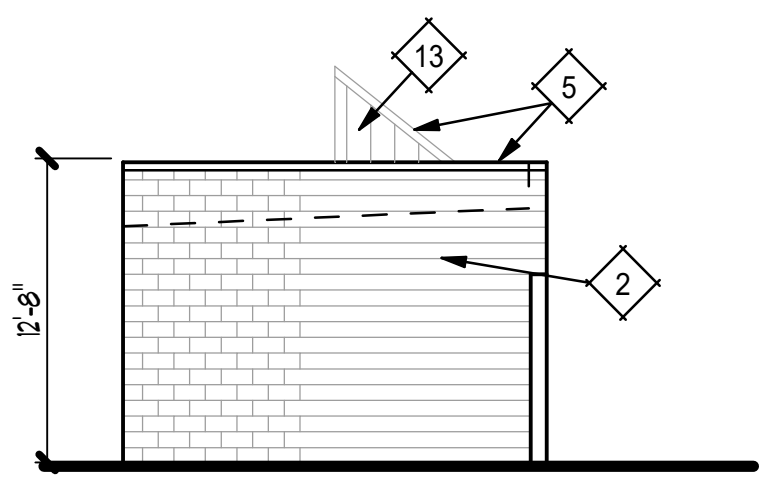
PARTIAL WEST ELEVATION BLDG A @ ENTRY GATES (NORTH)
1/8" = 1'-0"

ELEVATION KEY NOTES

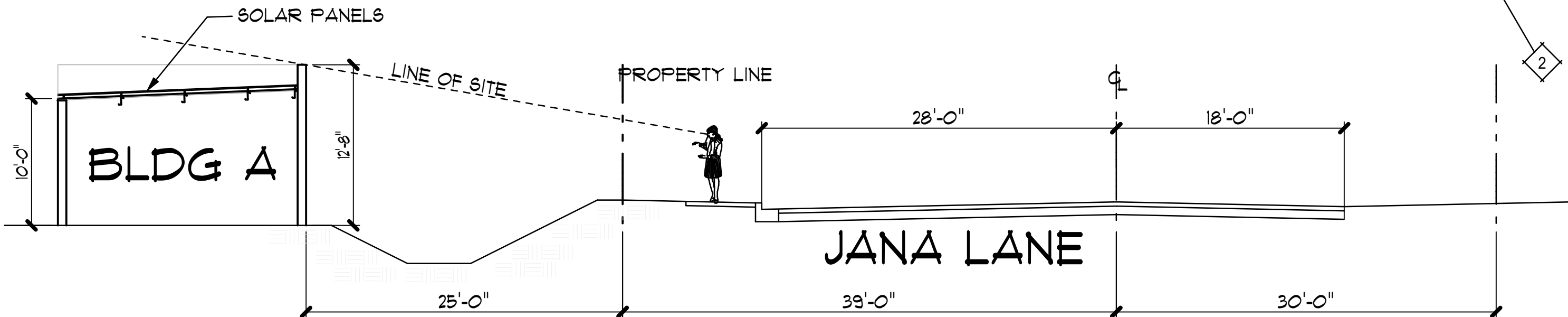
- 1 STANDING SEAM ROOF - BROWNSTONE COLOR
- 2 PRECISION CMU WALL - TAN
- 3 SPLIT FACE CMU - CHOCOLATE
- 4 SPLIT FACE VENEER - CHOCOLATE
- 5 METAL FLASHING - KOKO BROWN
- 6 CANOPY STRUCTURE PAINTED - DEAI62 LOG CABIN
- 7 COILING DOORS - KOKO BROWN
- 8 SAND FINISH STUCCO - LA HABRA MISTY
- 9 ALUMINUM STOREFRONT WITH LOW E GLAZING DK BRONZE FINISH
- 10 ORNAMENTAL IRON FENCE AND ROLLING GATES DEAI 62 LOG CABIN
- 11 GUTTER AND DOWNSPOUT - KOKO BROWN
- 12 PAINTED STEEL TRASH ENCLOSURE GATES - KOKO BROWN
- 13 METAL SIDING BROWNSTONE COLOR
- 14 GRID IRON WORK PAINTED DEAI62 LOG CABIN
- 15 6' HI CHAIN LINK FENCE ON RETAINING WALL



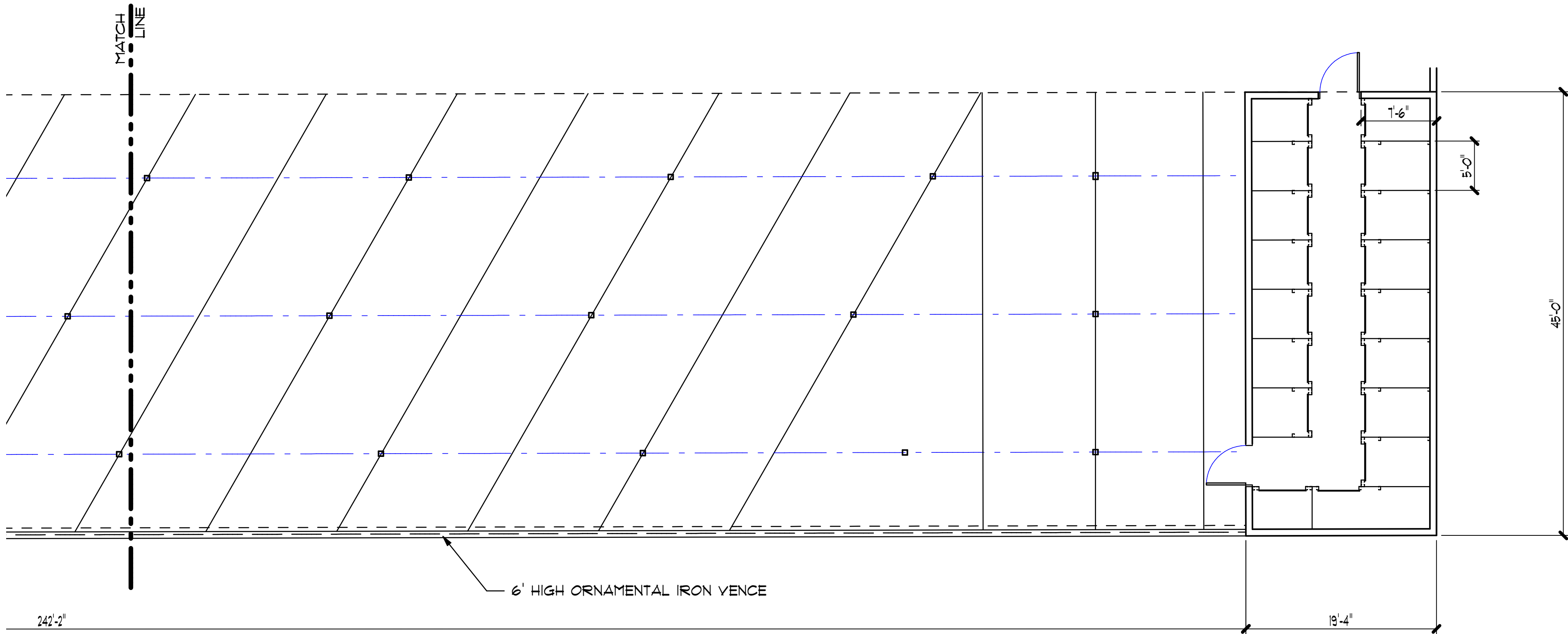
NORTH ELEVATION BLDG A
1/8" = 1'-0"



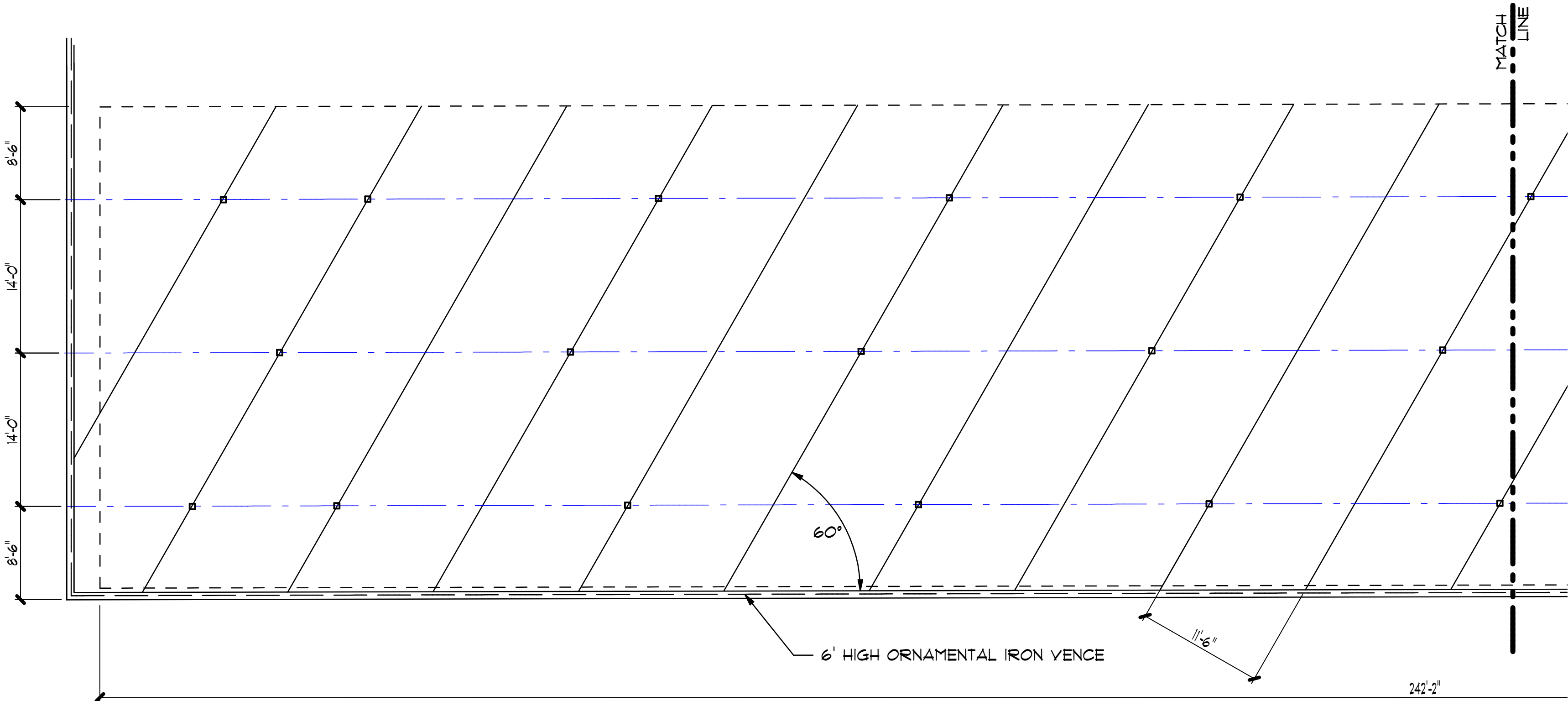
SOUTH ELEVATION BLDG A
1/8" = 1'-0"



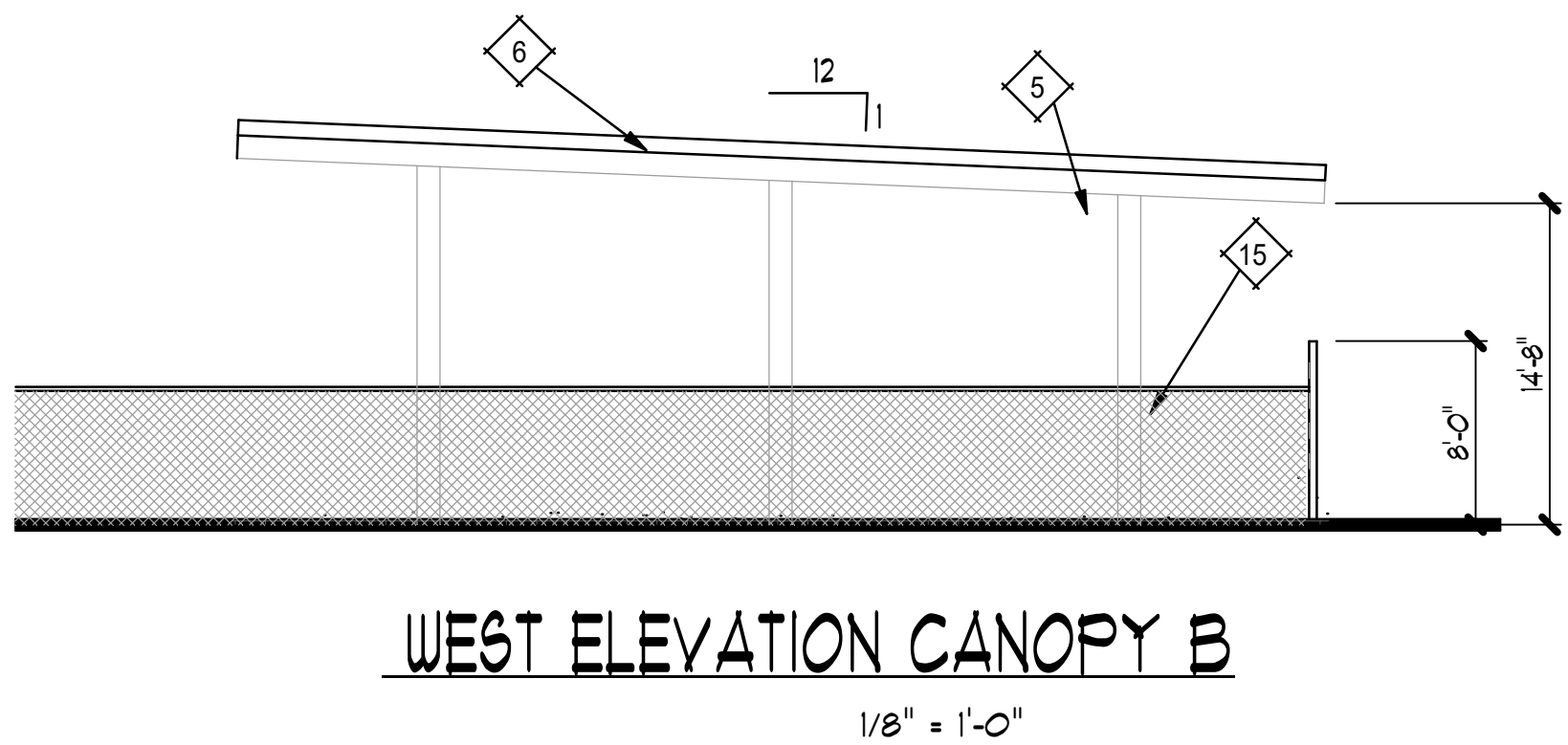
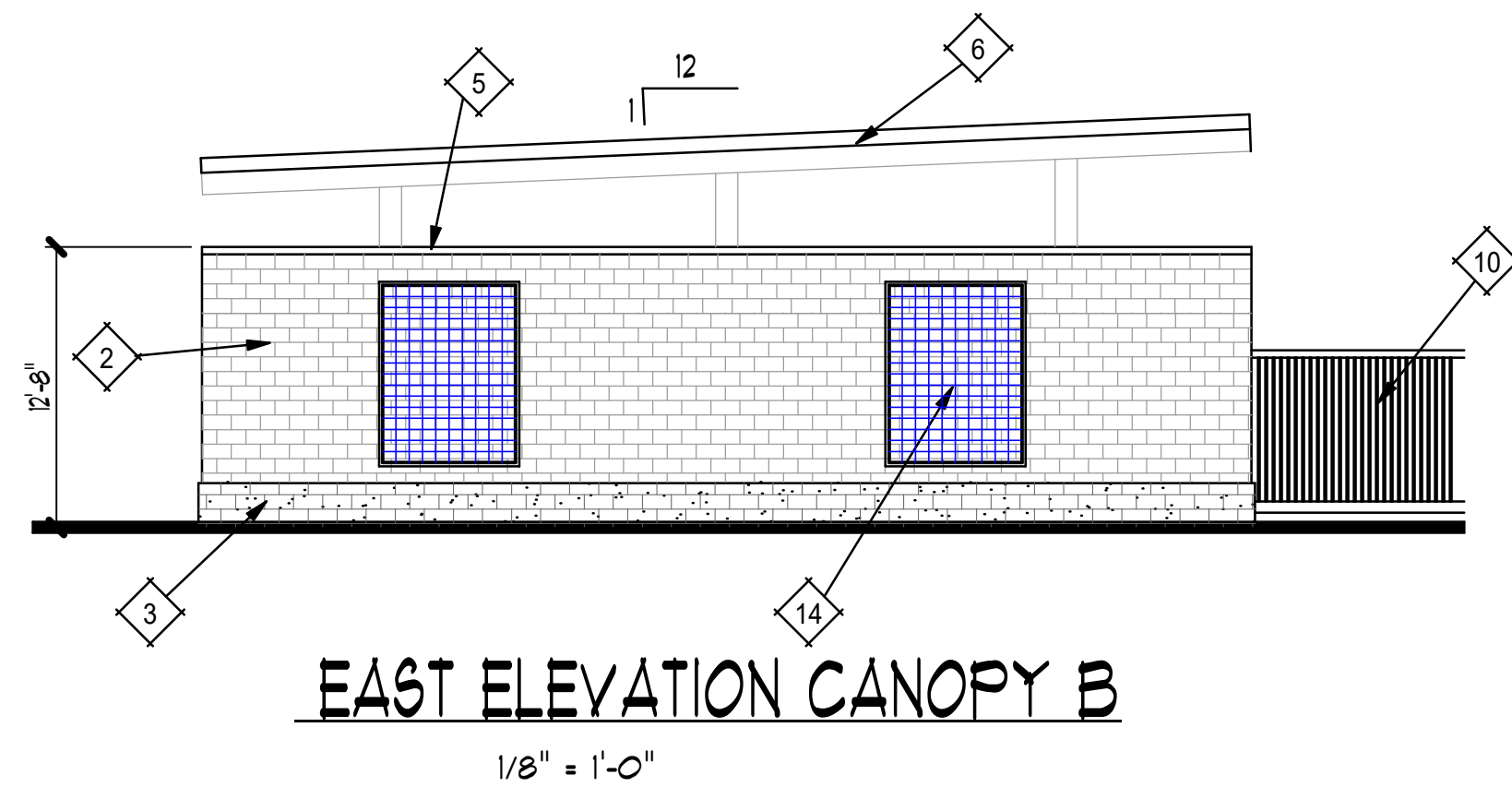
C:\DRAWINGS\WILDOMAR RV\WILDOMAR RV\FCT
C:\DRAWINGS\WILDOMAR RV\1464\FCT
PRINT DATE : 03/01/17 PRINT TIME : 03:21 PM



PARTIAL FLOOR PLAN (EAST)
1/8" = 1'-0"

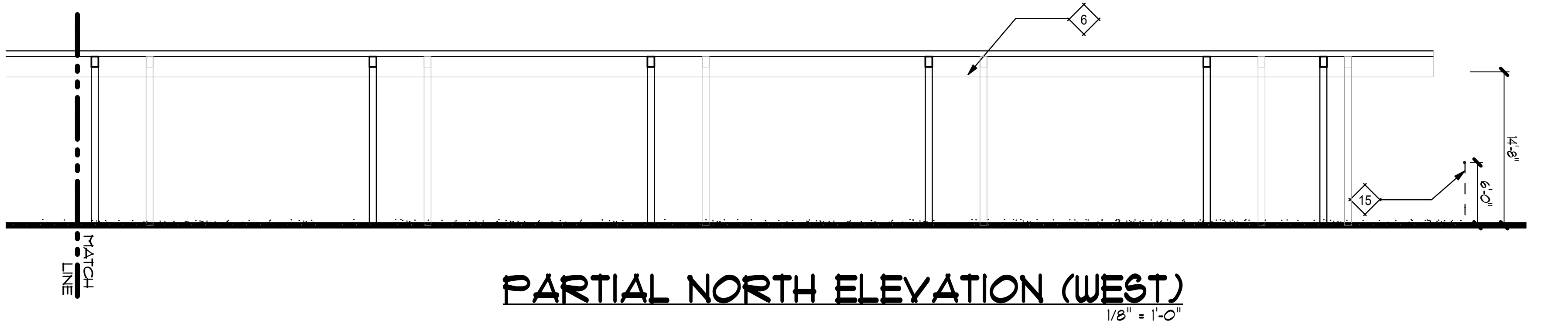
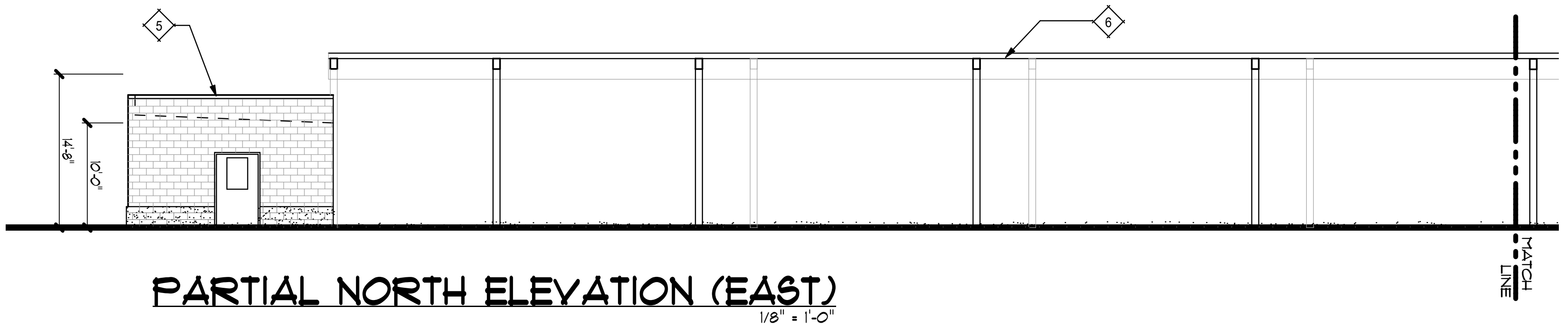
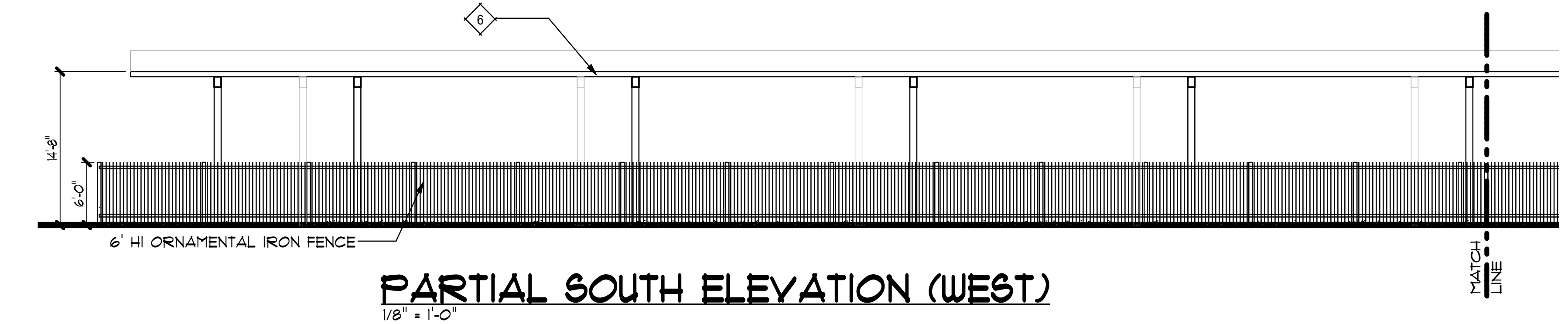
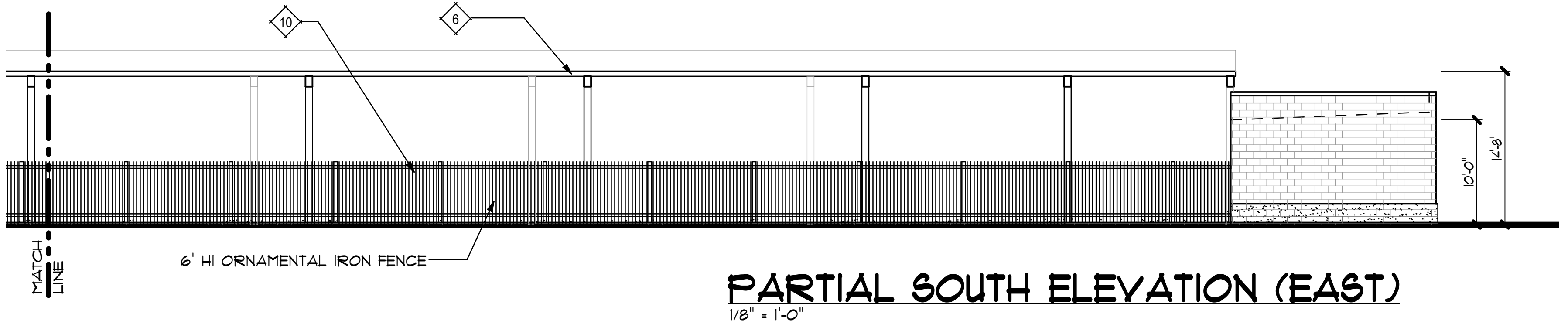
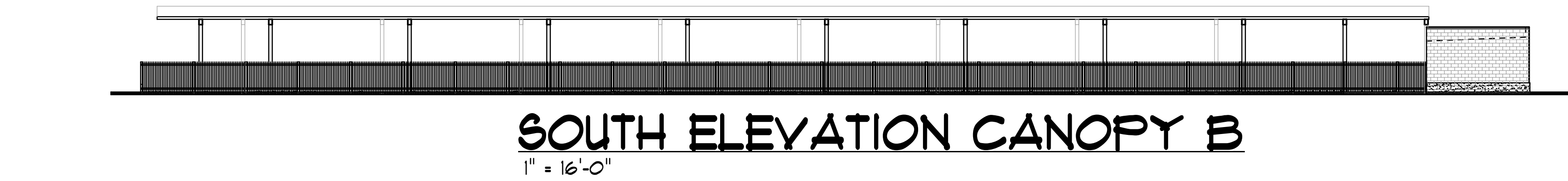


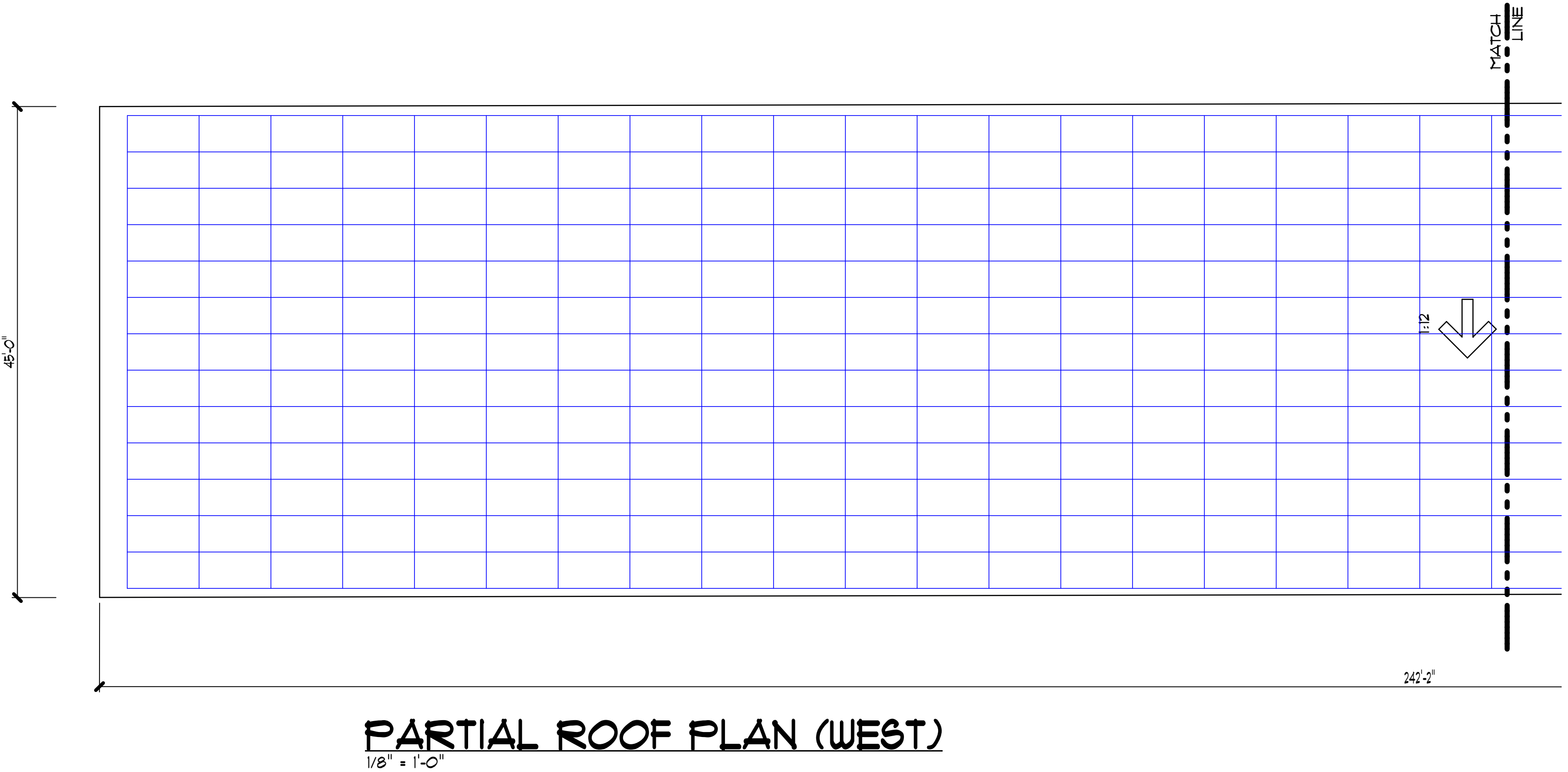
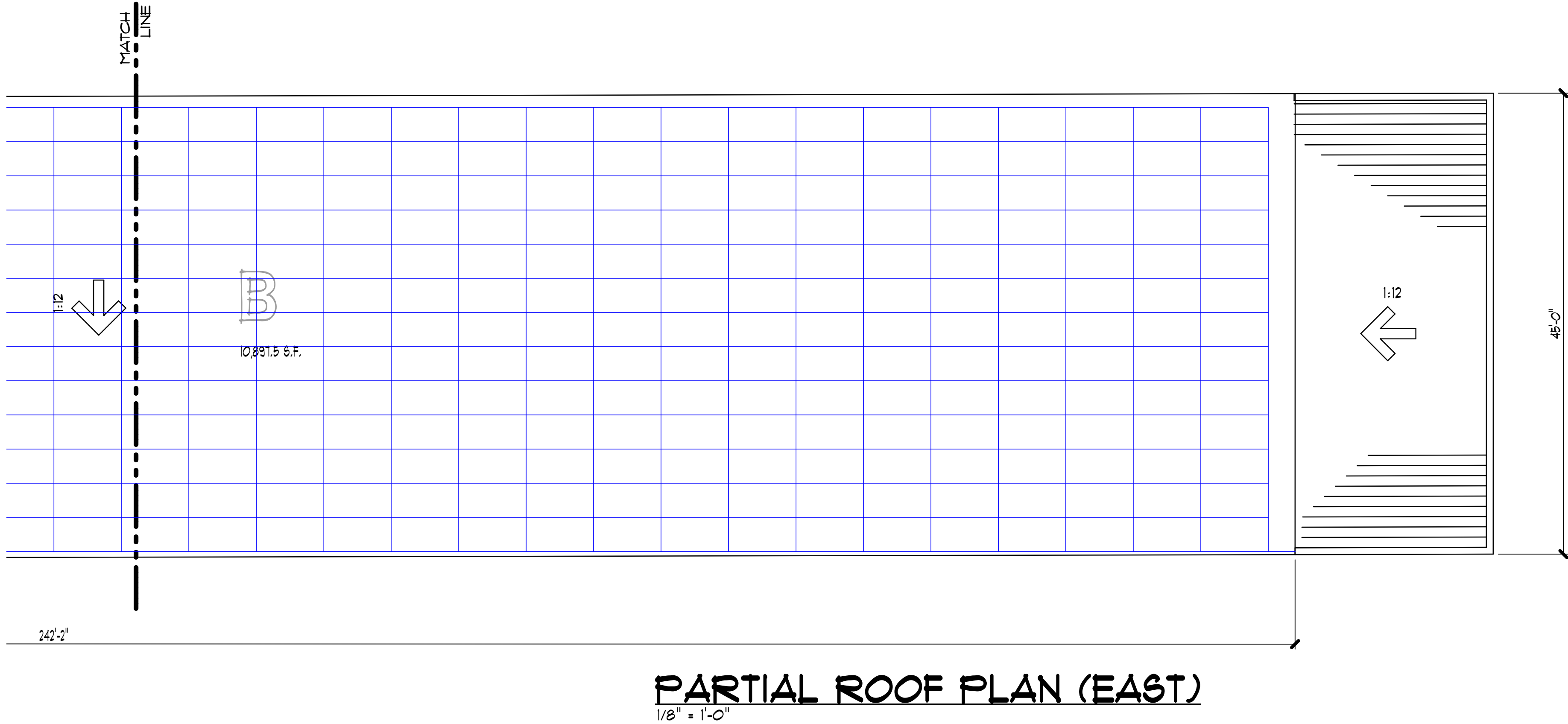
PARTIAL FLOOR PLAN (WEST)
1/8" = 1'-0"

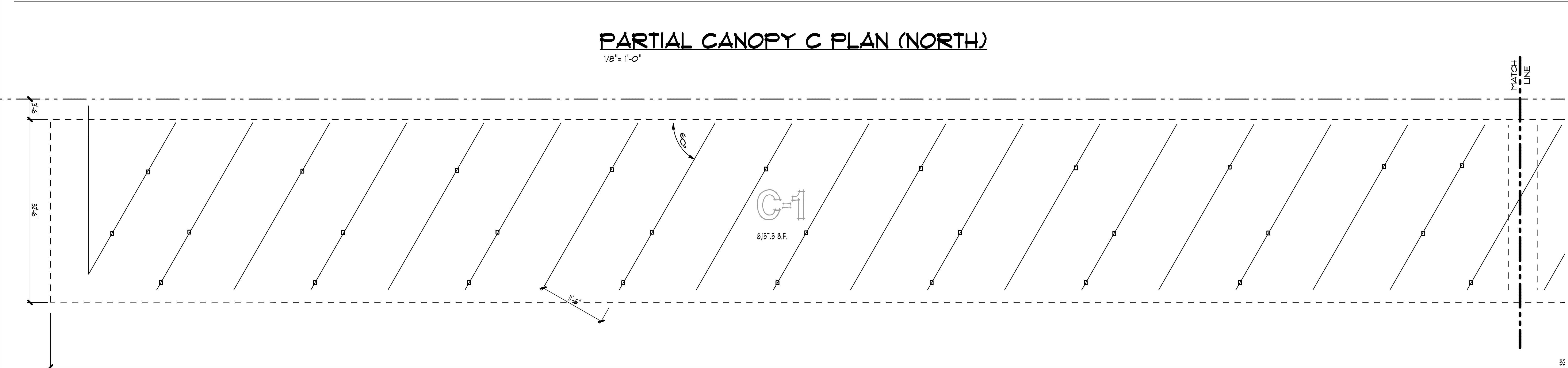
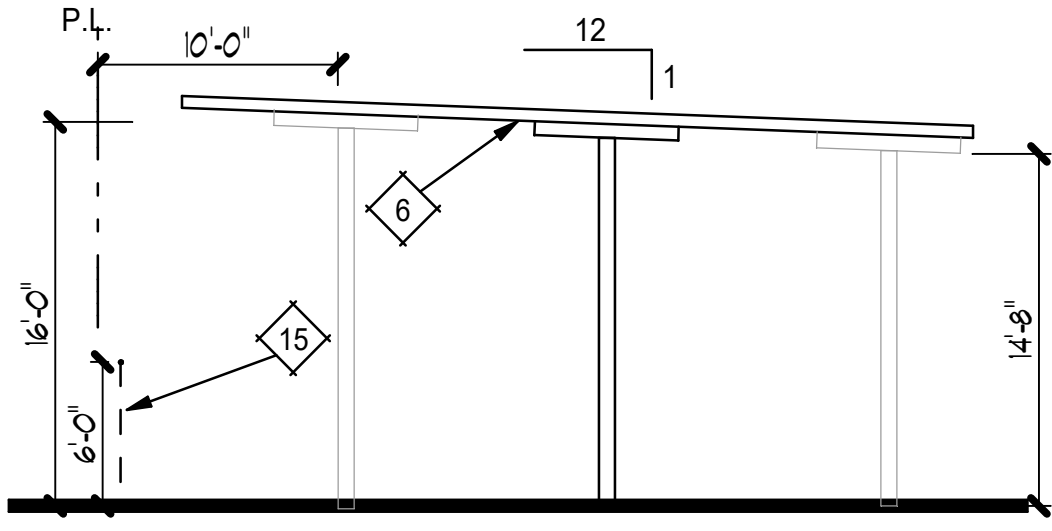


ELEVATION KEY NOTES

- 1 STANDING SEAM ROOF - BROWNSTONE COLOR
- 2 PRECISION CMU WALL - TAN
- 3 SPLIT FACE CMU - CHOCOLATE
- 4 SPLIT FACE VENEER - CHOCOLATE
- 5 METAL FLASHING - KOKO BROWN
- 6 CANOPY STRUCTURE PAINTED - DEAI62 LOG CABIN
- 7 COILING DOORS - KOKO BROWN
- 8 SAND FINISH STUCCO - LA HABRA MISTY
- 9 ALUMINUM STOREFRONT WITH LOW E GLAZING DK BRONZE FINISH
- 10 ORNAMENTAL IRON FENCE AND ROLLING GATES - DEAI62 LOG CABIN
- 11 GUTTER AND DOWNSPOUT - KOKO BROWN
- 12 PAINTED STEEL TRASH ENCLOSURE GATES - KOKO BROWN
- 13 METAL SIDING - BROWNSTONE COLOR
- 14 GRID IRON WORK PAINTED DEAI62 LOG CABIN
- 15 6' HI CHAIN LINK FENCE ON RETAINING WALL



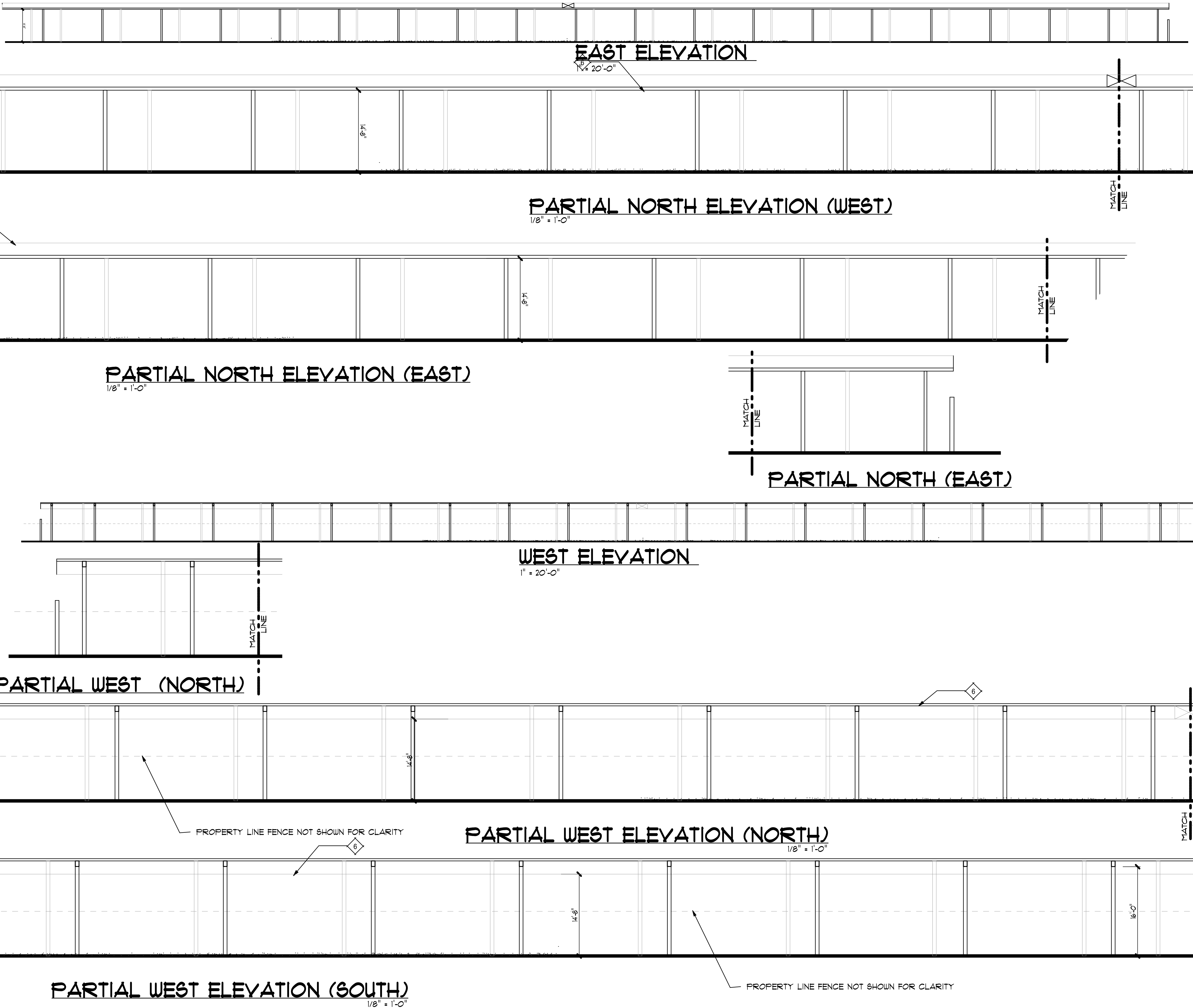



$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$

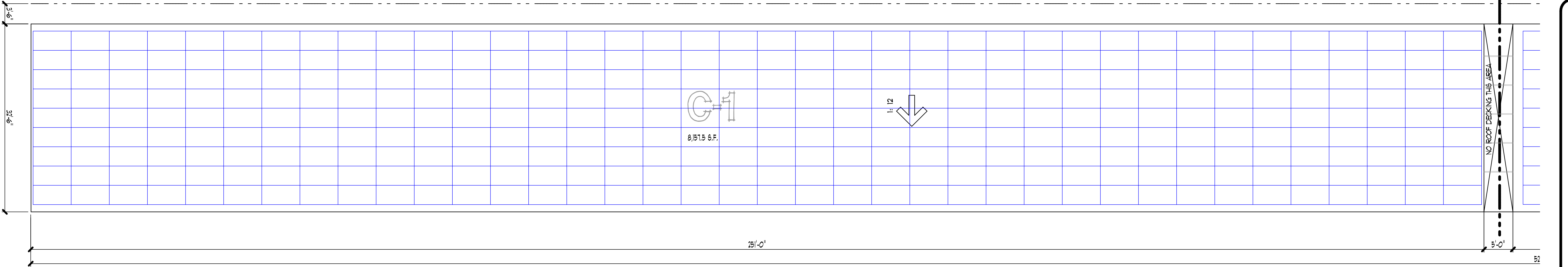
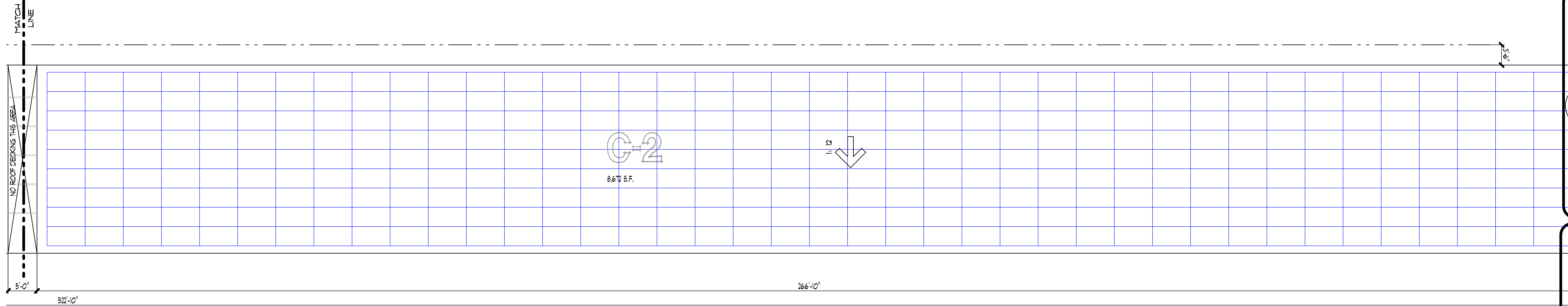
SEE SHEET 4.1 FOR KEY NOTES

ELEVATION KEY NOTES

- 1 STANDING SEAM ROOF - BROWNSTONE COLOR
- 2 PRECISION CMU WALL - TAN
- 3 SPLIT FACE CMU - CHOCOLATE
- 4 SPLIT FACE VENEER - CHOCOLATE
- 5 METAL FLASHING - KOKO BROWN
- 6 CANOPY STRUCTURE PAINTED - DEAI62 LOG CABIN
- 7 COILING DOORS - KOKO BROWN
- 8 SAND FINISH STUCCO - LA HABRA MISTY
- 9 ALUMINUM STOREFRONT WITH LOW E GLAZING DK BRONZE FINISH
- 10 ORNAMENTAL IRON FENCE AND ROLLING GATES DEAI62 LOG CABIN
- 11 GUTTER AND DOWNSPOUT - KOKO BROWN
- 12 PAINTED STEEL TRASH ENCLOSURE GATES - KOKO BROWN
- 13 METAL SIDING BROWNSTONE COLOR
- 14 GRID IRON WORK PAINTED DEAI62 LOG CABIN
- 15 6' HI CHAIN LINK FENCE ON RETAINING WALL



C:\DRAWINGS\WILDOMAR R\WILDOMAR RV\FCT
C:\DRAWINGS\WILDOMAR R\WILDOMAR RV\FCT
PRINT DATE: 03/01/17
PRINT TIME: 03:21 PM



C:\DRAWINGS\WILDOMAR RV\WILDOMAR RV\FCT
C:\DRAWINGS\WILDOMAR RV\1464\FCT
PRINT DATE : 03/01/17
PRINT TIME : 03:21 PM

VESELY ARCHITECT
ARCHITECTURE
PLANNING

1420 Basel Place
Riverside, California 92506
(951) 794-2570
email: vesely-architect@socalglobal.net
www.veselyarchitect.com

CUP 16-00095

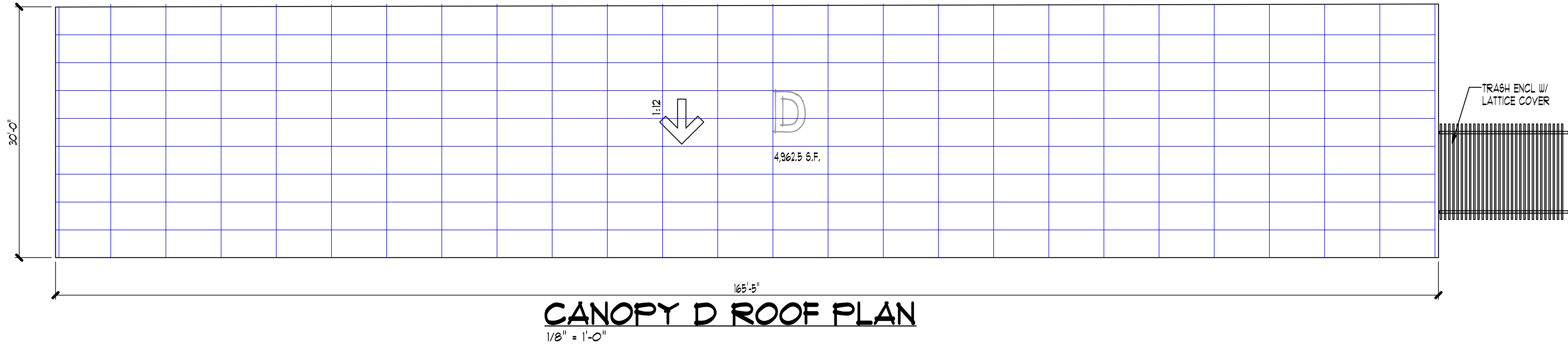
A STORAGE PROJECT FOR
BIG EASY RV AND BOAT STORAGE
36215 JANA LANE
WILDOMAR, CA 92595



JOB NO. 16-1002
DATE: 03/01/17
SCALE: 1/8"=1'-0"
SHEET
4.2

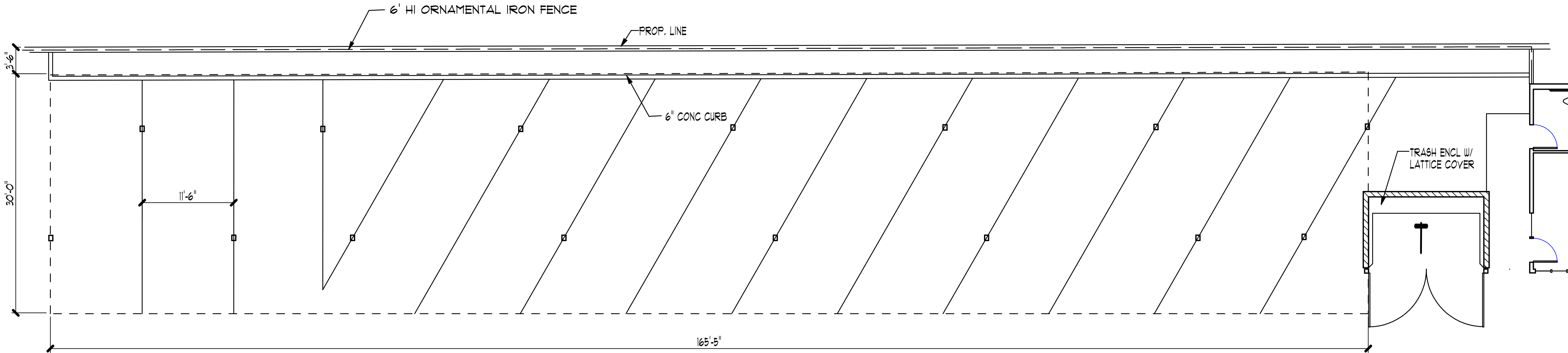
**CANOPY C
ROOF PLAN**

C:\DRAWINGS\WILDOMAR RV\WILDOMAR RV\FCT
C:\DRAWINGS\WILDOMAR RV\1-dgn\FCT
PRINT DATE : 03/01/17
PRINT TIME : 03:21 PM



CANOPY D ROOF PLAN

1/8" = 1'-0"



CANOPY D FLOOR PLAN

1/8" = 1'-0"

4,962.5 S.F.

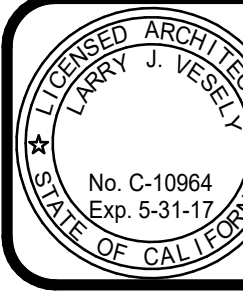
CANOPY D
PLANS

SHEET

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

DATE: 03/01/17

JOB NO. 16-1002

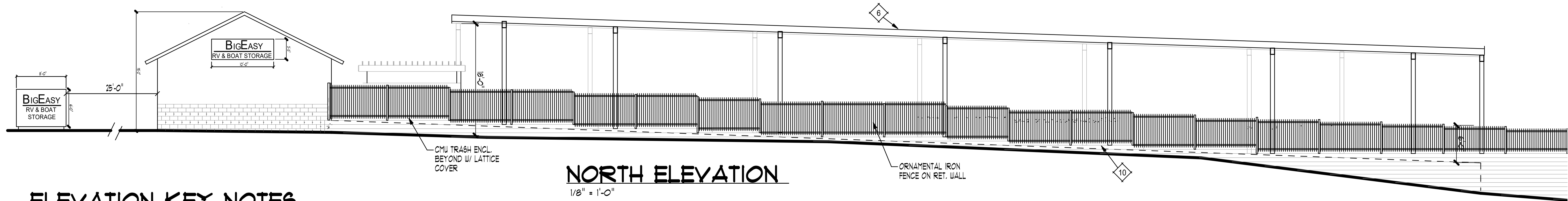


A STORAGE PROJECT FOR
BIG EASY RV AND BOAT STORAGE
36215 JANA LANE
WILDOMAR, CA 92595

CUP 16-0095

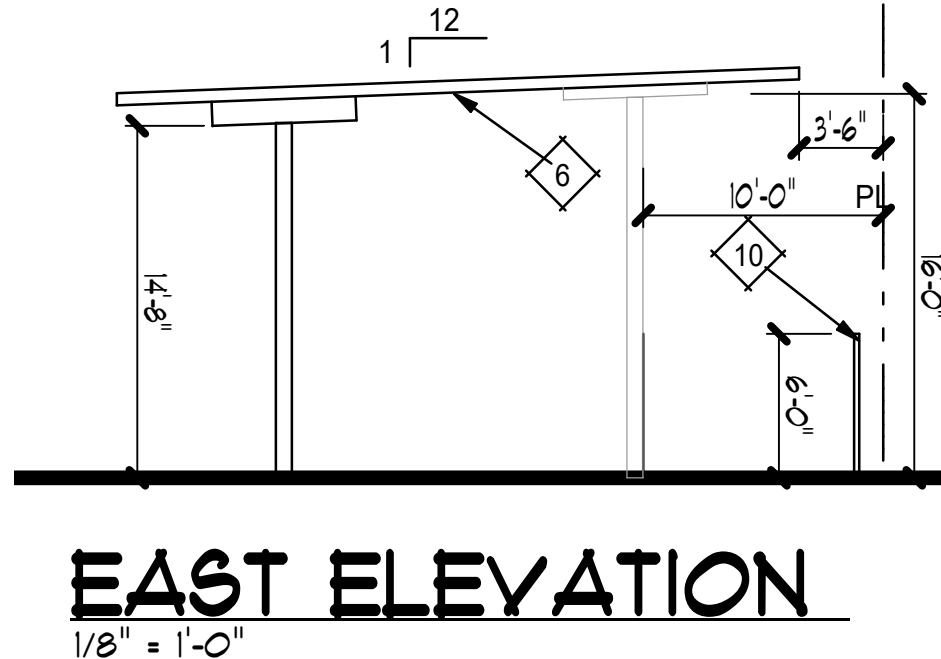
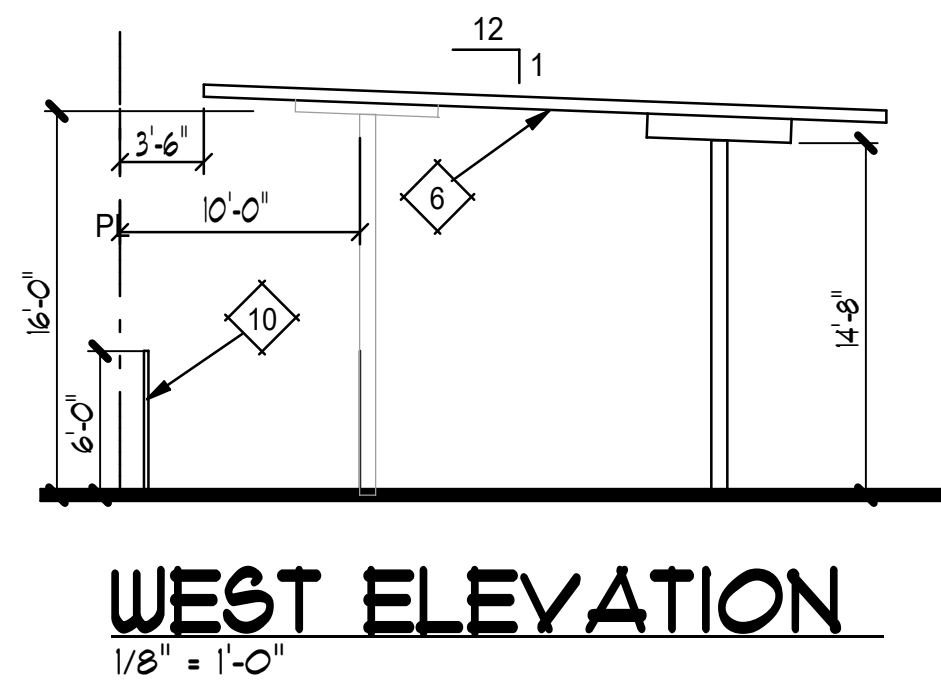
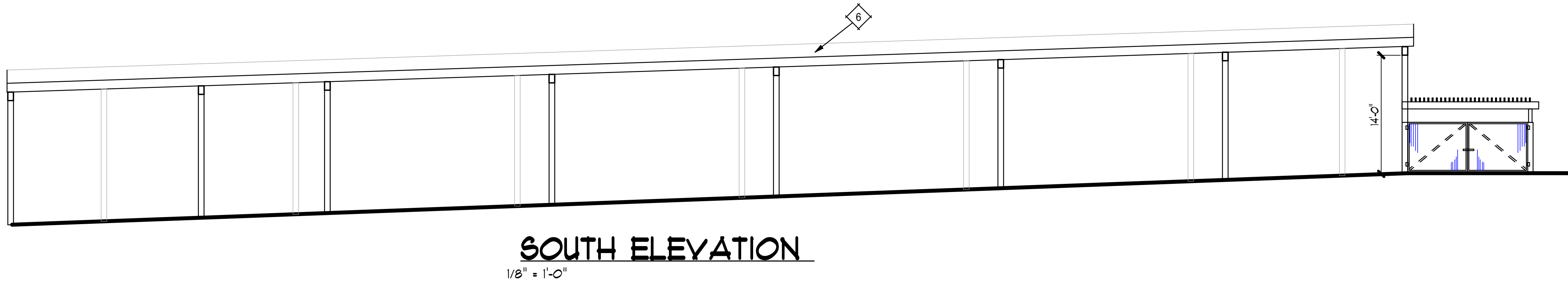
VESELY ARCHITECT
ARCHITECTURE
PLANNING
1420 Basel Place
Riverside, California 92506
(951) 794-2570
email: vesely-architect@sbcglobal.net
www.veselyarchitect.com

C:\DRAWINGS\WILDOMAR RV\WILDOMAR RV\FCT
C:\DRAWINGS\WILDOMAR RV\1444\FCT
PRINT DATE : 03/01/17
PRINT TIME : 03:21 PM

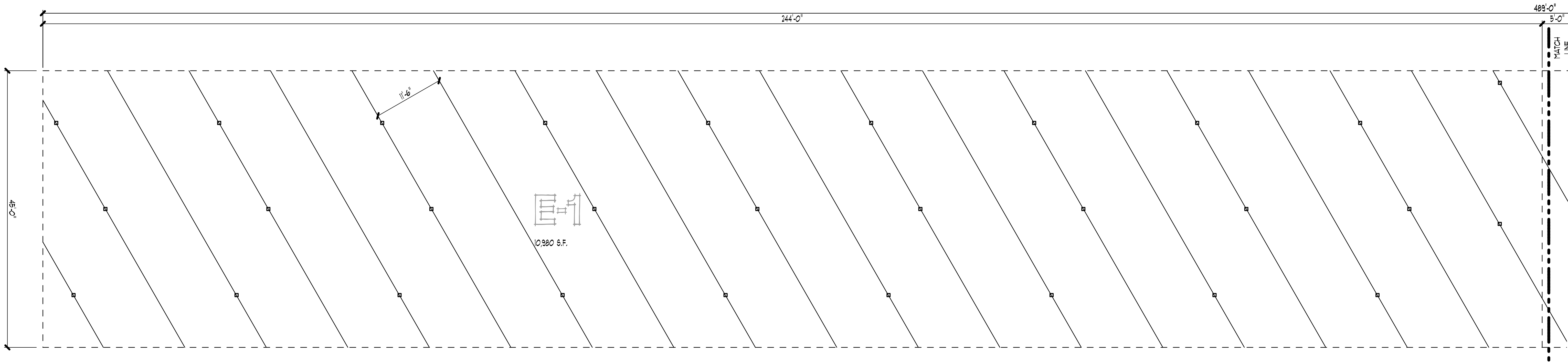


ELEVATION KEY NOTES

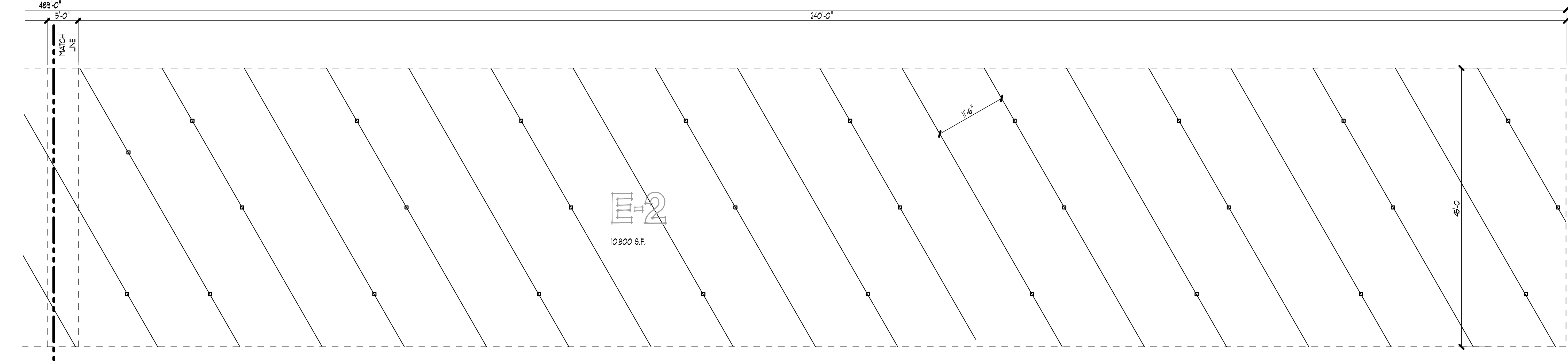
- 1 STANDING SEAM ROOF - BROWNSTONE COLOR
- 2 PRECISION CMU WALL - TAN
- 3 SPLIT FACE CMU - CHOCOLATE
- 4 SPLIT FACE VENEER - CHOCOLATE
- 5 METAL FLASHING - KOKO BROWN
- 6 CANOPY STRUCTURE PAINTED - DEAI62 LOG CABIN
- 7 COILING DOORS - KOKO BROWN
- 8 SAND FINISH STUCCO - LA HABRA MISTY
- 9 ALUMINUM STOREFRONT WITH LOW E GLAZING DK BRONZE FINISH
- 10 ORNAMENTAL IRON FENCE AND ROLLING GATES DEAI62 LOG CABIN
- 11 GUTTER AND DOWNSPOUT - KOKO BROWN
- 12 PAINTED STEEL TRASH ENCLOSURE GATES - KOKO BROWN
- 13 METAL SIDING BROWNSTONE COLOR
- 14 GRID IRON WORK PAINTED DEAI62 LOG CABIN
- 15 6' HI CHAIN LINK FENCE ON RETAINING WALL



C:\DRAWINGS\WILDOMAR RV\WILDOMAR RV\FCT
C:\DRAWINGS\WILDOMAR RV\144\FCT
PRINT DATE : 03/01/17
PRINT TIME : 03:21 PM



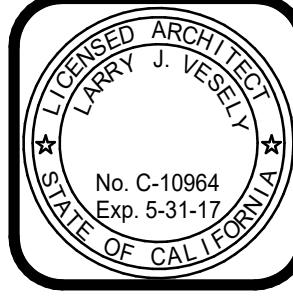
PARTIAL CANOPY E PLAN (SOUTH)
1/8" = 1'-0"



PARTIAL CANOPY E PLAN (NORTH)
1/8" = 1'-0"

CANOPY E
PLAN

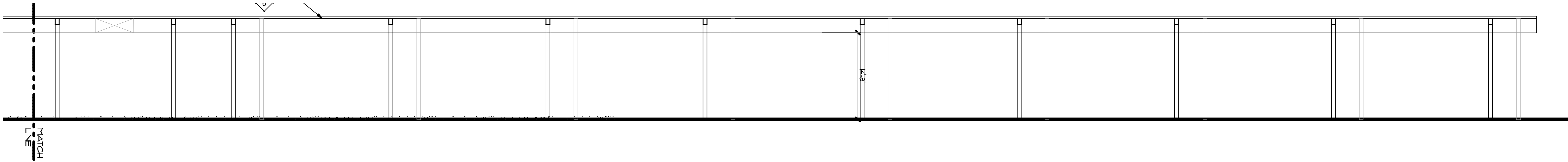
JOB NO. 16-1002
DATE: 03/01/17
SCALE: 1/8"=1'-0"
SHEET
6



A STORAGE PROJECT FOR
BIG EASY RV AND BOAT STORAGE
36215 JANA LANE
WILDOMAR, CA 92595

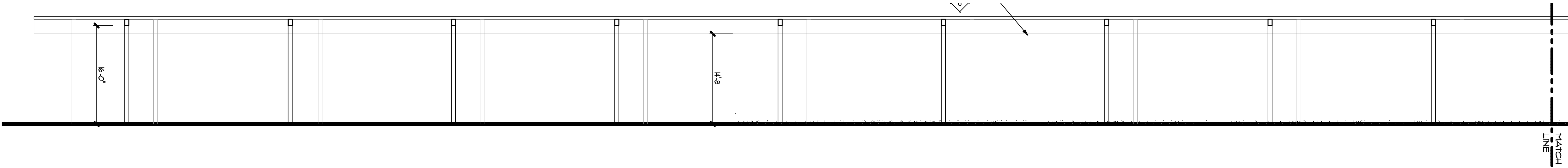
CUP 16-0095

VESELY ARCHITECT
ARCHITECTURE
PLANNING
1420 Basel Place
Riverside, California 92506
(951) 794-2570
email: vesely-architect@sbcglobal.net
www.veselyarchitect.com



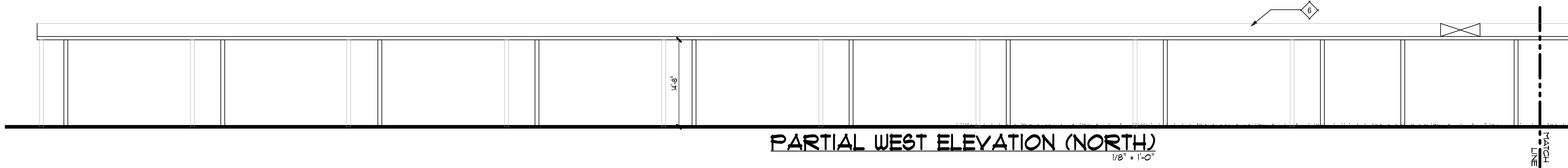
PARTIAL EAST ELEVATION (NORTH)

1/8" = 1'-0"



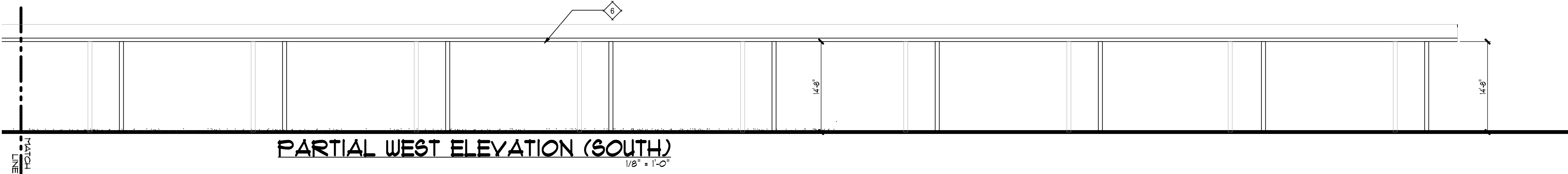
PARTIAL EAST ELEVATION (SOUTH)

1/8" = 1'-0"



PARTIAL WEST ELEVATION (NORTH)

1/8" = 1'-0"

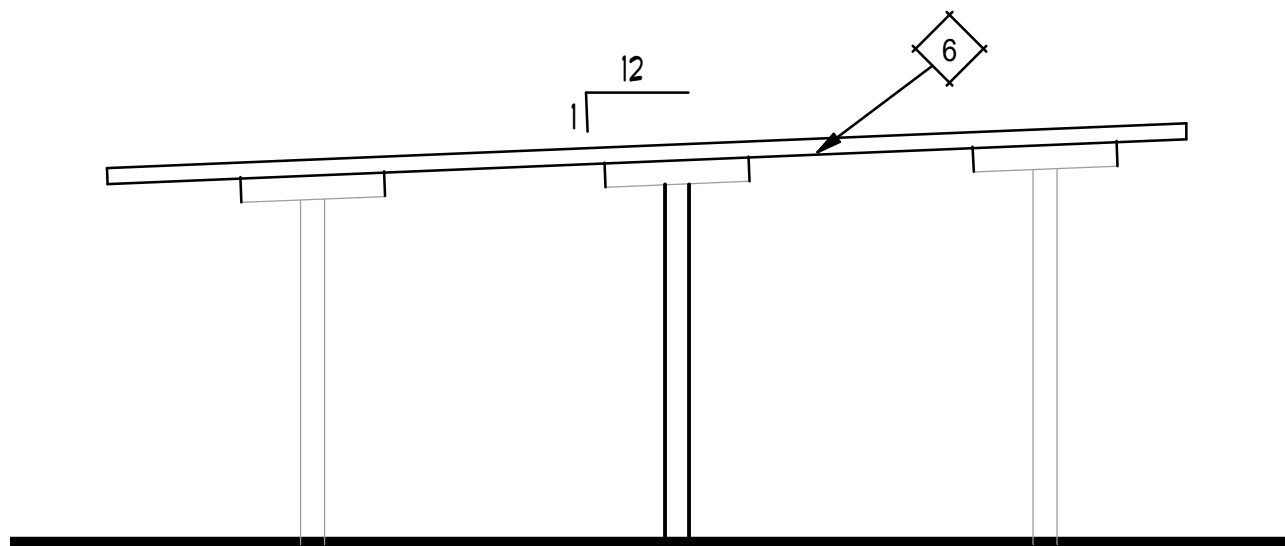


PARTIAL WEST ELEVATION (SOUTH)

1/8" = 1'-0"

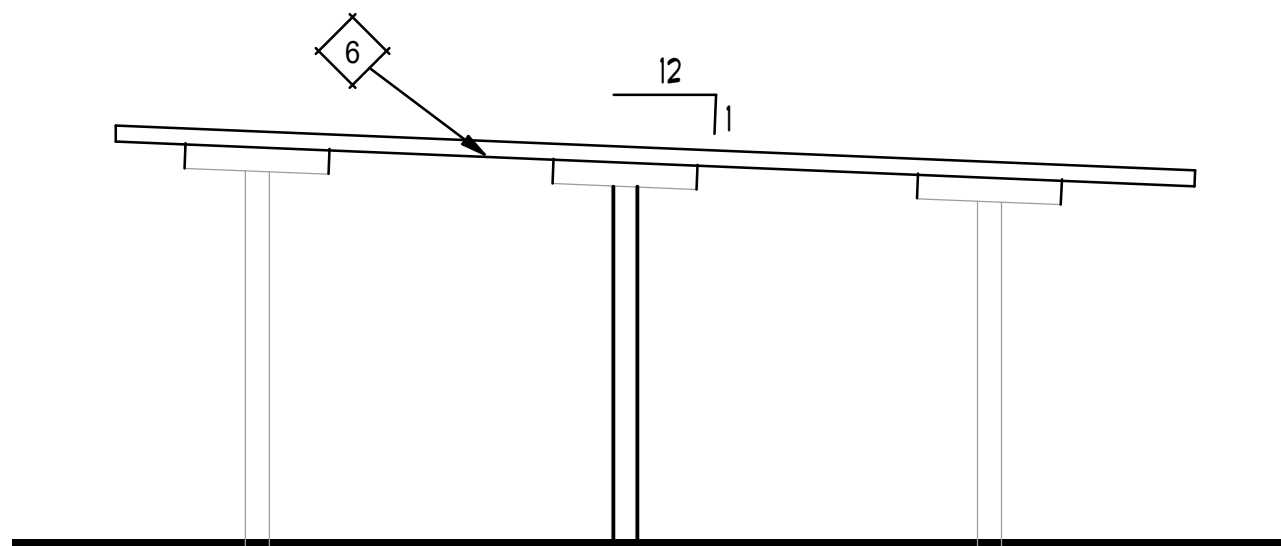
ELEVATION KEY NOTES

- 1 STANDING SEAM ROOF - BROWNSTONE COLOR
- 2 PRECISION CMU WALL - TAN
- 3 SPLIT FACE CMU - CHOCOLATE
- 4 SPLIT FACE VENEER - CHOCOLATE
- 5 METAL FLASHING - KOKO BROWN
- 6 CANOPY STRUCTURE PAINTED - DEA162 LOG CABIN
- 7 COILING DOORS - KOKO BROWN
- 8 SAND FINISH STUCCO - LA HABRA MISTY
- 9 ALUMINUM STOREFRONT WITH LOW E GLAZING DK BRONZE FINISH
- 10 ORNAMENTAL IRON FENCE AND ROLLING GATES DEA 162 LOG CABIN
- 11 GUTTER AND DOWNSPOUT - KOKO BROWN
- 12 PAINTED STEEL TRASH ENCLOSURE GATES - KOKO BROWN
- 13 METAL SIDING BROWNSTONE COLOR
- 14 GRID IRON WORK PAINTED DEA162 LOG CABIN
- 15 6' HI CHAIN LINK FENCE ON RETAINING WALL



SOUTH ELEVATION

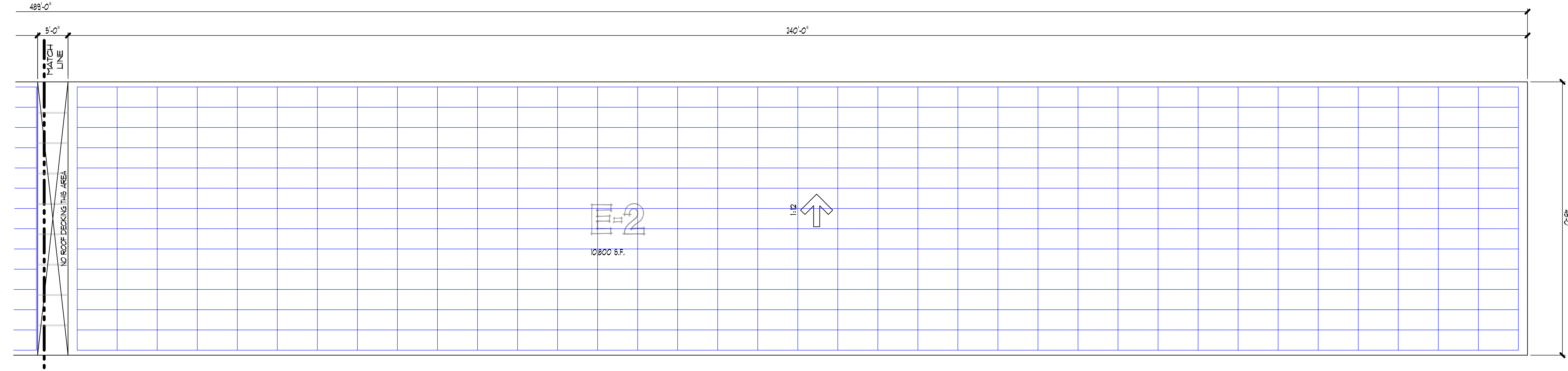
1/8" = 1'-0"



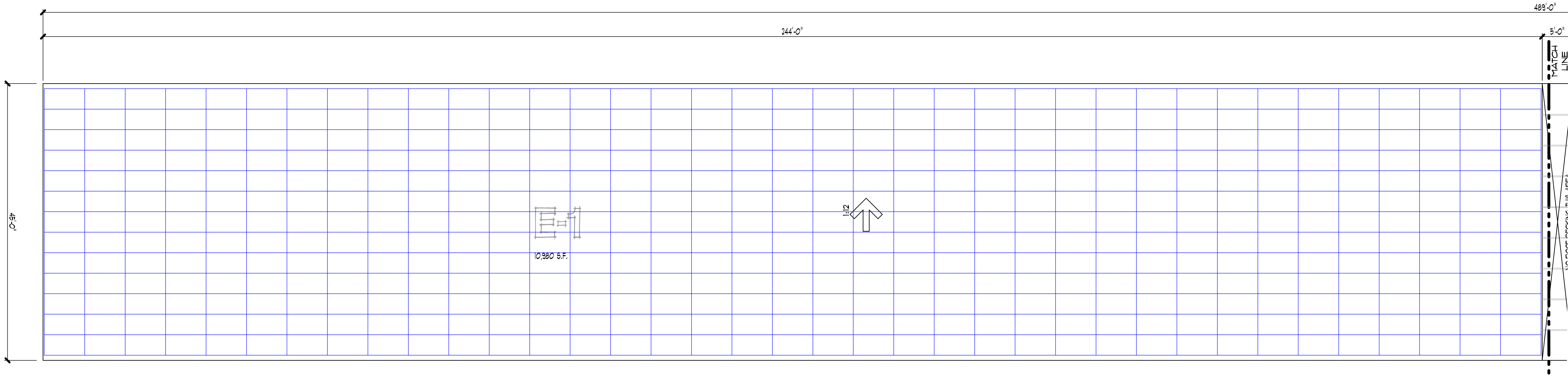
NORTH ELEVATION

1/8" = 1'-0"

C:\DRAWINGS\WILDOMAR RV\WILDOMAR RV\FCT
C:\DRAWINGS\WILDOMAR RV\144\FCT
PRINT DATE : 03/01/17
PRINT TIME : 03:21 PM



PARTIAL CANOPY E ROOF PLAN (NORTH)



PARTIAL CANOPY E ROOF PLAN (SOUTH)

VESELY ARCHITECT
ARCHITECTURE PLANNING
1420 Basel Place
Riverside, California 92506
email: vesely-architect@sbcglobal.net
www.veselyarchitect.com

CUP 16-0095

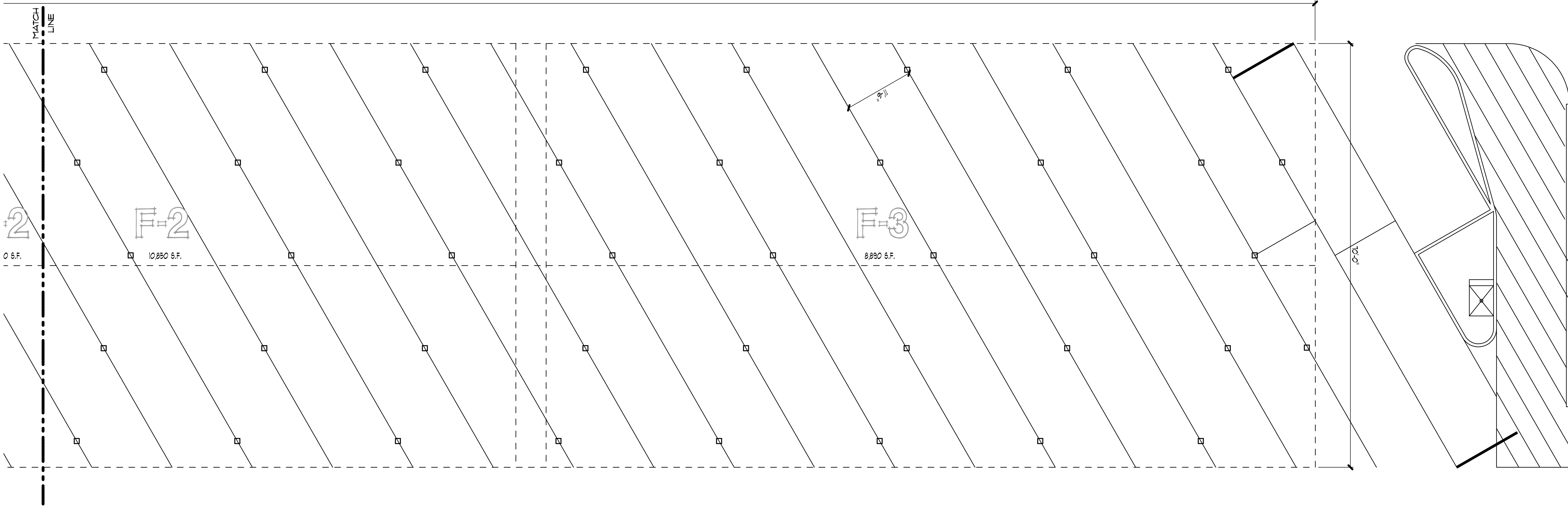
A STORAGE PROJECT FOR
BIG EASY RV AND BOAT STORAGE
36215 JANA LANE
WILDOMAR, CA 92595

VESELY ARCHITECT
ARCHITECT
No. C-10884
Exp. 5-31-17
STATE OF CALIFORNIA

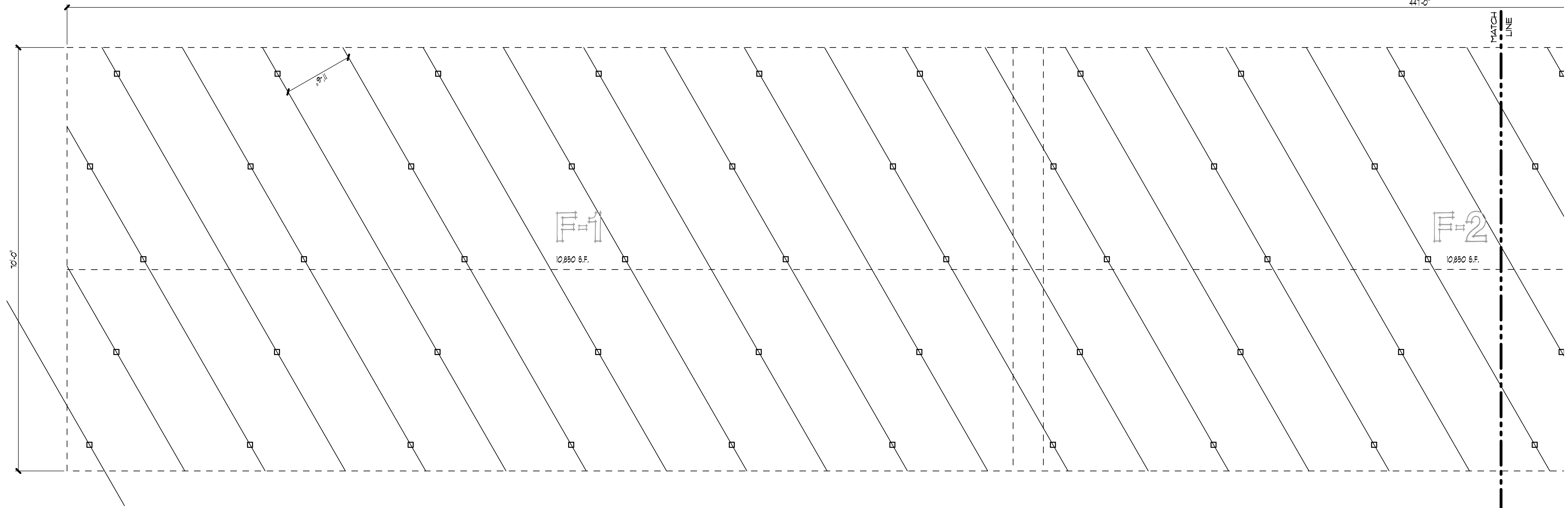
JOB NO. 16-1002
DATE: 03/01/17
SCALE: 1/8"=1'-0"
SHEET
6.2

CANOPY E
ROOF PLAN

C:\DRAWINGS\WILDOMAR RV\WILDOMAR RV\FCT
C:\DRAWINGS\WILDOMAR RV\144\FCT
PRINT DATE : 03/01/17
PRINT TIME : 03:21 PM

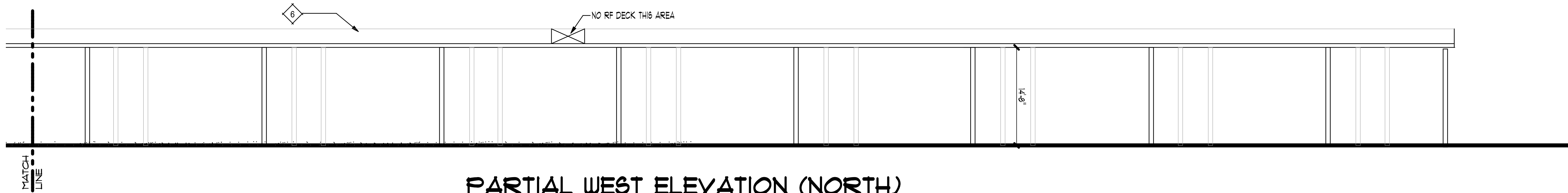


PARTIAL CANOPY F PLAN (NORTH)
1/8" = 1'-0"



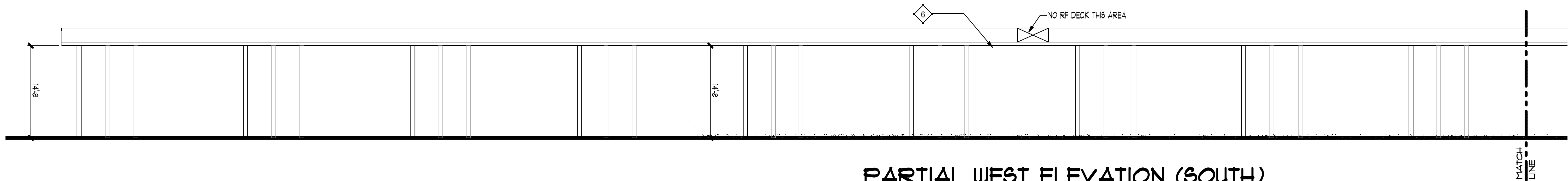
PARTIAL CANOPY F PLAN (SOUTH)
1/8" = 1'-0"

C:\DRAWINGS\WILDDOMAR RV\WILDDOMAR RV\F01
C:\DRAWINGS\WILDDOMAR RV\1-464\F01
PRINT DATE: 03/01/17
PRINT TIME: 03:21 PM



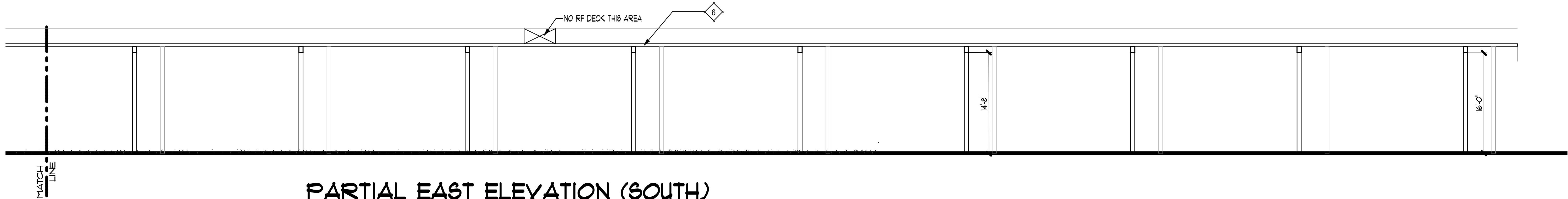
PARTIAL WEST ELEVATION (NORTH)

1/8" = 1'-0"



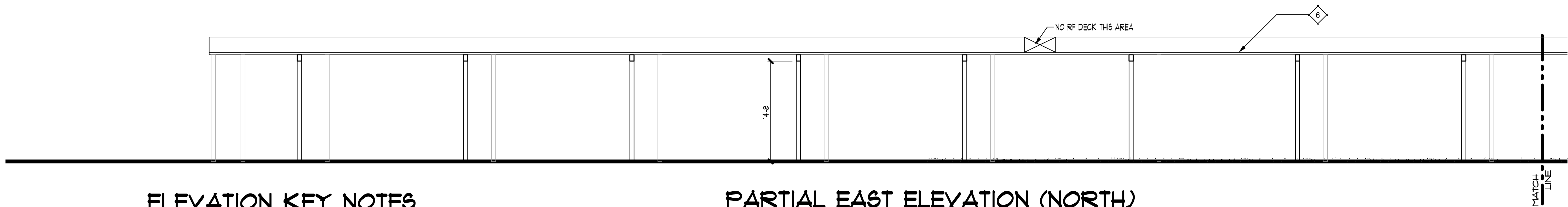
PARTIAL WEST ELEVATION (SOUTH)

1/8" = 1'-0"



PARTIAL EAST ELEVATION (SOUTH)

1/8" = 1'-0"

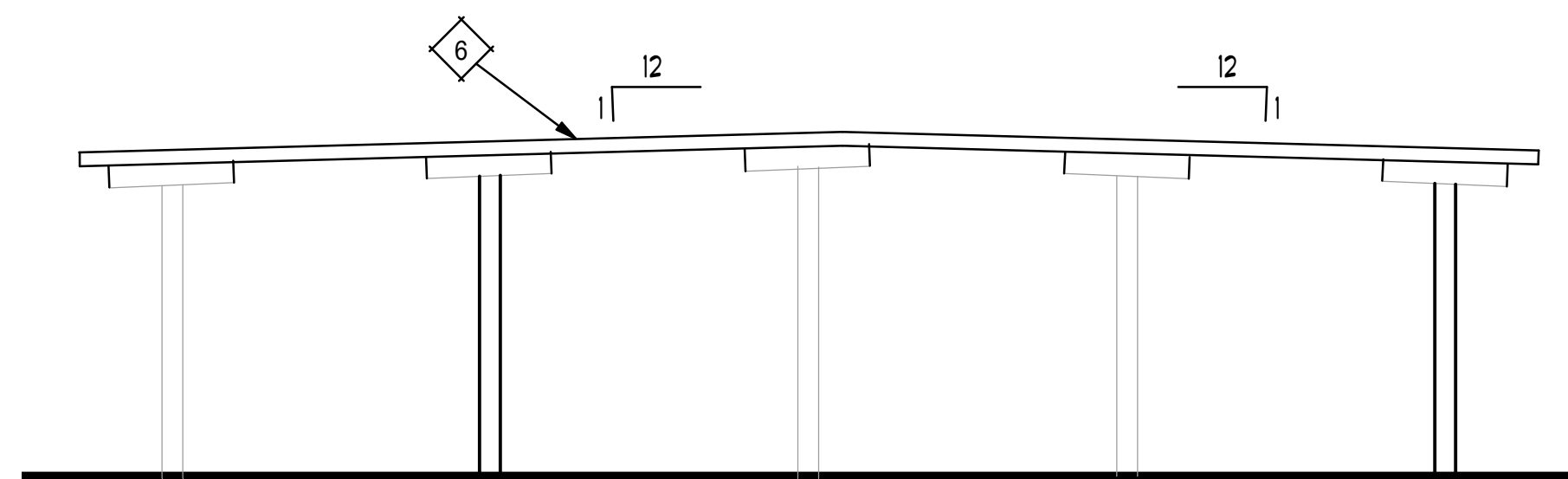


PARTIAL EAST ELEVATION (NORTH)

1/8" = 1'-0"

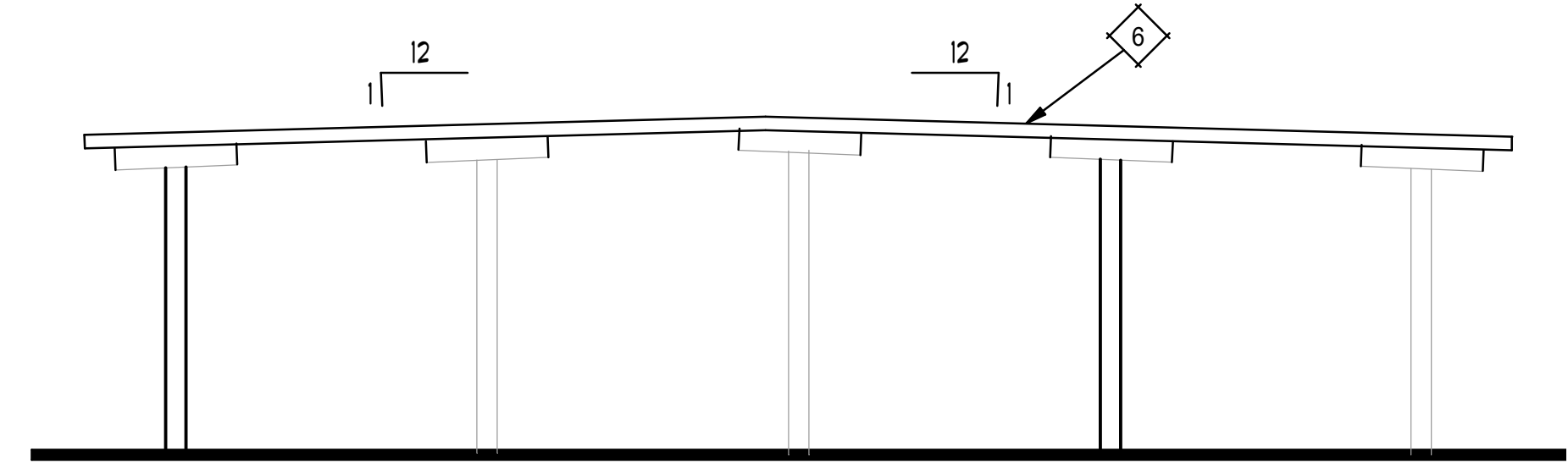
ELEVATION KEY NOTES

- 1 STANDING SEAM ROOF - BROWNSTONE COLOR
- 2 PRECISION CMU WALL - TAN
- 3 SPLIT FACE CMU - CHOCOLATE
- 4 SPLIT FACE VENEER - CHOCOLATE
- 5 METAL FLASHING - KOKO BROWN
- 6 CANOPY STRUCTURE PAINTED - DEAI62 LOG CABIN
- 7 COILING DOORS - KOKO BROWN
- 8 SAND FINISH STUCCO - LA HABRA MISTY
- 9 ALUMINUM STOREFRONT WITH LOW E GLAZING DK BRONZE FINISH
- 10 ORNAMENTAL IRON FENCE AND ROLLING GATES DEAI62 LOG CABIN
- 11 GUTTER AND DOWNSPOUT - KOKO BROWN
- 12 PAINTED STEEL TRASH ENCLOSURE GATES - KOKO BROWN
- 13 METAL SIDING BROWNSTONE COLOR
- 14 GRID IRON WORK PAINTED DEAI62 LOG CABIN
- 15 6' HI CHAIN LINK FENCE ON RETAINING WALL



SOUTH ELEVATION

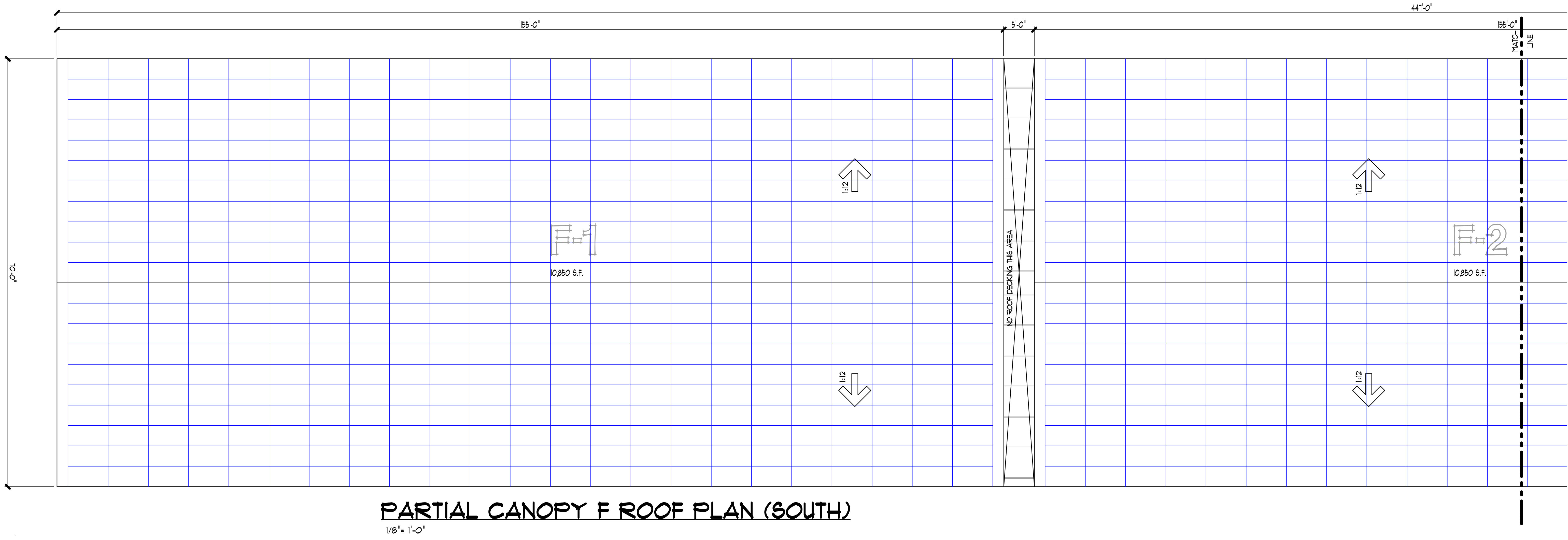
1/8" = 1'-0"



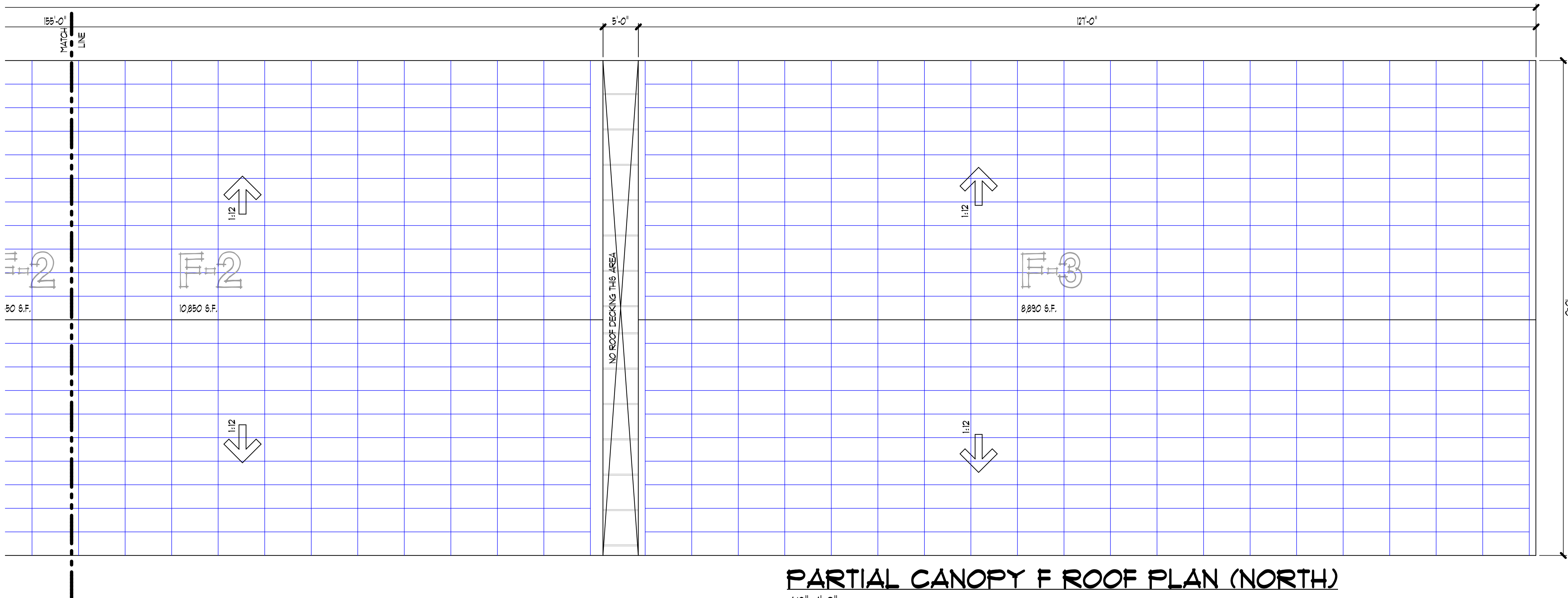
NORTH ELEVATION

1/8" = 1'-0"

C:\DRAWINGS\WILDOMAR RV\WILDOMAR RV\F01
C:\DRAWINGS\WILDOMAR RV\146\F01
PRINT DATE : 03/01/17
PRINT TIME : 03:21 PM



PARTIAL CANOPY F ROOF PLAN (SOUTH)
1/8"= 1'-0"



PARTIAL CANOPY F ROOF PLAN (NORTH)
1/8"= 1'-0"

CANOPY F
ROOF PLAN

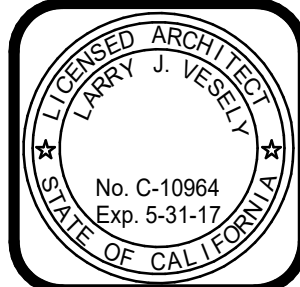
1.2

SHEET

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

DATE: 03/01/17

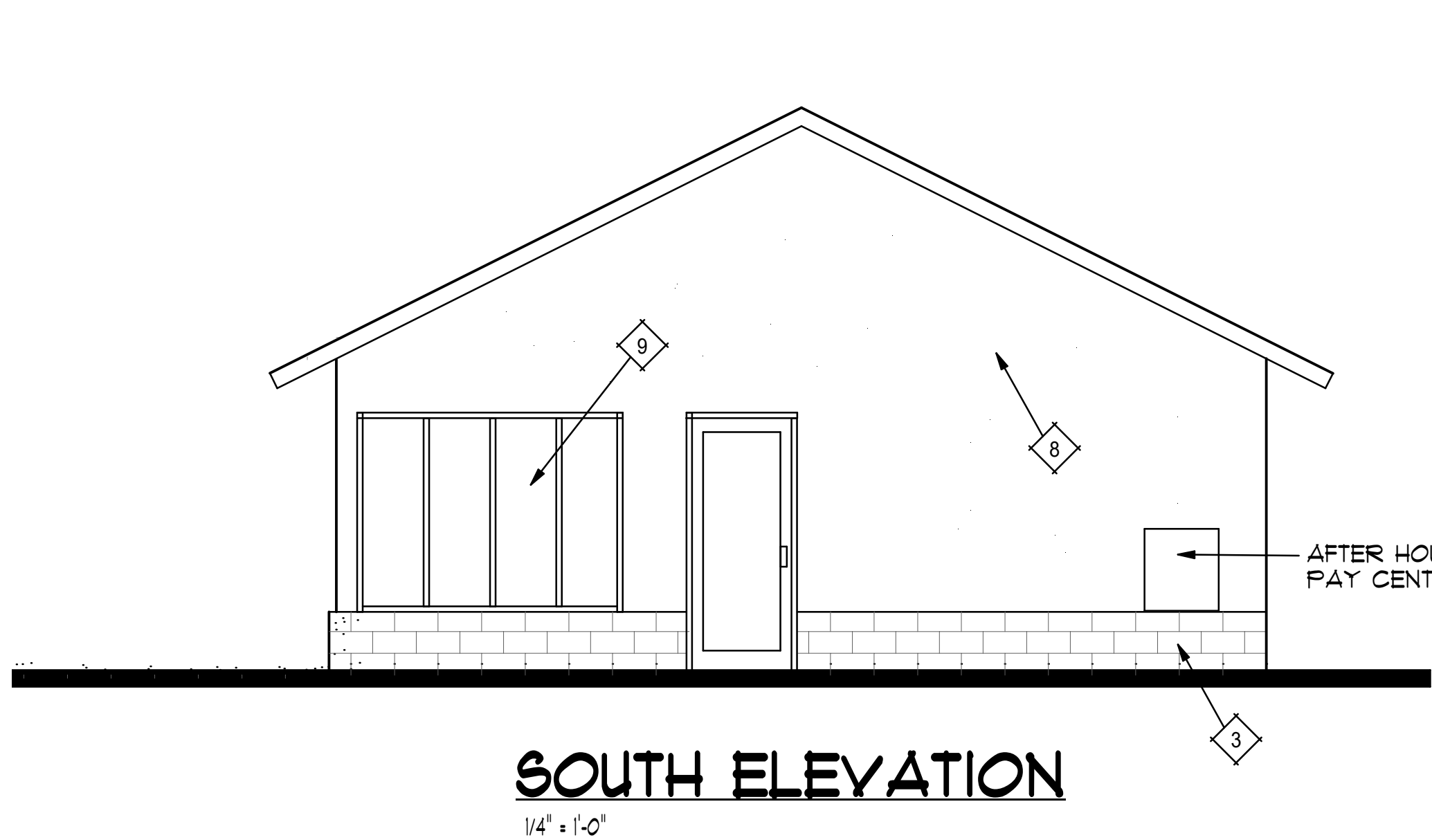
JOB NO. 16-1002



A STORAGE PROJECT FOR
BIG EASY RV AND BOAT STORAGE
36215 JANA LANE
WILDOMAR, CA 92595

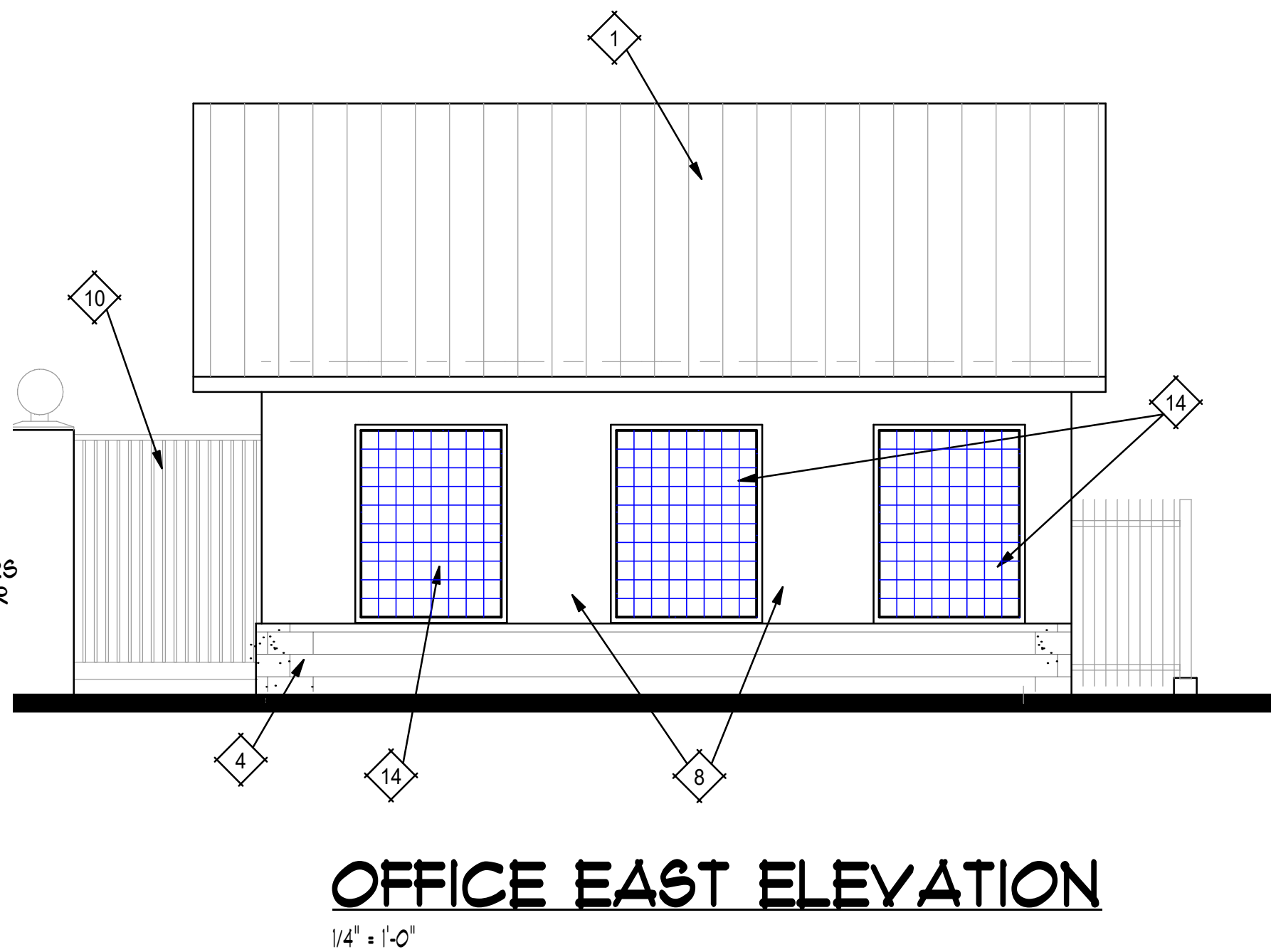
CUP 16-0095

VESELY ARCHITECT
ARCHITECTURE
PLANNING
1420 Basel Place
Riverside, California 92506
email: vesely-architect@sbcglobal.net
www.veselyarchitect.com



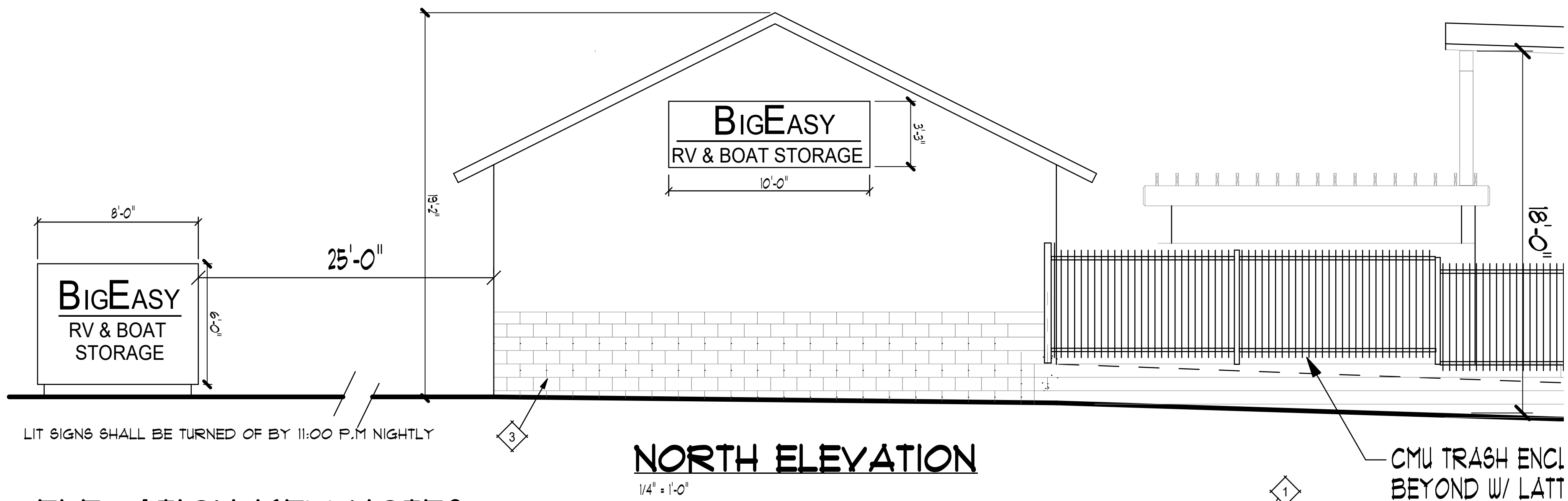
SOUTH ELEVATION

1/4" = 1'-0"



OFFICE EAST ELEVATION

1/4" = 1'-0"

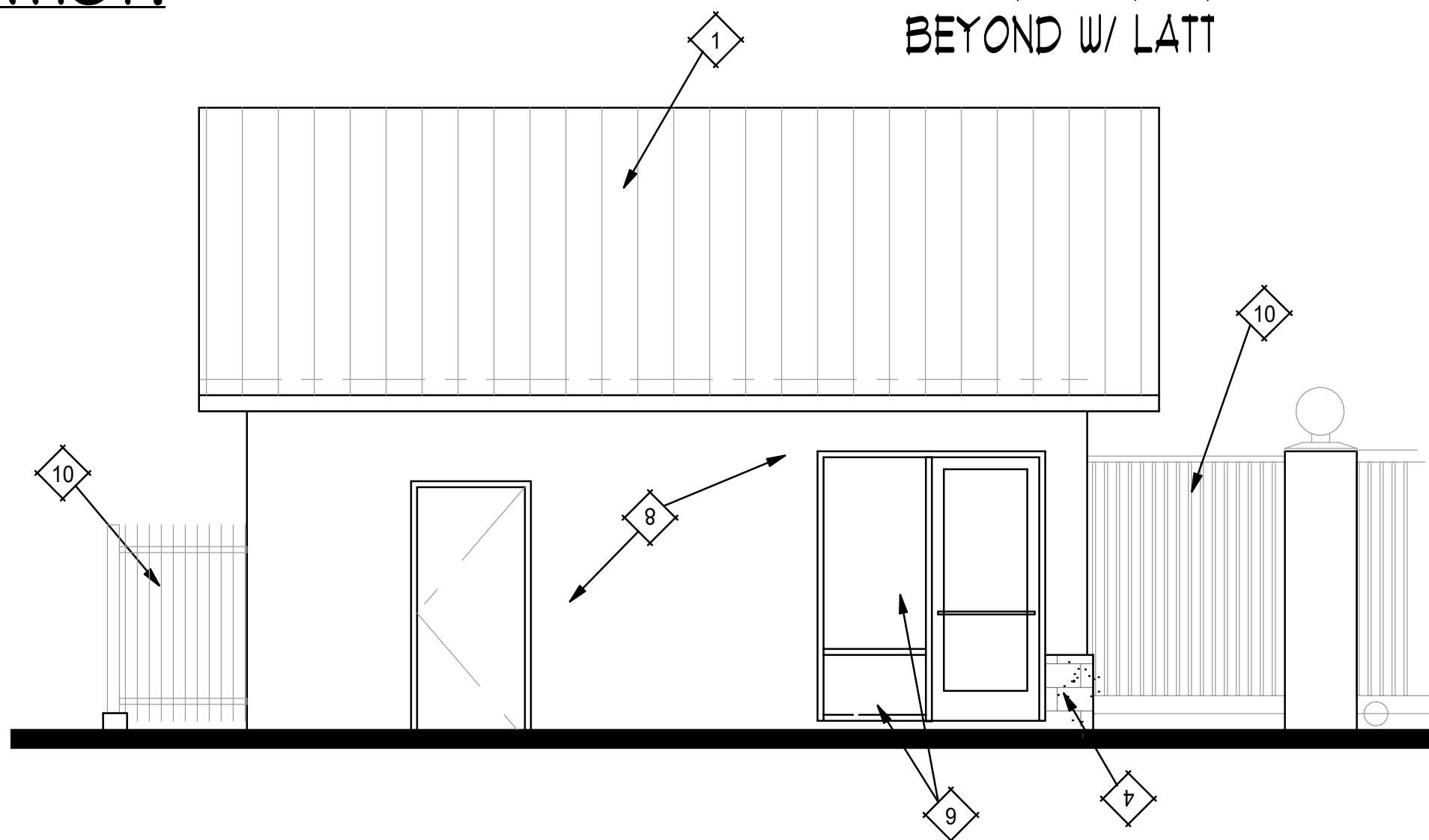


NORTH ELEVATION

1/4" = 1'-0"

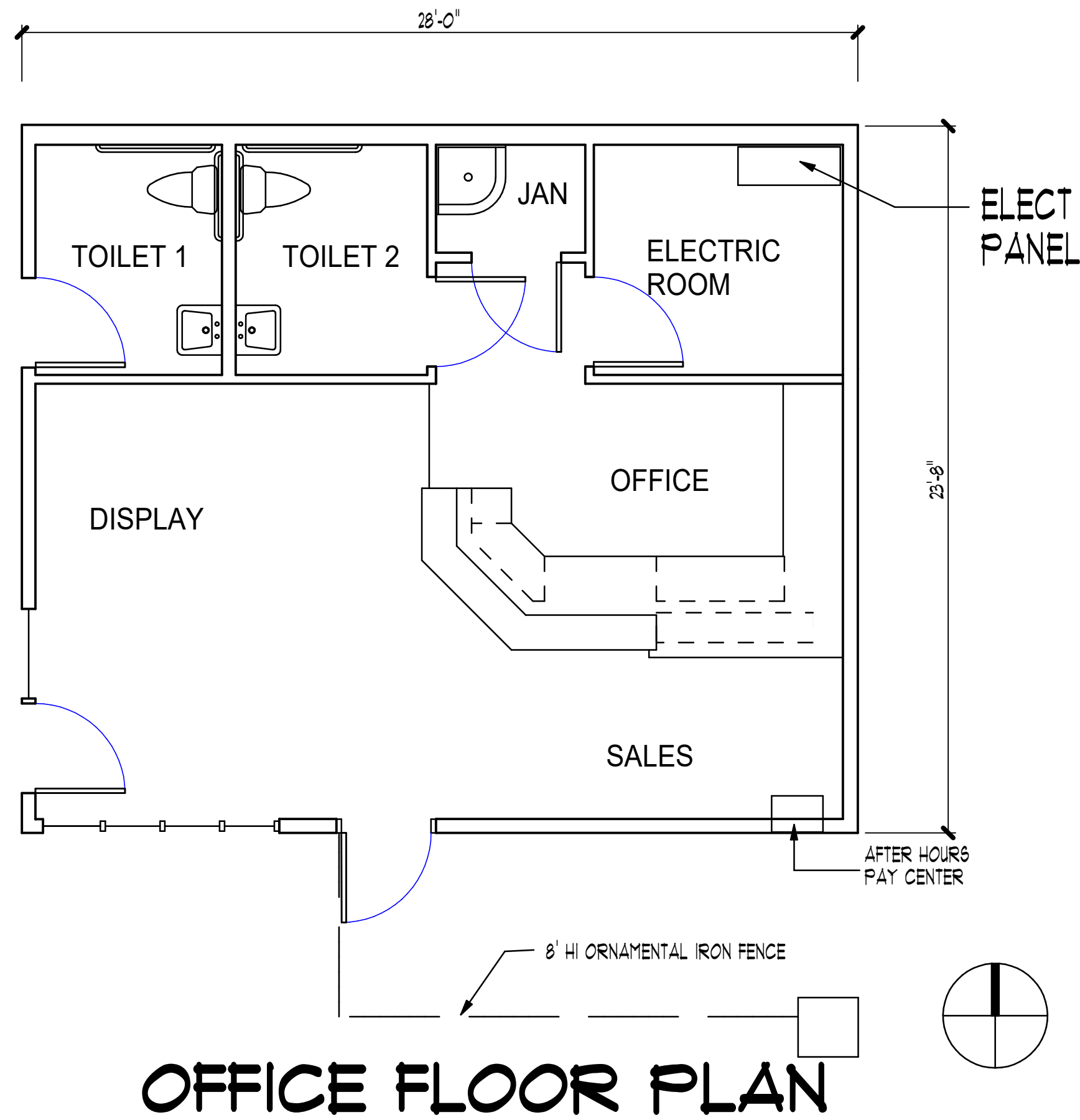
ELEVATION KEY NOTES

- 1 STANDING SEAM ROOF - BROWNSTONE COLOR
- 2 PRECISION CMU WALL - TAN
- 3 SPLIT FACE CMU - CHOCOLATE
- 4 SPLIT FACE VENEER - CHOCOLATE
- 5 METAL FLASHING - KOKO BROWN
- 6 CANOPY STRUCTURE PAINTED - DEAI62 LOG CABIN
- 7 COILING DOORS - KOKO BROWN
- 8 SAND FINISH STUCCO - LA HABRA MISTY
- 9 ALUMINUM STOREFRONT - WITH LOW E GLAZING DK BRONZE FINISH
- 10 ORNAMENTAL IRON FENCE AND ROLLING GATES - DEAI62 LOG CABIN
- 11 GUTTER AND DOWNSPOUT - KOKO BROWN
- 12 PAINTED STEEL TRASH ENCLOSURE GATES - KOKO BROWN
- 13 METAL SIDING - BROWNSTONE COLOR
- 14 GRID IRON WORK PAINTED DEAI62 LOG CABIN
- 15 6' HI CHAIN LINK FENCE ON RETAINING WALL

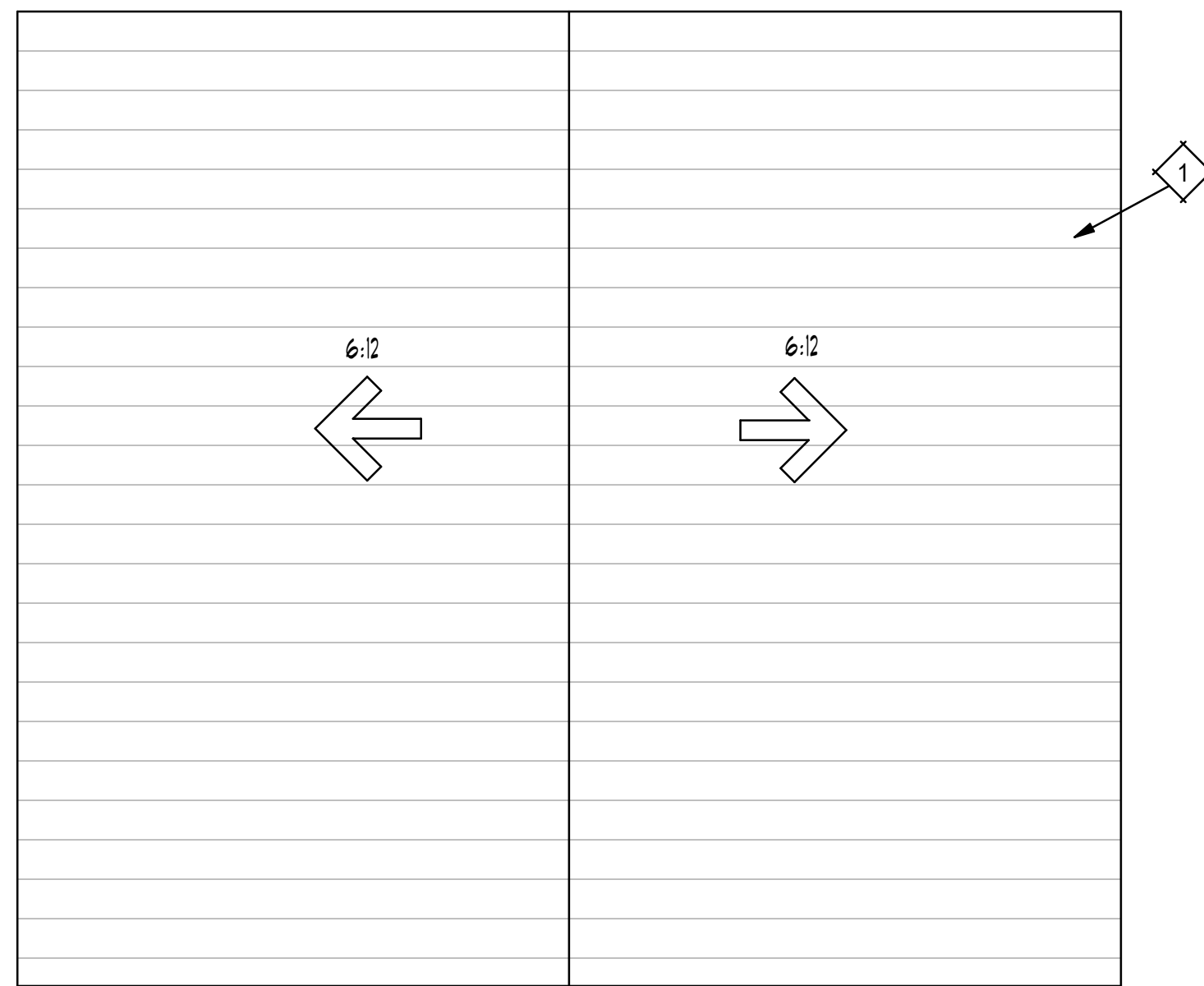


OFFICE WEST ELEVATION

1/4" = 1'-0"



OFFICE FLOOR PLAN



ROOF PLAN



BIG EASY RV & BOAT STORAGE

A GREEN ENERGY PROJECT



**36215 JANA LANE
WILDOMAR, CALIFORNIA**

BIG EASY RV & BOAT STORAGE PROJECT OVERVIEW



Project Description	The construction and operation of a solar generation facility consisting of 4,080 solar panels which will produce 2,250Kwh of electricity annually and provide 86,147 square feet of covered RV and boat storage, together with 8,637 square feet of ancillary mini-storage on a 4.41 acre site which is located on the west side of Jana Lane south of Clinton Keith Road, and also known as APN 380-290-003.
Site Description	The project site is generally level with elevations generally ranging from 1,365 feet to 1,385 feet above mean sea level. The site is currently vacant (and was previously occupied by a single residential unit which was removed in 2007. The property has minimal vegetation since the site has been disked on a regular basis to minimize fire danger. The project site is immediately east and contiguous to Life Storage (previously Clinton Keith) Mini-storage.
Access and Infrastructure	Access to the site will be provided by two driveways off of Jana Lane. Additional roadway and sidewalk improvements will be required along the entire length of Jana Lane from the southern project boundary to Clinton Keith Road.
Development and Operation	The project consists of 178 RV and boat parking spaces, together with 4 buildings containing 64 mini-storage units, which it is anticipated, will be rented primarily by RV and boat tenants. Most of the RV and boat storage spaces are 11'6" wide and range in length from 26' to 70'. The project includes receptacles on columns for trickle chargers to recharge batteries in motorhomes, boats and other watercraft.
Rinse Bay and RV Dump Station	The project also includes a rinse bay and RV dump station. The RV dump station adjacent to the drive aisle near the entrance will drain by gravitational flow to the sewer connection at Jana Lane. The rinse bay is 22' wide and includes a hose bib which will allow users to rinse their vehicles. The rinse bay drains by gravity flow into an adjacent bio-retention basin which connects to the underground seepage system. No professional cleaning equipment or chemicals will be available at the site.
Ancillary Mini-Storage	64 mini-storage units range in size from 37 sq. to 175 sq., which it is anticipated, will be leased to RV and boat owners. Marketing will be done on-line and by an on-site representative in the project office who will be available at appropriate hours during the lease-up period. Leasing will be handled by our on-site office and a kiosk facility which will be accessible on a 24/7 basis. There will be one employee in the office on the site during peak demand periods. The kiosk will be able to consummate leases and collect rents.
On-Site Parking	Owners will park in their covered parking spaces, except for temporary stops in the drive aisles adjacent to their storage spaces to exchange vehicles. Drive aisles range in width from 31.4' to 35.5'. Property management will be handled by a firm or individual residing in close proximity to the site. Administrative oversight of the property will be conducted by a managing member of the owner. Three parking stalls will be provided at the entrance to the project for potential customers and guests of customers.
Utilities and Services	Electrical service will be provided to the property from the overhead service in place on the easterly side of Jana Lane. For water service, the owners will extend water service to the southerly boundary of the property from Clinton Keith Road. Sewer which serves the property was previously installed in Jana Lane. Water and sewer service will be provided by Elsinore Valley Municipal Water District. The owners will also construct Jana Lane (at a 40' width) to the southern boundary of the property.
General Plan Consistency	The General Plan Land Use Map identifies the project site as "business park." The property was re-zoned to Commercial (M-SC) in 2008 to be consistent with the General Plan. RV and boat storage and mini-storage will be consistent with these designations, although a conditional use permit is required for mini-storage uses.
Discretionary Approvals	Conditional Use Permit for mini-storage uses and a variance along the northerly property line to reduce the setback for the office building from 25' to 3'. A variance is required because the owner of the property to the north has not yet re-zoned his property to M-SC from R-R, even though it is designated for business park use under the General Plan. Once re-zoned to a conforming use, a variance will no longer be required.

BIG EASY RV & BOAT STORAGE PROJECT BENEFITS



The development of this project will result in several important benefits to the City of Wildomar. The front elevation along Jana Lane is designed Early California to enhance the immediate area while respecting the rural agricultural history of the community. The project will also improve the adjacent infrastructure. Benefits to the community which will result from the development of this project include the following:

- **Increased School, Development Impact (DIF) and Transportation Uniform Mitigation Fees (TUMF)**

The total fees payable to the City of Wildomar, its consultants, and Elsinore Valley Municipal Water District are projected at \$264,470, including \$50,334 in impact and drainage fees, \$53,281 in TUMF fees, and \$5,426 in local school fees. These fees will benefit other community resources.

- **Increase in Property Tax Revenues**

The current assessed value is \$513,000 resulting in annual property tax revenues of approximately \$5,811. Upon completion of construction, property tax revenues are projected to increase to approximately \$46,200, an increase of over 790%. Because of significant increase in the tax base resulting from this project and the minimal impact on community services, net tax revenues will be available to support other community requirements.

- **Improvements to Jana Lane**

Development of this property will improve Jana Lane, which is an unpaved road, and includes a left turn lane and acceleration and deceleration lanes on Clinton Keith Road. Other off-site improvements include undergrounding a water line from Clinton Keith Road to the southern boundary of the property, and curb, gutter, landscaping and lighting for the length of the frontage of the project along Jana Lane. These improvements will encourage further investment in business and other development in the immediate area. Lastly, with the addition of right and left turn lanes in Clinton Keith Road, the project will provide better access to Jana Lane from Clinton Keith Road for emergency vehicles.

- **Green Energy Project**

Approximately 90,000 square feet of solar panels will generate over 2,250,000Kwh/year of power, which will be purchased by Southern California Edison for at least 20 years. This project provides significant support for the green energy partnership between the City and Southern California Edison and will help Wildomar meet California's green energy goals.

- **Limited Use of City of Wildomar Services**

This project, compared with alternate uses, minimizes required services, including fire, police, and schools.

- **Progressive Transition from Residential to Industrial Land Uses**

The uses will produce minimal noise, no noxious fumes, and generate minimal trips to and from the site. The walls along Jana Lane and wrought iron fences and landscaping on the north and south sides of the property will be architecturally enhanced to reflect the rural ranch history of Wildomar and screen activity within the project from being seen from outside the security gates. Since the property to the south is designated for medium density residential, a fully landscaped 25' setback and wrought iron fence will buffer the apartments and related parking which will likely be developed on the north end of such property.

- **Secured, Covered Storage for Recreational Users and Mini-Storage for RV Owners and Residents**

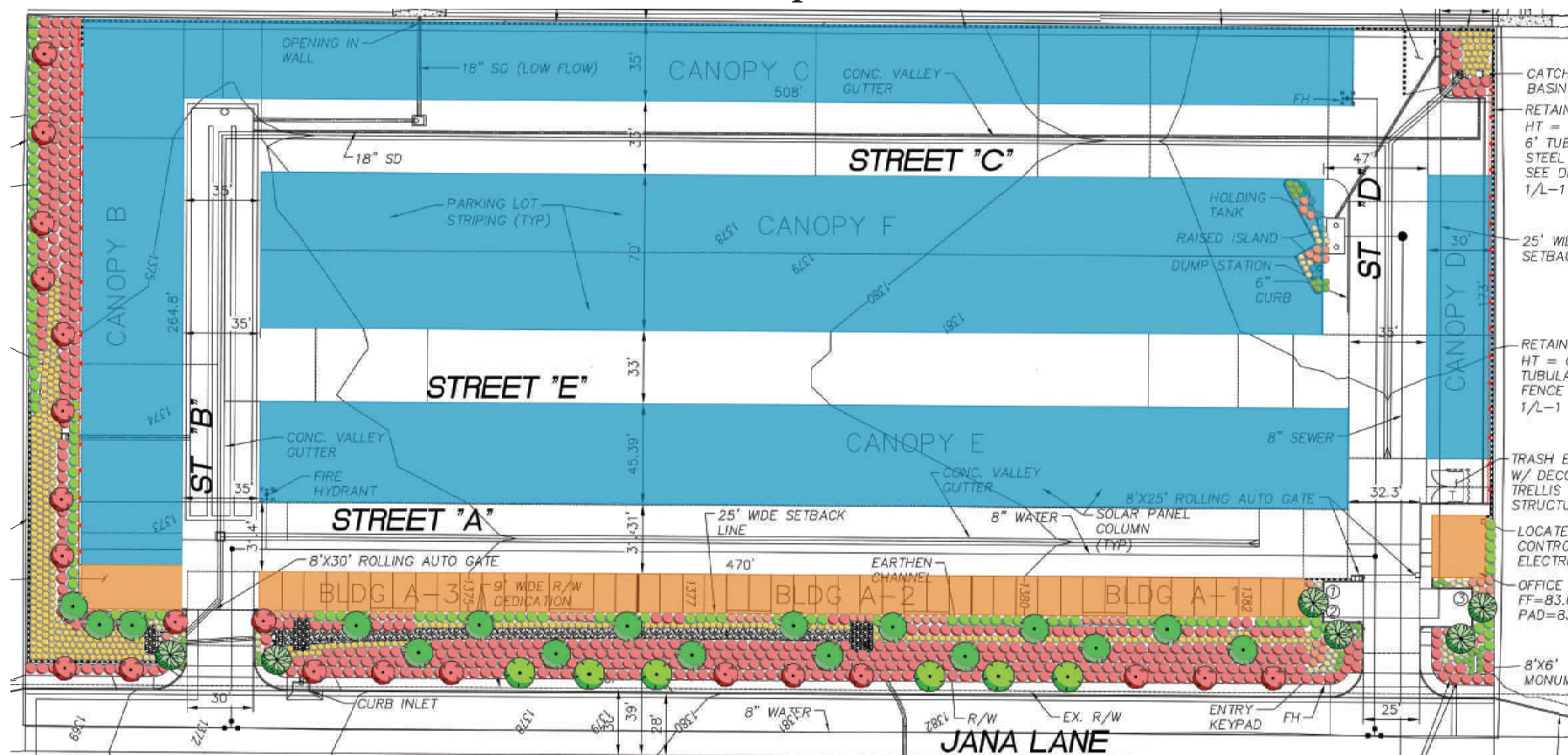
This development will provide 178 essential RV and boat storage spaces at an affordable price to those living in the Wildomar area. Recreational users will find the secured storage facility a great place to store vehicles, which might otherwise be parked at residences, on local streets (which is prohibited by City law), or on open lots.

- **Environmental Responsibility**

All surface water generated on the site will be discharged into water quality basins and an underground seepage facility to assist in maintaining clean water resources and recharging the local water table. A rinse bay will route water from washing vehicles into a bio-retention basin, which will discharge into the underground seepage system. If these functions are performed at local residences, soap and other discharge will otherwise be routed into the storm sewer system. Electricity generated by the solar system will be over 70 times greater than electricity required to maintain the office, security and site lighting, cameras, and receptacles to support trickle chargers required for batteries in recreational vehicles and boats.

BIG EASY RV & BOAT STORAGE A GREEN ENERGY PROJECT

Landscape Plan



Choice of Plants

Trees



ACACIA STENOPHYLLA



ARBUTUS MARINA



BACCHARIS PILULARIS "PIGEON POINT"



DIANELLA REVOLUTA "VARIEGATA"



HESPERALOE PARVIFLORA



FICUS REPENS

Shrubs



LAGERSTROEMIA FAURIEI "TUSCARORA"



OLEA EUROPEA "WILSONI"



LEUCOPHYLLUM FRUTICOSUM "GREEN CLOUD"



LOMANDRA LONGIFOLIA



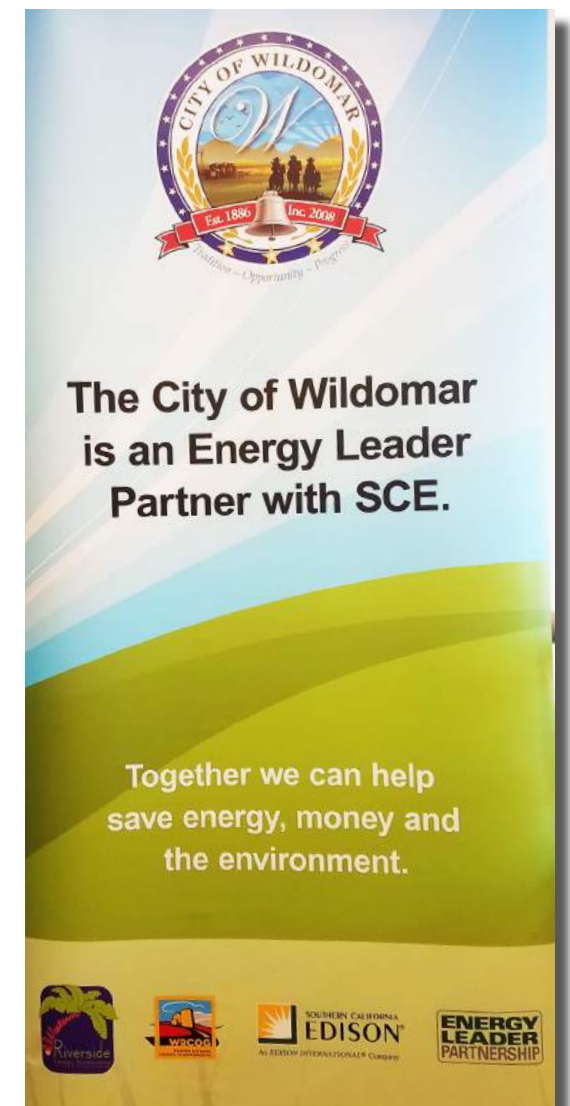
SALVIA GREGGI

Vine

BIG EASY RV & BOAT STORAGE A GREEN ENERGY PROJECT

Milestone Wildomar, LLC will install approximately 90,000 square feet of solar panels which will generate approximately 2,250,000Kwh/year. The annual power generated from this facility was designed to allow the maximum permitted line load by SCE and provides benefits as follows:

- **Supply the electrical demand for over 400 homes**
- **Eliminate almost 700 tons of CO₂, which would otherwise be generated.**
- **Supports the City of Wildomar as an Energy Leader Partner with SCE.**



APN 380-290-003
LAND USE: BP
ZONING: R-R
R.S. 25/62, LOT 1

RETAINING WALL (HT = 0'-9') W/ 6' HIGH TUBULAR STEEL FENCE
RETAINING WALL (HT = 2'-10') W/ 6' HIGH TUBULAR STEEL FENCE

EX. BLDG
CONN. TO EX. 18" RCP SD 66.5 INV.
EX. 18" RCP SD
EX. PL
EX. BLDG
RINSE BAY AREA 5'

PRE-TREATMENT BIO-RETENTION BASIN
EX. 54" RCP SD
CATCH BASIN
RETAINING WALL (HT = 0'-9') W/ 6' HIGH TUBULAR STEEL FENCE W/ 12"x12" BLOCK PILASTERS @ 50' SPACING

LANDSCAPE AREA
B-B
EX. FENCE
25' WIDE SETBACK LINE
EX. PL
PRE-TREATMENT BIO-RETENTION BASIN
6' HIGH TUBULAR STEEL FENCE
EX. 5' WIDE SCE ESMT.
A-A
RETAINING WALL (HT = 0'-5')
MINI-STORAGE BLDG FF=73.42; PAD=72.8
PAVEMENT ISITION
25'
TYPE E AC DIKE
CONN. TO EX. ELEC.
EX. POWER POLE
EX. PL

OPENING IN WALL MIN COVER OVER SD = ±7'
UTILITY ROOM
CANOPY C-1
CANOPY C-2
STREET 'C'
CANOPY F-1
CANOPY F-2
CANOPY F-3
STREET 'D'
CANOPY D
CANOPY E-1
STREET 'E'
STREET 'A'
CANOPY E-2
BLDG A-1
BLDG A-2
BLDG A-3
JANA LANE

11.5'
32.5'
35'
32.5'
5'
3.5'
1'
5'
NO°22'18"E 660.18'
522.83'
11.5'
32.6'
11.5'
80.19 FL/HP
76.04 FL/GB
75.50 FL/GB
23.9'
30.4'
11.5'
32.5'
32.5'
6" CURB 25' WIDE SETBACK LINE EX. FENCE
C-C
C-C
6" CURB 25' WIDE SETBACK LINE EX. FENCE
TRASH ENCLOSURE W/ DECORATIVE TRELLIS ROOF STRUCTURE
OFFICE BLDG FF=83.65; PAD=83.65
8'X6' MONUMENT SIGN
50' PAVEMENT TRANSITION
TYPE E AC DIKE
CONN. TO EX. 15" SEWER
53' LONG MH W/ BOAT TRAILER (MIN TURNING RADIUS = 35.2')

18" SD
18" SD (LOW FLOW)
PARKING LOT STRIPING (TYP)
DBL 96" SUBSURFACE INFILTRATION DETENTION BASIN
74.40 FL/GB
73.89 FL/GB
66.00 INV.
11.5'
35.1'
35'
31.4'
72.42 FL/HP
69.00 INV.
70.00 INV.
70.50 INV.
73.41 TC
72.91 FL
70.91 TC
70.41 FL
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
NO°22'41"E 660.18'
12" S-FM
15" S
8" WATER
8" SEWER
8"X25' ROLLING AUTO GATE
CANOPY COLUMN (TYP)
EARTHEN CHANNEL
2-HOUR FIRE WALL
81.58 FL
84.14 FS/HP
83.57 TC
83.07 FL
78.30 INV
18" SD
CATCH BASIN
TYPE E AC DIKE
EX. 12" SEWER FORCE MAIN
EX. POWER POLE
LIMITS OF GRADING
EX. 15" SEWER
EX. POWER POLE
IRR. AND POTABLE WATER BACKFLOW PREVENTOR AND WATER METER

20+50 MATCHLINE
SEE SHEET 4

40

20+50 MATCHLINE
SEE SHEET 4



BIG EASY RV & BOAT STORAGE
A GREEN ENERGY PROJECT



BUILDING SUMMARY						
BUILDING/	OFFICE	STORAGE	STORAGE	COVERED	SOLAR PNLS	SOLAR PNL
CANOPY	(S.F.)	AREA (S.F.)	UNITS	RV PKG	AREA (S.F.)	QTY.
OFFICE	663					
A		7,975	47		7,975	350
B		662	17	17	10,897.5	478
C				39	16,828.5	738
D				12	4,962.5	217
E				37	21,780	955
F				67	30,590	1,342
TOTALS	663	8,637	64	172	93,033.5	4,080
OPEN RV	2,540			6		
TOTAL RV & BOAT PARKING & SELF STORAGE					97,323	

MINI-STORAGE UNIT MIX			
Column1	Column2	Column3	Column4
UNIT SIZE	AREA	QTY	TOTAL STORAGE
			AREA
5' x 7'-6"	37.5 S.F.	16	600 S.F.
5' x 12'-6"	62.5 S.F.	1	62.5 S.F.
10' x 15'	150 S.F.	10	1,500 S.F.
10' x 17'-6"	175 S.F.	37	6,475 S.F.
TOTALS		64	8,637.5 S.F.