



STAFF REPORT
SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: April 20, 2016

PLANNER: Sean Nicholas, Associate Planner *SN*

SUBJECT: **Special Activity Permit (SAP) 16-101, 2016 Special Activities Permit for the Outlets at San Clemente,** a request for 14 special activity permits for the Outlets at San Clemente from May 4, 2016 to December 31, 2015.

LOCATION: 101 West Avenida Vista Hermosa

ZONING/GENERAL PLAN: Regional Commercial (RC1)/Marblehead Coastal Specific Plan

BACKGROUND:

- The Marblehead Coastal Commercial site is over 36 acres, but this request only applies to the primary mall portion of the Outlets at San Clemente (Attachment 2).
- Craig Realty Group, the owner and applicant, is proposing outdoor and indoor special events to be held between May 4, 2016 and December 31, 2016. The applicant has provided descriptions for most of the events as Attachment 3.
- The Special Activities Permit (SAP) request is to allow amplified sound, alcohol, and other outdoor/indoor activities within the main mall portion of the Outlets at San Clemente.
- Last year was the grand opening of the facility, and due to circulation concerns that arose due to the number of attendees, staff has requested additional information from the applicant regarding exiting and occupancy. In particular, staff requested the applicant prepare an emergency plan. Should there be an issue at the site there would be a plan in place to get people to safety in an orderly manner.
- As was the requirement last year, staff is requiring a 3 week notification prior to any event to ensure compliance with the approved parameters.
- One of the conditions of approval is that no entire event can be permitted in the parking structure or the pad building site(s), though portions of an event may occur within the parking area, subject to appropriate traffic and circulation provisions.
- The SAP requires Zoning Administrator approval because the applicant is proposing more than one special activity event within 12 months as set forth in Municipal Code Section 17.16.155(B).
- The activities are to primarily occur within the interior of the main mall, and there are no residential areas directly adjacent to the facility. The nearest residence is located 480 feet away on the east side of I-5. No amplified sound components of any special event are permitted to be located in the parking area adjacent to the freeway.

- A condition of approval has been included requiring that at no time can occupancy for the outlet mall be exceeded.
- The following conditions of approval have been drafted to mitigate potential impacts of the temporary activities:
 - When alcohol and/or amplified sound is associated with an outdoor event a minimum of one (1) security guard per 75 guests shall be required.
 - No setup for any special events shall occur before 8:00 a.m. any day of the week, and all outdoor special events with amplified sound must be concluded by 11:00 p.m. If any outdoor area has an event past 10:00 pm, all clean up for that outdoor area must take place no earlier than 8:00 am the following day.
 - Planning shall be notified three (3) weeks prior to any event.
- As of the date of the preparation of this report, staff has not received any correspondence associated with the project.

RECOMMENDATION

STAFF RECOMMENDS THAT the Zoning Administrator approve up to fourteen (14) special events associated with SAP 16-101, 2016 SAP for Outlets at San Clemente, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution 16-014
Exhibit 1: Conditions of Approval
2. Vicinity Map
3. Information from the Applicant

RESOLUTION NO. ZA 16-014

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SPECIAL ACTIVITIES PERMIT 16-101, 2016 SPECIAL ACTIVITY PERMIT FOR THE OUTLETS AT SAN CLEMENTE, TO CONDUCT FOURTEEN (14) EVENTS FOR THE OUTLETS AT SAN CLEMENTE FOR THE CALENDAR YEAR 2016 LOCATED AT 101 WEST AVENIDA VISTA HERMOSA

WHEREAS, on March 15, 2016, an application was submitted, and deemed complete on April 7, 2016, by Craig Realty Group, 4100 MacArthur Blvd. Suite 100, Newport Beach, CA, 92660, to consider 14 special events for the Outlets at San Clemente. The Outlets at San Clemente is located at 101 West Avenida Vista Hermosa within the Regional Commercial (RC1) zoning designation of the Marblehead Coastal Specific Plan. The legal description is Lot 327, of Tract 8817, Assessor's Parcel Number 691-422-13; and

WHEREAS, on March 15, 2016, the City's Development Management Team reviewed the application for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Zoning Administrator determine the project categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301 and Section 15311(c) as a negligible temporary expansion of an approved use; and

WHEREAS, on April 20, 2016, the Zoning Administrator held a duly noticed public hearing and considered evidence presented by City staff, the applicant, and other interested parties.

NOW, THEREFORE, the Zoning Administrator of the City of San Clemente hereby resolves as follows:

Section 1: This project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301 and Section 15311(c) as a negligible temporary expansion of an approved use.

Section 2: With respect to SAP 16-101, the Zoning Administrator finds as follows:

- A. The proposed use, including but not limited to amplified sound, alcohol, and expanded hours, is permitted within the subject zone pursuant to the approval of a Special Activities Permit and complies with all of the applicable provisions of the San Clemente Zoning Ordinance, Specific Plan, and San Clemente General Plan and the purpose and intent of the zone in which the

use is being proposed in that the special activities will not create environmental impacts that are inconsistent with the goals and policies of the San Clemente General Plan related to commercial activities, since the special events will be planned and conditioned to ensure noise levels are monitored and contained within exterior noise levels established in the City's Noise Ordinance; to protect the public health, safety, and welfare, and to be consistent with the Municipal Code.

- B. The site is suitable for the type and intensity of use that is proposed and the proposed special activities do not have the potential to adversely impact surrounding properties, residents and businesses, in that:
 - 1. The activities are conditioned to ensure: noise levels are monitored and contained within exterior noise levels established in the City's Noise Ordinance; protect the public health, safety, and welfare by complying with the health and safety codes; is consistent with the Municipal Code, and as condition, allows the City to revoke the SAP if the use proves to be incompatible with surrounding land uses or if conditions of approval aren't adequately enforced; and
 - 2. The live entertainment and amplified sound will be conducted within the outdoor interior walkway areas of the outlet mall which is predominantly enclosed by buildings, and the nearest residence is located 480 feet away on the east side of I-5.

- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity in that:
 - 1. The activities are conditioned to ensure: noise levels are monitored and contained within exterior noise levels established in the City's Noise Ordinance; protect the public health, safety, and welfare by complying with health and safety codes; is consistent with the Municipal Code, and allows the City to revoke the SAP if the use proves to be incompatible with surrounding land uses or if conditions of approval aren't adequately enforced; and
 - 2. The live entertainment and amplified sound will be conducted within the outdoor interior walkway areas of the outlet mall which is predominantly enclosed by buildings, and the nearest residence is located 480 feet away on the east side of I-5.

- D. The proposed use will not negatively impact the surrounding commercial land uses in that the proposed use is a typical commercial activity that is a permitted use subject to a Special Activities Permit within the Regional Commercial (RC1) zoning district of the Marblehead Coastal Specific Plan which refers back to the Zoning Ordinance for approval requirements for this type of application.

Section 3: The Zoning Administrator of the City of San Clemente hereby approves fourteen (14) special events per Special Activities Permit 16-101, 2016 SAP for the Outlets at San Clemente, subject to the above findings and the attached Conditions of Approval (Exhibit A).

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of San Clemente on April 20, 2016.

SAN CLEMENTE ZONING ADMINISTRATOR

James Pechous, Zoning Administrator

EXHIBIT A

CONDITIONS OF APPROVAL*
SAP 16-101

- 1. The owner or designee shall develop the approved project in conformance with the floor plan and any other applicable submittals approved by the Zoning Administrator on April 20, 2016, subject to the Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator.

(PInG.)_____

- 2. Special Activities Permit (SAP 16-101) shall remain in effect for the 2016 calendar year only. ■■ (PInG.)_____

- 3. No more than 14 events are permitted between May 4, 2016 and December 31, 2016. No event can exceed site occupancy. ■■ (PInG.)_____

- 4. If for any reason City Staff determines the special activity is not in compliance with the conditions of approval or intent of the Zoning Code related to Special Activities Permits, the permit may be revoked and/or sent to the Zoning Administrator for modification. Any request for additional hours and/or expansion of the activity must be approved by the Zoning Administrator as an amendment to SAP 16-101.

■■ (PInG.)_____

- 5. The owner shall have a manager on the premises at all times during the hours of operation when live entertainment and/or amplified sound is occurring.

■ (PInG.)_____

- 6. The property owner, applicant, or designee shall be responsible for immediately resolving any problems associated with the activity and/or issues of concern raised by neighbors. ■■(PInG.)_____

- 7. Prior to commencement of use or not more than thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive]* (PInG.)_____

- 8. The activity may be closed down at the discretion of the Police Department if it becomes unreasonably loud or boisterous, and/or Fire Department due to overcrowding or other hazardous conditions. ■■(Fire)(Sheriff)_____

9. The applicant shall inspect the property and surrounding areas following each event to ensure all debris is removed. ■ (Code Enforce.)(Sheriff)_____

10. The applicant shall notify the City, including but not limited too: the City Planning, Code Enforcement, and Beaches, Parks and Recreation staff, as necessary, of events at least 21 calendar days before they are scheduled to occur, by sending an email to planning@san-clemente.org Or, City staff can be notified by calling (949) 361-6191.
■■(PIng.)_____(CodeEnforce.)_____

11. The City of San Clemente passed Resolution No. 04-27 on April 20, 2004, prohibiting the use of food service items comprised of expandable polystyrene, commonly referred to by the trade name "Styrofoam". This applies to all rentals, special events, leases, or other functions associated with the City of San Clemente. The events fall into the category of requiring Special Event Permits and therefore are subject to the resolution.
 - A. The applicant is responsible for preventing the utilization and/or distribution of expandable polystyrene food service products, commonly referred to by the trade name "Styrofoam" by any attendee or vendor (caterer) at the event.
 - B. Failure to abide by this resolution will result in the immediate revocation of the current special event permit and the disapproval of future special event applications. ■■(Eng)(Code Enforce.)_____

12. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such

Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive]*

(PIng.)_____

- 13. Only bartenders and waitresses may sell/provide alcoholic beverages. Roving promotional persons, engaged in the sale of liquor, will not be permitted during the events.

■■(Sheriff)_____

- 14. The applicant shall have security be on site at all times when alcohol is associated with any special event and stationed at entry areas of the event space, and within the building and outdoor areas as appropriate. A minimum of 1 security guard per 75 guests is required.

■■ (Sheriff)_____

- 15. No setup for any special events shall occur before 8:00 a.m. any day of the week, and all outdoor special events must be concluded by 11:00 p.m.

■■ (PIng.)_____

- 16. No event shall exceed the occupancy at any time.

■■ (PIng.)_____

- 17. Outdoor Special Activity Events which go beyond 10:00 p.m. in one of the courtyards shall complete clean up activities at or after 8:00 a.m. the next morning. The intent of this condition is to avoid excessive noise to be generated outdoors after 11:00 p.m. when an outdoor Special Activity Event ends.

■■ (PIng.)_____

- 18. When required by the Building Code or San Clemente Codes and Ordinances, a separate building permit application and construction documents shall be submitted for each installation of a temporary structure. The construction documents shall include a site plan indicating the location of the temporary structure and information delineating the means of egress and the occupant load. (CBC 3103.2)

[S.C.M.C – Title 15 Building Construction]

(Bldg.)_____

- 19. Exiting analysis and plans showing compliance with the Building Code shall be submitted for all indoor and/or outdoor proposed special events. (Bldg.)_____

[S.C.M.C – Title 15 Building Construction]

- 20. "Temporary structures" erected for a period of less than 180 days shall comply with the provisions of of CBC 3103.1 through 3103.4. (Bldg.)_____

[S.C.M.C – Title 15 Building Construction]

21. Tents and other membrane structures erected for a period of less than 180 days shall comply with the California Fire Code. (CBC 3103.1) (Bldg.)____
[S.C.M.C – Title 15 Building Construction]

22. “Temporary structures” are structures erected for a period of 180 days or more shall comply with the applicable sections of the California Building Code. (CBC 3103.1)
[S.C.M.C – Title 15 Building Construction] (Bldg.)____

23. Temporary structures that cover an area in excess of 120 square feet, including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a Building Permit. (CBC 3103.2) (Bldg.)____
[S.C.M.C – Title 15 Building Construction]

24. Temporary structures shall be located in accordance with the requirements of CBC Table 602 based on the fire-resistance rating of the exterior walls for the proposed type of construction. (CBC 3103.3) (Bldg.)____
[S.C.M.C – Title 15 Building Construction]

25. Temporary structures shall conform to the means of egress requirements of CBC Chapter 10 and shall have a maximum exit access travel distance of 100 feet. (CBC 3103.4) (Bldg.)____
[S.C.M.C – Title 15 Building Construction]

26. A separate Building permit is required for individual temporary tents associated with special event or special activity permits that exceed 120 square feet unless the individual tents are separated by at least 12 feet or groupings of individual tents without the required separation do not exceed an aggregate area of 700 square feet. (Bldg.)____
[S.C.M.C – Title 15 Building Construction]

27. A separate Building permit is required for temporary stages and platforms associated with special event or special activity permits that have overhead structures and/or more than 30 inches above adjacent grade and/or have an aggregate area exceeding 120 square feet. *[S.C.M.C – Title 15 Building Construction]*
(Bldg.)____

28. The applicant shall submit individual Special Activity Permit requests, event descriptions, applicable plans, exiting information, emergency plans, and any other information determined necessary at least three (3) weeks prior to an event. Failure to do so may result in staff not having enough time to review and permit an individual event.

■ ■ (PIng.)_____


- * All Conditions of Approval are Standard, unless indicated as follows:
- Denotes a modified Standard Condition of Approval
 - ■ Denotes a project-specific Condition of Approval



LOCATION MAP

SAP 15-270, 2015 SAP for Outlets at San Clemente
101 West Avenida Vista Hermosa



No scale 

CITY OF SAN CLEMENTE



Planning Division
 910 Calle Negocio, Ste 100
 San Clemente, CA 92673
 (949)-361-6172
<http://ci.san-clemente.ca.us>

SPECIAL ACTIVITIES PERMIT

For City Staff Use Only

Case File#	Total Days Approved This Calendar Year:
Staff Review By	Application Received by
Date Received	Fee Amount \$
	Deposit Amount:\$

A Special Activity is defined as any activity on private property (commercial) which temporarily intensifies the impacts (i.e., parking, traffic, noise, light and glare, etc.) of an existing permitted use or which create a potential conflict among land uses. Normal sales or functions which are incidental to the existing permitted use (i.e., sales conducted within the structure of an existing retail use, live entertainment if currently permitted under a Conditional Use Permit, etc.) shall not be considered a Special Activity. Typical activities that would be considered a Special Activity within non-residential zones would include, but not be limited to, art shows, open house, grand openings, and activities providing shuttle or valet service. This permit **DOES NOT** allow the applicant or their agent to violate any City of San Clemente Municipal Code(s), Laws, and Regulations etc. Should any violations be discovered during the event, this permit can be **immediately** revoked, by the Orange County Sheriff's Department, Orange County Fire Authority or authorized City Official.

EVENT INFORMATION

Event Name: *For Various 2016 Events*

Event Description (attach additional sheets if necessary):

Vanes - See Memo

Business License No:

315886

Event Address/Location:

101 W Avenida Vista Hermosa, San Clemente CA 92672

Expected Attendance:

VANES

Event Date(s):

Various

Event Time(s)

various

Set-up/Removal Date(s)

various

Profit
 Non-Profit

Will you have a banner displayed at your event? Yes No If yes, obtain temporary banner permit, cost \$12

various

SITE PLAN: Please submit a complete site plan with your application (a hand-drawn site plan is acceptable)

Site Plan Attached:

Yes No

PROPERTY OWNER INFORMATION

APPLICANT INFORMATION

Name

Outlets at San Clemente

Name

Victoria Mellichio

Mailing Address

101 W. Ave - Vista Hermosa, Suite 190

Mailing Address

101 W. Avenida Vista Hermosa Suite 190

City/State/Zip

San Clemente, CA 92672

City/State/Zip

San Clemente, CA 92672

Phone

949. 633. 5244

Phone

760. 224. 0518

Fax No.

—

Fax No.

—

E-Mail Address

jeanrich@outletsat.san-clemente.com

E-Mail Address

vmellichio@outletsat.san-clemente.com

.com

SPECIAL ACTIVITY REQUIREMENTS

ACTIVITIES CHECKLIST (Please check all that apply to your event)

<input type="checkbox"/> Alcohol <input type="checkbox"/> Vendors (food/beverage) <input type="checkbox"/> Carnival Games <input type="checkbox"/> Vendors (retail sales) <input type="checkbox"/> Carnival Rides <p style="text-align: center; color: blue; font-size: 1.2em;">Varies</p>	<input type="checkbox"/> Concert <input type="checkbox"/> Dancing <input type="checkbox"/> Live Entertainment <input type="checkbox"/> Parking (off site) Valet or Shuttle <p style="text-align: center; color: blue; font-size: 1.2em;">Varies</p>	<input type="checkbox"/> Other, Please Explain: _____ _____ _____ _____ _____ _____
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SUPPLIES/EQUIPMENT (Please check all that apply to your event)

<input type="checkbox"/> Banners/Signs <input type="checkbox"/> Bleachers <input type="checkbox"/> Inflatable bounce house <input type="checkbox"/> Lighting <input type="checkbox"/> Toilets (portable) <p style="text-align: center; color: blue; font-size: 1.2em;">Varies</p>	<input type="checkbox"/> Security <input type="checkbox"/> Temporary Electrical <input type="checkbox"/> Temporary Fencing <input type="checkbox"/> Traffic control <input type="checkbox"/> Tents and/or canopies <p style="text-align: center; color: blue; font-size: 1.2em;">Varies</p>	<input type="checkbox"/> Other, Please Explain: _____ _____ _____ _____ _____ _____
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PROPERTY OWNER'S AUTHORIZATION AND APPLICANT'S SIGNATURE

 Property Owner's Signature	2/1/16 Date	 Applicant's Signature	2/1/16 Date
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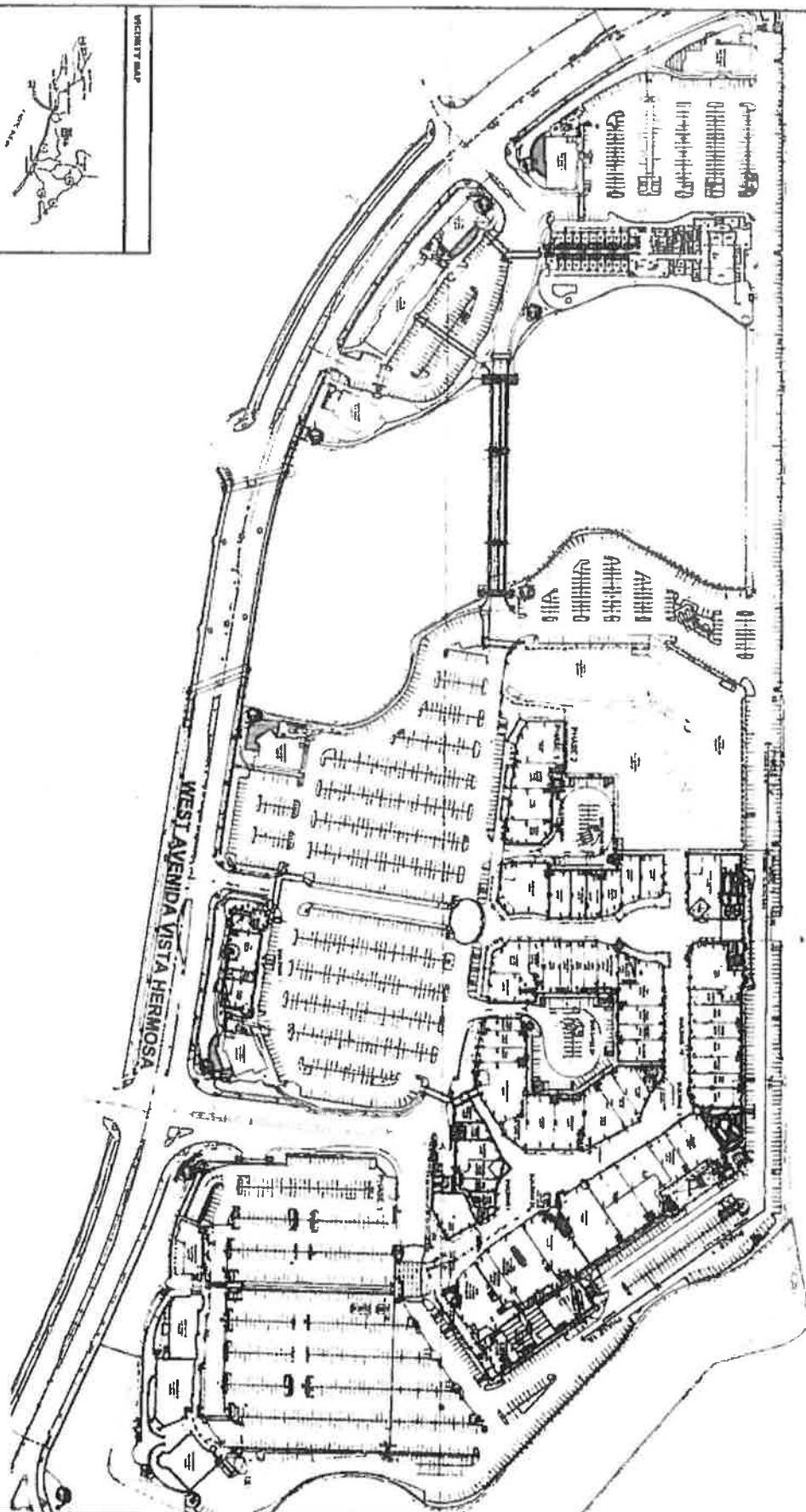
For City Staff Use Only

	<input type="checkbox"/> Approved <input type="checkbox"/> Approved Subject to Attached Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Application Deemed Incomplete
City Staff Signature _____ Date _____	
Title: _____	

Copies of approved permit sent to:

- City Code Enforcement Officer
- Orange County Sheriff Department
- Orange County Fire Authority
- Traffic Engineer
- Water Quality
- Orange County Health Care Agency

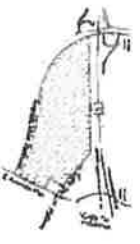
INTERSTATE 5



VICINITY MAP



LOCATION PLAN



The Rentable Square Footage (RSF) indicator on this lease plan includes an approximation of the adjoining corridor which is applicable to be included in the aggregate floor space of the demised premises.

SUMMARY

	PHASE 1	PHASE 1A	FUTURE PHASES
TOTAL	210,009 GFA	104,382 GFA	162,094 GFA

LS-12



This plan is supplementary and intended only for the purpose of depicting the leased premises. The actual layout and area of the leased premises as shown on the plans have been calculated to the nearest foot of exterior walls and to the centerline of demising walls between Tenant spaces.



A PROJECT OF
CRAIG REALTY GROUP
 craigrealitygroup.com
SITE PLAN

OUTLETS
at the Omni Renaissance

Outlets at San Clemente Special Events Security Plan

Outlets at San Clemente have several special events throughout the year that partner with many organizations to provide enjoyable, safe, family entertainment. At all Outlet events security staff are present to ensure a safe, enjoyable experience. Outlets at San Clemente have an internal security department that is present 24 hours a day, 7 days a week. The department watches, witnesses and reports any problems or areas of concern. When assistance outside the scope of the security duties is requested the Orange County Sheriff's department or Orange County Fire Authority are called to provide advanced professional assistance. This includes but is not limited to any medical assistance needed, any large disturbances or crimes that are committed and anytime advanced assistance from police or fire is requested.

Outlets at San Clemente Security consist of 2 to 6 officers on each shift. There is a dispatch control center which monitors the properties 111 CCTV cameras and the phone. The dispatch center is manned at all times by at least one security officer. All other officers on duty are on either mobile patrol via goal carts or on foot patrol. They patrol throughout the property on a continuous basis. In case of any major incident Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location Outlets at San Clemente personnel if deemed necessary will direct employees and patrons to a designated evacuation zone. Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to security officers the Outlets of San Clemente has managerial staff on premises every day. When management is not at the facility there is designated staff available via telephone at all times. Center Management's goal is to provide a safe and pleasant environment for all patrons and tenants and to be prepared for any situation that arises.

Outlets

at San Clemente

MEMORANDUM

TO: SEAN NICHOLAS, ASSOCIATE PLANNER, CITY OF SAN CLEMENTE
FROM: SUSAN JENNRICH AND NICKY SEE
SUBJECT: 2016 SPECIAL ACTIVITIES PERMIT
DATE: 2/1/2016

Sean,

Thank you for your assistance with the Special Activities Permit application. Below please find a list of our tentative events for the 2016 calendar year.

Event: Whip/Nae Nae Dance Battle - a Make-a-Wish fundraiser
Date: Friday, February 19, 2016 4:00 - 6:00pm
Location: Center Court

Event: Easter Activities & Celebration - "Egg Hunt" and Easter Bunny Appearance
Date: Saturday, March 26, 2016 10:00am - 6:00pm
Location: Center Court

Event: Cinco de Mayo Celebration
Date: Saturday, May 7, 2016 11:00am - 1:00pm
Location: Court yards will have a variety of local entertainment

Event: Military Appreciation Weekend
Date: Friday, May 27 - Monday, May 30, 2016 All Day
Location: Court yards will have a variety of local entertainment and promotions. Military personnel will be offered use of our VIP Room

Event: Summer Kick-off Celebration
Date: Saturday, June 18, 2016 10:00am - 8:00pm
Location: Court yards will have a variety of local entertainment

Event: Back to School/End of Summer Bash
Date: Friday, September 9, 2016 12:00 - 4:00pm
Location: Court yards will have a variety of local entertainment and surf athlete appearances

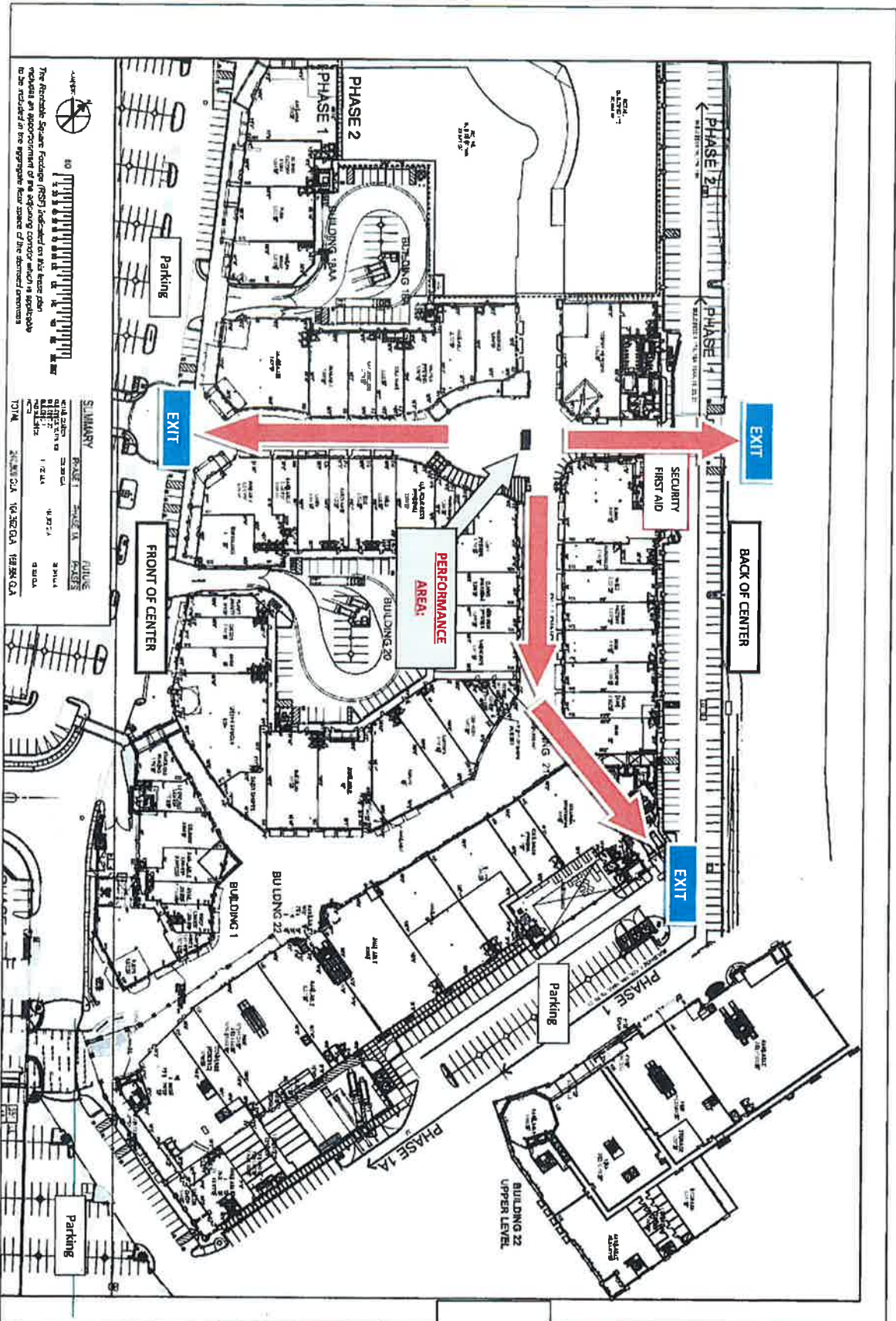
Event: Shopping Extravaganza Charity event
Date: Saturday, October 8, 2016 8:00am - 10:00pm
Location: Center-wide shopping, lunch/activities in vacant suites

Event: Halloween Spooktacular
Date: Saturday, October 29, 2016 3:00 - 6:00pm
Location: Center-wide activities including safe trick or treating and costume contests

Event: One Year Anniversary Celebration Weekend & 2nd Annual Tree Lighting Concert
Date: Saturday and Sunday, November 12 & 13, 2016 All Day
Location: Court yards will have a variety of local entertainment
Concert will take place in Center Court from 5-8:00pm

Event: Moonlight Madness
Date: Thursday, November 24 to 25, 2016 8:00pm (Thu) - 10:00pm (Fri)
Location: Center-wide shopping

Thank you again for your partnership and all of your assistance as we continue to grow. Please let us know if you need additional information or have any questions about any of the events listed above.



The Riverside Square Facility (RSF) is located on the site shown above. The RSF is a multi-phase development and the site plan includes an approximation of the adjoining context which is applicable to the included in the separate floor plans of the development.

SUMMARY

DATE	PROJECT	SCALE	PHASE
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 2
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1A
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1B
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1C
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1D
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1E
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1F
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1G
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1H
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1I
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1J
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1K
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1L
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1M
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1N
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1O
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1P
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1Q
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1R
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1S
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1T
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1U
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1V
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1W
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1X
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1Y
10/15/14	OUTLETS AT SAN CLEMENTE	1" = 20' (PLAN)	PHASE 1Z

Site Plan:
Events Held in
Center Court

Outlets

at San Clemente

SUITE 424 Exit Plan

