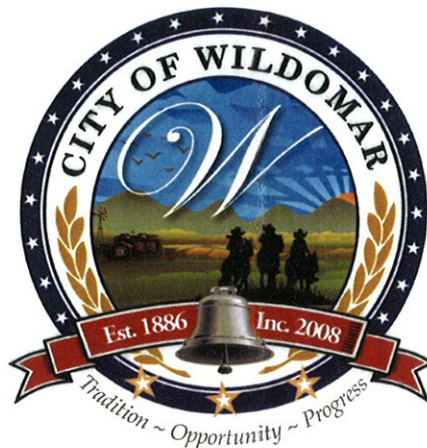


# CITY OF WILDOMAR CITY COUNCIL AGENDA

7:00 P.M. – REGULAR MEETING

MARCH 24, 2010  
Council Chambers  
23873 Clinton Keith Road



Bridgette Moore, Mayor  
Marsha Swanson, Mayor Pro Tem  
Sheryl Ade, Council Member  
Bob Cashman, Council Member  
Scott Farnam, Council Member

City Manager  
Frank Oviedo

City Attorney  
Julie Hayward Biggs

United States  
**Census  
2010**

**Remember the Date:  
April 1, 2010**

[www.uscensus.org](http://www.uscensus.org)



IT'S IN OUR HANDS

## **WILDOMAR CITY COUNCIL REGULAR MEETING AGENDA MARCH 24, 2010**

**ORDER OF BUSINESS:** Public sessions of all regular meetings of the City Council begin at 7:00 P.M. Closed Sessions begin at 6:00 P.M. or such other time as noted.

**REPORTS:** All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road; Mission Trail Library, 34303 Mission Trail Blvd.; and on the City's website, [www.cityofwildomar.org](http://www.cityofwildomar.org). Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

**PUBLIC COMMENTS:** Prior to the business portion of the agenda, the City Council will receive public comments regarding any agenda items or matters within the jurisdiction of the governing body. This is the only opportunity for public input except for scheduled public hearing items. The Mayor will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Comment Card" available at the Chamber door. The completed form is to be submitted to the City Clerk prior to an individual being heard. Lengthy testimony should be presented to the Council in writing (10 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

**ADDITIONS/DELETIONS:** Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Council.

**CONSENT CALENDAR:** Consent Calendar items will be acted on by one roll call vote unless Council members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

**PLEASE TURN ALL CELLULAR DEVICES TO VIBRATE OR OFF FOR THE DURATION OF THE MEETING. YOUR COOPERATION IS APPRECIATED.**

**CALL TO ORDER**

**ROLL CALL**

**MOMENT OF SILENCE**

**FLAG SALUTE**

Girl Scouts - Super Troop #4005 and Troop #267

**PRESENTATIONS**

Proclamation - Vietnam Veterans Appreciation

Proclamation – Child Abuse Prevention Month - April 2010

Code Enforcement Monthly Report

**PUBLIC COMMENTS**

This is the time for citizens to comment on issues not listed on the agenda. Under the provisions of the Brown Act, the City Council is prohibited from discussing or taking action on items not listed on the agenda. Each speaker is asked to fill out a "Public Comments Card" (located on the table by the Chamber door) and give the card to the City Clerk prior to the start of the meeting. Comments are limited to three (3) minutes per speaker. The Council encourages citizens to address them so that questions and/or concerns can be heard.

## **APPROVAL OF THE AGENDA AS PRESENTED**

### **1.0 CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Council, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

#### **1.1 Reading of Ordinances**

**RECOMMENDATION:** Approve the reading by title only of all ordinances.

#### **1.2 Minutes – March 10, 2010 Regular Meeting**

**RECOMMENDATION:** Approve the Minutes as submitted.

#### **1.3 Warrant and Payroll Registers**

**RECOMMENDATION:** That the City Council approve:

1. Warrant Register dated March 10, 2010 in the amount of \$54,746.89;
2. Warrant Register dated March 17, 2010 in the amount of \$33,905.13;  
and
3. Payroll Warrant Register dated March 3, 2010 in the amount of \$814.17.

#### **1.4 Treasurers Report**

**RECOMMENDATION:** Approve the Treasurers Report for February, 2010.

#### **1.5 Emergency Operations Plan Adoption**

**RECOMMENDATION:** Staff recommends that the City Council adopt:

RESOLUTION NO. 2010 -  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, ADOPTING THE WILDOMAR EMERGENCY OPERATION  
PLAN (EOP)

#### **1.6 Designation of Agent Resolution**

**RECOMMENDATION:** Staff recommends that the City Council adopt:

RESOLUTION NO. 2010 -  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, ADOPTING THE OFFICE OF EMERGENCY SERVICES  
FORM 130 DESIGNATING CITY AGENTS



**1.7 Amendment No. 1 to Public Works Maintenance and Maintenance Management Services Agreement - PV Maintenance**

**RECOMMENDATION:** That the City Council approve Amendment No.1 to the Public Works Maintenance and Maintenance Management Services Agreement with PV Maintenance, Inc to cover costs associated with response and repairs during and after the January 2010, storm event.

**1.8 Amendments to Measure A Expenditure Plan and concurrent amendments to Fiscal Year 09/10 Budget and City Capital Improvement Program**

**RECOMMENDATION:** Staff recommends that the City Council adopt:

RESOLUTION NO. 2010 –  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, APPROVING THE AMENDMENTS TO THE MEASURE A  
EXPENDITURE PLANS AND APPROVING THE RELATED CHANGES  
TO FISCAL YEAR 09/10 BUDGET AND CITY'S CAPITAL  
IMPROVEMENT PROGRAM

**1.9 Second Reading of Ordinance No. 47 – Outdoor Advertising Displays and Structures**

**RECOMMENDATION:** The Planning Commission recommends that the City Council adopt an Ordinance entitled:

ORDINANCE NO. 47  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, AMENDING SECTIONS 17.252.020 AND  
17.252.030 OF THE WILDOMAR MUNICIPAL CODE PERTAINING TO  
OUTDOOR ADVERTISING DISPLAYS

## **2.0 PUBLIC HEARINGS**

### **2.1 Kasiri-Nauert Zone Change**

**RECOMMENDATION:** Staff recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2010 –  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, ADOPTING A NEGATIVE  
DECLARATION FOR PROJECT NO. 09-0392 LOCATED AT  
36030 AND 36140 JANA LANE AND KNOWN AS ASSESSOR'S  
PARCEL NO. 380-290-008 AND 380-290-009

2. Introduce an Ordinance entitled:

ORDINANCE NO.  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR AMENDING THE OFFICIAL ZONING MAP FOR THE  
CITY OF WILDOMAR FROM RURAL RESIDENTIAL (R-R) TO  
MANUFACTURING-SERVICE COMMERCIAL (M-SC) FOR  
PROPERTY LOCATED AT 36030 AND 36140 JANA LANE AND  
KNOWN AS ASSESSOR'S PARCEL NO. 380-290-008 AND 380-  
290-009

## **3.0 GENERAL BUSINESS**

### **3.1 Trails Ad-Hoc Committee Creation and Appointments 2010**

**RECOMMENDATION:** Create a Trails Ad-Hoc Committee and appoint  
two Members to the committee.

### **CITY MANAGER REPORT**

### **CITY ATTORNEY REPORT**

### **COUNCIL COMMUNICATIONS**

### **FUTURE AGENDA ITEMS**

### **ADJOURN TO CLOSED SESSION**

The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.8 to authorize and direct its property negotiator, Frank Oviedo, City Manager, with regard to potential acquisition of the following parcels of real property from the current owners of record. Under discussion will be the terms and conditions of acquisition of the property:

APN 376-140-022 - owner of record Thomas and Elizabeth R. Plott  
APN 380-110-045 - owner of record Wildomar Square Partners, LLC  
APN 380-240-001 - owner of record CHOA Murrieta, LLC  
APN 380-240-003 - owner of record Kim/Kwak  
APN 380-240-007 - owner of record Richard S. Pavelec & Cissy Fisher, Trustees  
APN 380-110-034 - owner of record Sierra Noble, Inc.  
APN 380-240-008 - owner of record Archland Property II, LP  
APN 380-240-023 - owner of record Tesoro Sierra Properties, LLC

### **ADJOURN TO OPEN SESSION**

### **ADJOURNMENT**

#### **2010 City Council Regular Meeting Schedule**

April 14	June 23	September 8	November 24
April 28	July 14	September 22	December 8
May 12	July 28	October 13	December 22
May 26	August 11	October 27	
June 9	August 25	November 10	

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at (951) 677-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

**POSTING STATEMENT:** On March 19 2010, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:  
Wildomar City Hall, 23873 Clinton Keith Road  
U.S. Post Office, 21392 Palomar Street  
Mission Trail Library, 34303 Mission Trail Blvd

**CITY OF WILDOMAR  
CITY COUNCIL REGULAR COUNCIL MEETING MINUTES  
MARCH 10, 2010**

The regular meeting of March 10, 2010, of the Wildomar City Council was called to order by Mayor Moore at 7:00 p.m.

City Council Roll Call showed the following Members in attendance: Mayor Moore, Mayor Pro Tem Swanson, Council Members Ade, and Farnam. Absent: Council Member Cashman.

Staff in attendance: City Manager Oviedo, Assistant City Manager Nordquist, City Attorney Biggs, Public Works Director Kashiwagi, Planning Director Hogan, Police Chief Cleary, and City Clerk Lee.

## **MOMENT OF SILENCE**

A moment of silence was observed.

## **FLAG SALUTE**

The Cub Scouts – Wildomar Pack 332 presented the colors and led the flag salute.

Mayor Moore recognized Council Member Maryann Edwards of Temecula.

## **PRESENTATIONS**

Mayor Moore presented Certificates to the Riverside County Academic Decathlon Participants - Elsinore High School.

Mayor Moore presented a Proclamation celebrating the Boy Scouts of America 100 Year Anniversary to Wayne Chase, Tahquitz District Chairman.

Mayor Moore presented a Proclamation to Planner Sean del Solar who will be leaving the City to become the Assistant Planner at the City of San Marcos.

Mayor Moore presented Certificates to Police Officers Mosca and Coates who were honored by MADD, Riverside County.

Dave Willmon, League of California Cities presented an update to the City Council.

Henry Silvestre presented the Chamber of Commerce monthly report.

Chief Beach presented the Fire Department monthly report.

### **PUBLIC COMMENTS**

Diane O'Malley, resident, spoke regarding terrorism.

Lanny Swerdlow, Marijuana Anti-Prohibition Project, stated State law has allowed collectives and they cannot be zoned out of existence. He spoke regarding the benefits of having the collectives. He handed out information regarding medical marijuana. He urged the City Council to keep the collective open in the City.

James Irwin, Lake Elsinore resident, stated he is a member of a collective as he has various injuries. His wife has MS and congestive heart failure and is also a member of a collective. He urged the City Council to keep the collective in the City.

Karen Irwin, Lake Elsinore resident, stated she needs the medical marijuana to deal with the pain of MS and the dialysis she has to go through. She has seen this help her and others. She urged the City Council to keep the collective in the City.

Ryan Michaels, Riverside resident and patient advocate, stated the facility established here is very unique and a good example of self-regulation. Medical marijuana is very much needed.

Robert Partida, Fontana resident and a member of Yes We Cannabis Patient Advocates, stated they are here to work with the City and take the right steps. He urged the City Council to keep the collective in the City.

William Sump, Wildomar Patients Compassionate Group, stated he apologizes for the collective's abrupt opening. He wants to work with the City under the governance of the State law. There are numerous people who do need this. He would like to help educate the City Council and the public about medical marijuana. He urged the City Council to draft a new Ordinance allowing the non-profit organizations and banning the for-profit organizations.

Council Member Ade stated she toured the facility and talked with them for about an hour. She did attend the meeting in Lake Elsinore regarding medical marijuana as well. Although she understands the needs of those in the collective, at present this type of business is not allowable in the City. No one likes to be blind-sided, and it would have been her preference that they would have come to the City and discussed this. The City is unique and would have listened and discussed the issues. The County is currently rewriting their Ordinance and the Sheriff's Department is being trained how to deal with the collectives. The collectives should be allowed and regulated. The issue is not going to go away, and she would like to see the City of Wildomar be the model for the County. She would like the City Manager to ask the Council if they wish to amend the zoning Ordinance.

City Manager Oviedo stated it appears that the City Council would like something brought back in the way of education on the subject. City Staff will do this at a future meeting.

### **APPROVAL OF THE AGENDA AS PRESENTED**

A MOTION was made by Council Member Farnam, seconded by Mayor Pro Tem Swanson, to approve the agenda as presented.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

### **1.0 CONSENT CALENDAR**

A MOTION was made by Council Member Farnam, seconded by Mayor Pro Tem Swanson, to approve the Consent Calendar as presented.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

#### **1.1 Reading of Ordinances**

Approved the reading by title only of all ordinances.

#### **1.2 Minutes – February 24, 2010 Regular Meeting**

Approved the Minutes as submitted.

#### **1.3 Warrant Registers**

Approved the following Warrant Registers:

1. Dated February 23-24, 2010, in the amount of \$472,215.44; and
2. Dated March 3, 2010 in the amount of \$43,077.64.

**1.4 Water Ordinance**

Adopted an Ordinance entitled:

ORDINANCE NO. 46  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, RESTATING CHAPTER 17.276 OF THE  
WILDOMAR MUNICIPAL CODE RELATING TO THE ESTABLISHMENT  
OF NEW WATER EFFICIENT LANDSCAPE REGULATIONS

**2.0 PUBLIC HEARINGS**

**2.1 Prohibition of Outdoor Advertising Displays and Structures**

Mayor Moore opened the public hearing.

Planning Director Hogan presented the staff report stating this is an issue which was brought up at a norming session last year.

Speakers:

Henry Silvestre, business owner, stated the Council may want to be careful not to restrict too much as the advertising could also be beneficial to City events and marketing.

There being no further speakers, Mayor Moore closed the public hearing.

A MOTION was made by Mayor Pro Tem Swanson, seconded by Council Member Farnam, introduce Ordinance No. 47.

ORDINANCE NO. 47  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, AMENDING SECTIONS 17.252.020 AND  
17.252.030 OF THE WILDOMAR MUNICIPAL CODE PERTAINING TO  
OUTDOOR ADVERTISING DISPLAYS

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

**3.0 GENERAL BUSINESS**

**3.1 Southwest Communities Financing Authority Animal Shelter Presentation**



City Manager Oviedo stated prior to incorporation the entities involved, Cities of Temecula, Murrieta, Lake Elsinore, Canyon Lake and the County of Riverside, formed a JPA to build the new animal shelter that is located in the City of Wildomar. Now the City has its animal control contract and we will be using that facility as well. We now need to explore what we will do in the future.

Council Member Edwards, Temecula, and Dean Deines, County of Riverside, gave a presentation regarding the Southwest Communities Financing Authority.

Discussion ensued regarding the percentage of animals coming from Wildomar and how the number was derived; and where the upfront monies came from.

It was the consensus of the City Council to form an Ad Hoc Committee and to appoint Mayor Moore and Council Member Cashman to the Committee.

### **3.2 Mount Palomar Lighting Ordinance**

Planning Director Hogan presented the update on the Ordinance.

Discussion ensued regarding how the City can go above and beyond what the Ordinance states.

John Garrett, resident, stated his appreciation to the City Council for their support of this. The Ordinance does have some flaws, but it is basically a very good Ordinance. He would be happy to help correct some of the flaws. He thanked the City Council and Staff for sitting down with him and discussing the issues.

Discussion ensued regarding more restrictions in Wildomar.

### **3.3 Noise Regulation**

City Planner Hogan presented the staff report.

Discussion ensued regarding freeway noise and mitigation for the new housing.

### **3.4 City Policy on the Use of City Logo and Marketing Brand**

City Manager Oviedo presented the staff report outlining how the Brand and City Logo came to be. He then reviewed the list of when the City would use the Brand and when the City would use the Logo.

Discussion ensued regarding monument sign type of item and materials and standards to be used.

A MOTION was made by Council Member Farnam, seconded by Council Member Ade, to adopt the policy on the use of the City Marketing Brand and City Logo.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

### **CITY MANAGER REPORT**

City Manager Oviedo stated we have had a number of fruit vendors coming into the City recently. This past weekend Code Enforcement went with County Environmental Health and shut them down. The City will continue to do this on specific Saturdays.

### **CITY ATTORNEY REPORT**

City Attorney Biggs stated that there is still no word on the Beutz case and we are still waiting to hear the outcome.

### **COUNCIL COMMUNICATIONS**

Council Member Cashman stated he would like to see more done on the lighting ordinance.

Mayor Pro Tem Swanson stated the City has a new Police car that says "Wildomar Police" on it. She has seen it all over town and she is very happy. She also complimented Mayor Moore on the State of the City address.

Council Member Ade commended Mayor Moore on the State of the City address and it was well received.

Council Member Farnam commended Mayor Moore on the State of the City address. This Saturday he will be walking for Juvenile Diabetes at the Storm Stadium and encouraged everyone to come out and walk.

Mayor Moore thanked everyone for the kind comments. The City attended the Chamber Installation dinner and listed all the winners of the various awards.

### **FUTURE AGENDA ITEMS**

How to put some more “teeth” into code enforcement. The list of cases is getting longer and longer.

Education and revision of the zoning Ordinance regarding Medical Marijuana.

### **ADJOURNMENT**

There being no further business, Mayor Moore adjourned the meeting at 9:03 p.m.

Respectfully submitted,

---

Debbie A. Lee, CMC  
City Clerk

**CITY OF WILDOMAR CITY COUNCIL**  
**Agenda Item #1.3**  
**CONSENT CALENDAR**  
**Meeting Date: March 24, 2010**

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**TO:** Mayor and City Council Members  
**FROM:** Gary Nordquist, Assistant City Manager  
**SUBJECT:** Warrant and Payroll Registers

**STAFF REPORT**

**RECOMMENDATION:**

That the City Council approve:

1. Warrant Register dated March 10, 2010 in the amount of \$54,746.89;
2. Warrant Register dated March 17, 2010 in the amount of \$33,905.13; and
3. Payroll Warrant Register dated March 3, 2010 in the amount of \$814.17.

**BACKGROUND:**

The City of Wildomar requires that the City Council audit payments of demands and direct the City Manager to issue checks. The Warrant Registers are submitted for approval.

**DISCUSSION:**

None.

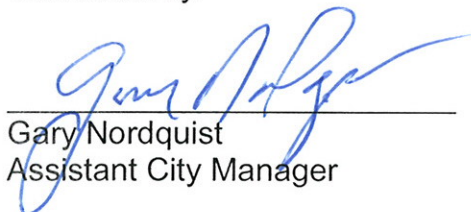
**FISCAL IMPACTS:**

These Warrant Registers will have a budgetary impact in the amount noted in the recommendation section of this report. These costs are included in the Fiscal Year 2009-10 Budget.

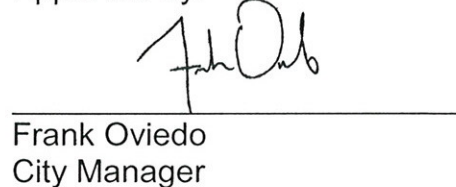
**ALTERNATIVES:**

1. Take no action
2. Provide staff with further direction.

Submitted by:

  
\_\_\_\_\_  
Gary Nordquist  
Assistant City Manager

Approved by:

  
\_\_\_\_\_  
Frank Oviedo  
City Manager

City of Wildomar  
Check Detail  
March 10, 2010

Date	Num	Name	Memo/Description	Amount
03/10/2010	2273	AT&T	Mobile Phones for City Council - 1/21/10 - 2/20/2010	\$ 527.77
03/10/2010	2274	California Building Standards Commission	4th QTR Building Standards - Revolving Fund	\$ 40.45
03/10/2010	2275	CR&R	Dump & Return 40 yd Box, Disposal Fee - 2/4/2010	\$ 353.85
03/10/2010	2276	CTAI Pacific Greenscape	Maintenance Services - February 2010	\$ 4,260.00
03/10/2010	2277	Data Ticket, Inc.	Checks, Deposit Slips, Code Enforcement Citation Processing	\$ 1,171.19
03/10/2010	2278	Department of Conservation	SMIP 4th QTR	\$ 216.32
03/10/2010	2279	Edison	Utilities - CSA 103	\$ 33.47
03/10/2010	2280	Image Printing System	Business Cards - Chapman & Sjostrom	\$ 117.45
03/10/2010	2281	Martin & Chapman Company	Election Supplies ordered by City Clerk	\$ 36.36
03/10/2010	2282	Misty V. Cheng	Year-end Audit Consulting	\$ 10,065.00
03/10/2010	2283	North County Times	Public Hearing - City-wide Zoning Code Amendments	\$ 116.76
03/10/2010	2284	OnTrac	Overnight Delivery Services - B&S, Planning & Engineering	\$ 49.82
03/10/2010	2285	Burke, Williams & Sorensen, LLP	Legal Services - City Attorney - February 2010	\$ 25,081.20
03/10/2010	2286	Diamond W Events	Park Maintenance Services - February 2010	\$ 7,384.02
03/10/2010	2287	MuniServices, LLC	Sales & Use Tax Service - Quarter endng 9/30/09	\$ 5,293.23
Sub-total:				\$ 54,746.89

City of Wildomar  
Check Detail  
March 17, 2010

Date	Num	Name	Memo/Description	Amount
03/17/2010	2288	American Forensic Nurses	Blood Draws	\$ 244.20
03/17/2010	2289	Consolidated Contracting - Refund	Check Voided due to incorrect amount of \$588.00 B/B \$588.50	\$ -
03/17/2010	2290	Doggie Walk Bags, Inc.	Doggie Bags for Dispensers	\$ 271.88
03/17/2010	2291	Edison	Utilities for CSA-22, CSA 103 & CSA 142 & Lamps	\$ 17,951.25
03/17/2010	2292	Image Printing System	Business Cards - Tina Roney	\$ 58.73
03/17/2010	2293	Marathon Reprographics	2 24 x 36 Color - Protected Land Maps -	\$ 54.38
03/17/2010	2294	Nanette Seman	Annual Backflow Tests - 20171 Autumn Oak & Marna O'Brien	\$ 105.00
03/17/2010	2295	North County Times	Notice of Public Hearing - City-wide Code	\$ 460.08
03/17/2010	2296	PV Maintenance Inc.	Correction of December 2009 Invoice.	\$ 3,109.33
03/17/2010	2297	Riverside County Sheriff's Department	Booking Fees	\$ 1,205.12
03/17/2010	2298	SiteCreators	3rd & 4th QTR Maintenance & Service for Website	\$ 2,400.00
03/17/2010	2299	State Board of Equalization	City of Wildomar Incorporation Fee	\$ 3,535.00
03/17/2010	2300	Verizon	Mobile Phone Charges - City Council & Marna O'Brien - Feb 10	\$ 634.16
03/17/2010	2301	Western Riverside County Regional Agency	MSHCP Mitigation Fees for Jan/Feb 2010	\$ 3,876.00
Sub-total:				\$ 33,905.13
Month-to-Date Total:				\$ 88,652.02

Payroll Warrant Register March 3, 2010

3/3/2010	5101	Sheryl Ade	February 2010 Stipend	\$ 290.35
3/3/2010	5102	Scott Farnam	February 2010 Stipend	\$ 235.32
3/3/2010	5103	Bridgette Moore	February 2010 Stipend	\$ 288.50
Sub-total:				\$ 814.17

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #1.4**  
**CONSENT CALENDAR**  
**Meeting Date: March 24, 2010**

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**TO:** Mayor and City Council Members  
**FROM:** Gary Nordquist, Assistant City Manager  
**SUBJECT:** Treasurer's Report, February, 2010

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends City Council to approve the Treasurer's Report.

**BACKGROUND/DISCUSSION:**

Attached is the Treasurer's Report for Cash and Investments for the month of February, 2010.


**FISCAL IMPACTS:**

None at this time.

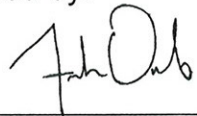
**ALTERNATIVES:**

1. Take no action
2. Provide staff with further direction.
- 3.

Submitted by:

  
\_\_\_\_\_  
Gary Nordquist  
Assistant City Manager  
Finance & Administration

Approved by:

  
\_\_\_\_\_  
Frank Oviedo  
City Manager

**Attachments:** Treasurer's Report



**CITY OF WILDOMAR  
TREASURER'S REPORT FOR  
CASH AND INVESTMENT PORTFOLIO  
February 2010**

CITY CASH

FUND	ACCOUNT	INSTITUTION	BALANCE	RATE
AII	AII	WELLS FARGO	\$ 2,919,794.32	0.00%
		TOTAL	\$ 2,919,794.32	

FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
AII	AII	WELLS FARGO	\$ 2,801,810.35	\$ 1,188,842.00	\$ (1,070,858.03)	\$ 2,919,794.32	0.000%
		TOTAL	\$ 2,801,810.35	\$ 1,188,842.00	\$ (1,070,858.03)	\$ 2,919,794.32	

CITY INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
AII	LOCAL AGENCY INVESTMENT FUND	\$ 1,520,139.58	\$ 1,520,139.58	\$ 1,520,139.58	100.00%	0	0.577%
	TOTAL	\$ 1,520,139.58	\$ 1,520,139.58	\$ 1,520,139.58	100.00%		

CITY - TOTAL CASH AND INVESTMENT \$ 4,439,933.90

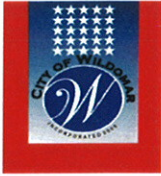
CITY INVESTMENT

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	(-) WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
AII	LOCAL AGENCY INVESTMENT FUNDS	\$ 1,517,826.37	\$ 2,313.21	\$ 0.00	\$ 1,520,139.58	0.577%
	TOTAL	\$ 1,517,826.37	\$ 2,313.21	\$ 0.00	\$ 1,520,139.58	

In compliance with the California Code Section 53646, as the Director of Finance/  
City Treasurer of the City of Wildomar, I hereby certify that sufficient investment liquidity  
and anticipated revenues are available to meet the City's expenditure  
requirements for the next six months and that all investments are in compliance  
to the City's Statement of Investment Policy.  
I also certify that this report reflects all Government Agency pooled investments  
and all City's bank balances.

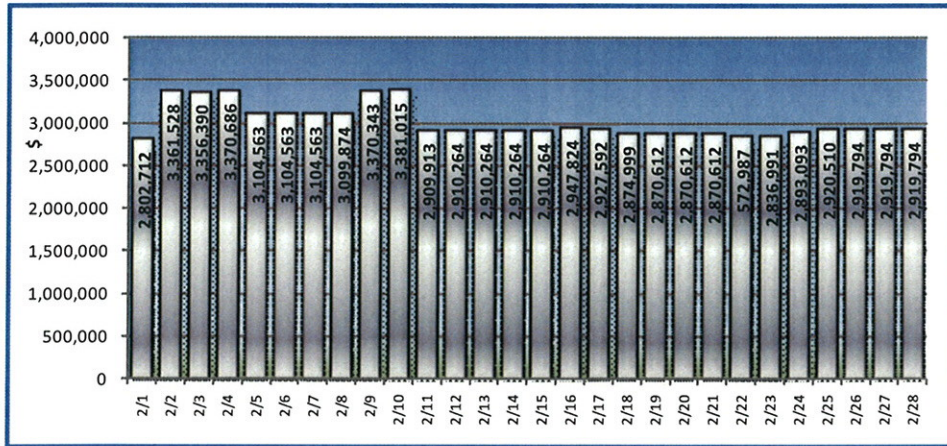
  
Gary Nordquist  
ACM Finance & Administration /  
City Treasurer

Date



## February 2010

**Daily Cash Balance**  
All Funds Checking Only  
Pool Report Balance



### February 2010

2008-2009	Ending Balance	Monthly Net Activity
July	\$ 20,855	\$ 20,855
August	2,297,920	2,277,065
September	2,402,083	104,163
October	2,340,436	(61,647)
November	2,203,169	(137,267)
December	747,664	(1,455,505)
January	826,502	78,838
February	733,251	(93,251)
March	571,857	(161,394)
April	644,285	72,428
May	687,746	43,461
June	1,266,750	579,004
July	2,027,072	760,322
August	4,745,827	2,718,755
September	4,201,825	(544,002)
October	3,674,234	(527,592)
November	3,098,110	(576,124)
December	2,963,884	(710,350)
January	2,801,810	(296,300)
February	2,919,794	117,984

Date	Ending Balance In Whole \$	Net Change from Prior Day
2/1	2,802,712	(295,398)
2/2	3,361,528	558,816
2/3	3,356,390	(5,138)
2/4	3,370,686	14,296
2/5	3,104,563	(266,123)
2/6	3,104,563	-
2/7	3,104,563	-
2/8	3,099,874	(4,689)
2/9	3,370,343	270,469
2/10	3,381,015	10,672
2/11	2,909,913	(471,102)
2/12	2,910,264	351
2/13	2,910,264	-
2/14	2,910,264	-
2/15	2,910,264	-
2/16	2,947,824	37,560
2/17	2,927,592	(20,232)
2/18	2,874,999	(52,593)
2/19	2,870,612	(4,387)
2/20	2,870,612	-
2/21	2,870,612	-
2/22	2,836,946	(33,666)
2/23	2,836,991	45
2/24	2,893,093	56,102
2/25	2,920,510	27,417
2/26	2,919,794	(716)
2/27	2,919,794	-
2/28	2,919,794	-



**CITY OF WILDOMAR – COUNCIL**  
**Agenda Item #1.5**  
**CONSENT CALENDAR**  
**Meeting Date: March 24, 2010**

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**TO:** Mayor and City Council Members  
**FROM:** Michael Kashiwagi, PE, City Engineer  
**SUBJECT:** Wildomar Emergency Operation Plan Adoption

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the City Council adopt:

RESOLUTION NO. 2010 -  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, ADOPTING THE WILDOMAR EMERGENCY OPERATION  
PLAN (EOP)

**BACKGROUND:**

The Emergency Operations Plan (EOP) addresses the planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting the City of Wildomar. It provides a framework for the most effective allocation of resources for protection of people and property in time of an emergency, and for the coordination of the emergency functions of the City with all other public agencies, corporations, organizations and affected private persons.

A draft EOP was prepared by Riverside County Fire - Office of Emergency Services in conjunction with City Staff and submitted to the California Emergency Management Agency (CalEMA) on November 24, 2009. On February 17, CalEMA issued a concurrence letter stating, in part, that "the City of Wildomar EOP is acceptable in accordance with the requirements of the Emergency Services Act and the California Master Mutual Aid Agreement." Several minor changes recommended by CalEMA will be incorporated in to the final document.

An overview presentation on the draft EOP was provided to the City Council at its meeting of March 10, 2010.

**ENVIRONMENTAL ASSESSMENT:**

The proposed activity consists of the City Council's adoption of the state-mandated Emergency Operation Plan (EOP) for the City of Wildomar. The Plan outlines how local officials will be organized to respond to disaster and emergency situations that may occur in the future. The approval of the EOP does

not approve or authorize specific actions. Based upon a review of requirements of the California Environmental Quality Act (CEQA), the Planning Director recommends that the City Council make a determination that the adoption of the EOP is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**FISCAL IMPACT:**

The adoption of the EOP will aid in the City's ability to obtain State and Federal funds in the event of an emergency and better position the City for success in obtaining emergency preparedness grants.

**ATTACHMENTS:**

Resolution for Adoption of the Wildomar Emergency Operations Plan

\*\* A copy of the EOP document was provided as part of the overview presentation at the meeting of March 10, 2010. If needed, an additional copy may be obtained from staff.

Submitted by:

\_\_\_\_\_  
Michael Kashiwagi, PE  
City Engineer

Approved by:

  
\_\_\_\_\_  
Frank Oviedo  
City Manager

RESOLUTION NO. 2010 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, ADOPTING THE WILDOMAR EMERGENCY OPERATION PLAN (EOP)

**WHEREAS**, President Bush, in Homeland Security Directive-5, directed the Secretary of the Department of Homeland Security to develop and administer a National Incident Management System, which would provide a consistent nationwide approach for federal, state, local, and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to, and recover from disasters, regardless of cause, size, or complexity; and

**WHEREAS**, the State of California pioneered the development of standardized incident management systems to respond to a variety of catastrophic disasters, including fires, earthquakes, floods, and landslides; and

**WHEREAS**, in the early 70's the California fire services, in partnership with the federal government, developed the seminal emergency incident command system that has become the model for incident management nationwide; and

**WHEREAS**, in 1993, California was the first state to adopt a statewide Standardized Emergency Management System for use by every emergency response organization, and implemented a system to ensure the continual improvement of the Standardized Emergency Management System; and

**WHEREAS**, California emergency management professionals have contributed their expertise to the development of the new National Incident Management System; and

**WHEREAS**, it is essential for responding to disasters that federal, state, local, and tribal organization utilize standardized terminology, standardized organization structure, interoperable communications, consolidated action plans, unified command structures, uniform standards for planning, training, and exercising, comprehensive resource management, and designated incident facilities during emergencies or disasters; and

**WHEREAS,** the California Standardized Emergency Management System substantially meets the objective of the National Incident Management System; and

**WHEREAS,** the National Commission of Terrorist Attacks (9-11 Commission) or recommended adoption of a standardized Incident Command System nationwide; and

**WHEREAS,** the Governor of the State of California has directed his Office of Emergency Services and Office of Homeland Security in cooperation with the Standardized Emergency Management System Advisory Board to develop a program to integrate the National Incident Management System, to the extent appropriate, into the states emergency management system.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:**

**SECTION 1.** That the Wildomar Emergency Operation Plan has been prepared in accordance with the requirements of the Emergency Services Act and Standardized Emergency Management System and is consistent with the state and federal guidelines.

**SECTION 2.** That the City of Wildomar Emergency Operation Plan has integrated, and utilizes, the National Incident Management System and the Standardized Emergency Management System in California.

**SECTION 3.** That the Wildomar City Council adopts the City of Wildomar Emergency Operation Plan to ensure the most effective allocation of resources for protection of people and property in time of an emergency, and to insure the coordination of the emergency functions of the City with all other public agencies, corporations, organization and affected private persons.

**SECTION 4.** That a copy of this Resolution is forwarded to the Governor's Office of Emergency Services.

**SECTION 5.** This Resolution shall take effect from and after the date of its passage and adoption.

**PASSED, APPROVED AND ADOPTED** this 24th day of March, 2010.

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Bridgette Moore  
Mayor

APPROVED AS TO FORM:

ATTEST:

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Julie Hayward Biggs  
City Attorney

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Debbie A. Lee, CMC  
City Clerk

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #1.6**  
**CONSENT CALENDAR**  
**Meeting Date: March 24, 2010**

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**TO:** Mayor and City Council Members  
**FROM:** Gary Nordquist, Assistant City Manager  
**SUBJECT:** Designation of Agent Resolution

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2010 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA,  
ADOPTING THE OFFICE OF EMERGENCY SERVICES FORM 130 DESIGNATING CITY  
AGENTS

**BACKGROUND:**

In order to receive grants and federal/state emergency aid, the City must have on file with the Office of Emergency Services Form 130 designating individuals authorized to engage with FEMA and OES in applying for and receiving grants and aid.

**DISCUSSION:**

As a result of the Severe Storms in January and February 2010, the City of Wildomar incurred additional costs to respond to storm events and to provide traffic control to affected areas. The costs incurred by the City maybe eligible to be reimbursed by FEMA and State OES. The City will apply for aid and seek a notice of approval. In order for State OES to release a reimbursement, the City must designate, by resolution, authorized staff to work with FEMA and State OES.

Attachment A, OES Form 130 will designate the City Manager or the Assistant City Manager or the City Clerk, by title only, as the authorized agents of the City.

Designating by title only is the preferred method as it will not require a new resolution if new staff are hired.

**ALTERNATIVES:**

City Council may choose to designate specific staff members by name on OES Form130. Should those staff members leave the City, a new OES Form 130 will be required before aid is released to the City.

Council may choose to adopt a City resolution designating specific staff as agents rather than completing the form provided by the OES. Generally, State and federal agencies prefer their own specific forms.

**FISCAL IMPACT:**

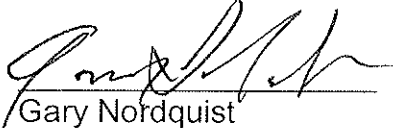
None.

**CONCLUSION:**

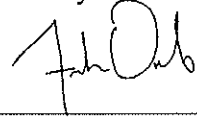
In order for the City to receive grants and aid that have been approved, the City Council must, by resolution, designate authorized agents to work with FEMA and State OES. It is more efficient that the City designate by title only so that if there is staff turnover, new resolutions are not required.

It is therefore recommended that the City Council approve and adopt Office of Emergency Services Form 130 Designation of Applicant's Agent Resolution, designating the City Manager, the Assistant City Manager and/or the City Clerk as agents when dealing with Federal Emergency Management Agency (FEMA) and the California State Office of Emergency Services (OES) regarding grants.

Submitted by:

  
\_\_\_\_\_  
Gary Nordquist  
Assistant City Manager  
Finance & Administration

Approved by:

  
\_\_\_\_\_  
Frank Oviedo  
City Manager

**ATTACHMENTS:**

Resolution 2010 -

State OES Form 130 Designation of Applicant's Agent Resolution

**RESOLUTION NO. 2010 –**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA,**  
**ADOPTING THE OFFICE OF EMERGENCY SERVICES FORM 130 DESIGNATING CITY**  
**AGENTS**

**WHEREAS,** In order for the City to receive grants and aid that have been approved, the City Council must, by resolution, designate authorized agents to work with Federal Emergency Management Agency (FEMA) and the State of California Office of Emergency Services (OES); and

**WHEREAS,** It is more efficient that the City designate by title only, so that if there is staff turnover, new resolutions are not required.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:**

Approve and adopt Office of Emergency Services Form 130 Designation of Applicant's Agent Resolution, designating the City Manager, the Assistance City Manager and/or the City Clerk as agents when dealing with Federal Emergency Management Agency (FEMA) and the California State Office of Emergency Services (OES) regarding grants.

**PASSED, APPROVED AND ADOPTED** this 24th day of March, 2010.

\_\_\_\_\_  
Bridgette Moore  
Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Julie Hayward Biggs  
City Attorney

\_\_\_\_\_  
Debbie A. Lee, CMC  
City Clerk



**DESIGNATION OF APPLICANT'S AGENT RESOLUTION  
FOR NON-STATE AGENCIES**

BE IT RESOLVED BY THE \_\_\_\_\_ OF THE \_\_\_\_\_  
(Governing Body) (Name of Applicant)

THAT \_\_\_\_\_, OR  
(Title of Authorized Agent)

\_\_\_\_\_, OR  
(Title of Authorized Agent)

\_\_\_\_\_  
(Title of Authorized Agent)

is hereby authorized to execute for and in behalf of the \_\_\_\_\_, a public entity  
(Name of Applicant)

established under the laws of the State of California, this application and to file it in the Office of Emergency Services for the purpose of obtaining certain federal financial assistance under P.L. 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act.

THAT the \_\_\_\_\_, a public entity established under the laws of the State of California,  
(Name of Applicant)

hereby authorizes its agent(s) to provide to the State Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required.

☐ This is a universal resolution and is effective for all open and future disasters.

☐ This is a disaster specific resolution and is effective for only disaster number(s) \_\_\_\_\_.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Name and Title of Governing Body Representative)

\_\_\_\_\_  
(Name and Title of Governing Body Representative)

\_\_\_\_\_  
(Name and Title of Governing Body Representative)

**CERTIFICATION**

I, \_\_\_\_\_, duly appointed and \_\_\_\_\_ of  
(Name) (Title)

\_\_\_\_\_, do hereby certify that the above is a true and correct copy of a  
(Name of Applicant)

resolution passed and approved by the \_\_\_\_\_ of the \_\_\_\_\_  
(Governing body) (Name of Applicant)

on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #1.7**  
**CONSENT CALENDAR**  
**Meeting Date: March 24, 2010**

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**TO:** Mayor and City Council Members

**FROM:** Michael Kashiwagi, Development Services, Public Works

**SUBJECT:** Amendment No.1 to Public Works Maintenance and Maintenance Management Services Agreement – PV Maintenance, Inc.

**STAFF REPORT**

**RECOMMENDATION:**

That the City Council approve Amendment No.1 to the Public Works Maintenance and Maintenance Management Services Agreement with PV Maintenance, Inc. to cover costs associated with response and repairs during and after the January 2010, storm event.

**BACKGROUND:**

On June 24, 2009, the City Council approved the agreement for public works maintenance services with PV Maintenance, Inc. The contract cost for these services was estimated at \$305,000 for the current fiscal year. This cost included the daily maintenance of the City's streets and local storm drain systems and an estimation of costs associated with multiple callouts for accidents and normal season storm response. Since approval of this agreement, unanticipated costs have reduced our ability to provide the current level of maintenance to the community without increasing the budget for these services and amend the agreement with PV Maintenance to increase the maximum compensation they are allowed under the current agreement. The unanticipated costs include maintaining Lost Road and Cottonwood Canyon Road on an increased interval due to rapid deterioration of the dirt travel surfaces and, mostly, due to the January Storm Event that required coverage and expenditures in excess of normal season storm response. Additionally the latest storms have created a continuing need to provide repairs that are outside the original contract scope.

**ANALYSIS**

Staff is working with PV Maintenance on ways to reduce daily maintenance activities with as little impact as possible on the appearance and functionality of the street and drainage systems. Staff and PVM will be reducing total hours to daily maintenance efforts as a means to cover the added costs associated with the increased Lost Road and Cottonwood Canyon responsibility. However, the January Storm Event has already

seen an additional \$109,000 expended by PV and their subcontractors, with an additional \$46,000 of rehabilitation, repair and clean-up work still to be done throughout the City. It is this additional \$155,000 that staff is requesting be added to the agreement with PV Maintenance. By approving the proposed amendment, staff and PV Maintenance will be able to move forward with some of the repairs and rehabilitation that occurred during the initial and subsequent storms.

Reimbursements from State and Federal agencies may occur for a portion of these funds but timing of these reimbursements, should they occur, will be months from now. The uncertainty of these reimbursements makes it necessary to provide the additional funding from existing funds to make the repairs that are needed today.

**FISCAL IMPACTS:**

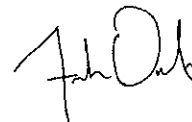
The existing agreement is budgeted at \$305,000 in Fund 30 (TCRP). Staff is recommending the \$155,000 in additional funding be allocated from Fund 21 (Measure A). Funds are available to cover these expenditures.

**ATTACHMENTS:**

1. Amendment No.1 to Public Works Maintenance and Maintenance Management Services Agreement – PV Maintenance, Inc.

Submitted by:

Approved by:



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Mike Kashiwagi  
Development Services

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Frank Oviedo  
City Manager

## **AMENDMENT NO. 1**

### **PUBLIC WORKS MAINTENANCE AND MAINTENANCE MANAGEMENT SERVICES AGREEMENT**

**PV Maintenance, Inc.**

THIS AMENDMENT (the "Amendment") TO THE AGREEMENT FOR CONSULTING SERVICES (the "Agreement") is made and entered into this 24<sup>th</sup> day of March, 2010, by and between the City of Wildomar, a California municipal corporation ("City"), and PV Maintenance, Inc. ("Contractor").

#### **RECITALS**

- A. City requires the services of a qualified firm for Public Works maintenance and maintenance management services, ("Project").
- B. Contractor and City entered into the Agreement for such services on June 24, 2009.
- C. Based on unanticipated storm events and increased levels of service demands Contractor and City desire to amend the Agreement.

NOW, THEREFORE, in consideration of the promises and mutual agreements contained herein, City and Contractor agree to amend the Agreement as follows:

#### **AMENDMENT**

Revise Section 3.1 Compensation to Contractor to read:

#### **3. COMPENSATION OF CONTRACTOR**

**3.1 Compensation of Contractor.** For the services rendered pursuant to this Agreement, Contractor shall be compensated and reimbursed, in accordance with the schedule of fees set forth in Exhibit "A," which total amount shall not exceed **\$460,000.00.**

All other provisions of the Agreement shall remain in full force and effect.

**Authority.** The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by so executing this Agreement the parties hereto are formally bound to the provisions of this Agreement.

**IN WITNESS WHEREOF**, the parties have executed this Amendment to the Agreement as of the dates stated below.

**"CITY"**  
**City of Wildomar**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Frank Oviedo, City Manager

**APPROVED AS TO FORM:**

**ATTEST:**

By: \_\_\_\_\_  
Julie Hayward Biggs, City Attorney

By: \_\_\_\_\_  
Debbie Lee, City Clerk

**"CONTRACTOR"**  
PV Maintenance Inc.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
*Frank J Garza, President*

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #1.8**  
**CONSENT CALENDAR**  
**Meeting Date: March 24, 2010**

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**TO:** Mayor and City Council Members

**FROM:** Michael Kashiwagi, Development Services

**SUBJECT:** Amendments to Measure A Expenditure Plan and concurrent amendments to Fiscal Year 09/10 Budget and City Capital Improvement Program

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the City Council adopt:

RESOLUTION NO. 2010 –  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA,  
APPROVING THE AMENDMENTS TO THE MEASURE A EXPENDITURE PLANS AND  
APPROVING THE RELATED CHANGES TO FISCAL YEAR 09/10 BUDGET AND CITY'S  
CAPITAL IMPROVEMENT PROGRAM

**BACKGROUND:**

In 1988, Riverside County voters approved Measure A, a half cent sales tax increase to pay for transportation related infrastructure improvements. Measure A spelled out a twenty year plan for transportation improvements that would help ensure mobility in Riverside County.

The Riverside County Transportation Commission (RCTC) is the agency charged with making sure the projects and programs voters wanted became a reality. In 2002, voters approved an extension of Measure A until 2039.

Both the 1988 and 2002 Measure A Ordinances require each recipient of local streets and roads monies to annually provide to the Riverside County Transportation Commission a five-year plan on how those funds are to be expended in order to receive its Measure A disbursements.

The City of Wildomar has received an allocation in the last year of the Measure A Ordinance for FY 2008/09 in the amount of \$516,000. The City has also received an allocation for the first year of the "new" Measure A Ordinance, FY 2009/10 in the amount of \$413,000. The Measure A Expenditure Plan is attached to satisfy the requirements of both old and new Measure. There is no programming identified in FY 08/09 because two years of Measure A allocations are rolled into FY 09/10.

The City's Measure A Expenditure Plan must be submitted to the Riverside County Transportation Commission Board for final approval. City staff has prepared the attached resolution which articulates Council approval and also authorizes the Public Works Director to make administrative changes as needed during RCTC's review of city's proposal.

***Measure A Amendments (and related budget and CIP amendments to reflect Measure A changes)***

The City has experienced increased need for funding to its Slurry Seal and Citywide Maintenance Program which necessitates re-programming of the Measure A revenue in the Expenditure Plan. Attached is a redlined copy of the City staff's proposed changes.

Riverside County has committed approximately \$525,000 in slurry seals for Wildomar's streets. The City has entered into agreement with Riverside County to reimburse the County for this work over a five-year period and Measure A is needed to fulfill the City's commitment. In addition to this reimbursement arrangement, the City will have ongoing slurry seal costs.

Staff also requests the identification and funding for a "Citywide Street Maintenance Program" which has experienced significant costs due to the heavy storms, requiring the City to mobilize city crews for repair functions, some of which were occurring during the storm itself. The existing Measure A Expenditure Plan has a program that was entitled "Unspecified Improvements". However, this was primarily done as a designation for projects, to be determined, in this category. No projects are currently identified to subscribe against this and it is to the City's benefit to create a Maintenance Program with these funds, in lieu of an "Unspecified Improvements" Program. After the storms, the city crews have continuously worked on significant repairs to address the damage to streets, drainage facilities, and culverts in the city right-of-way. These costs were completely unforeseen and therefore require the City to rely on Measure A to offset costs which were not originally considered in the Measure A Expenditure Plan, but instead, were funded primarily through gas tax revenues.

Finally, the other change to the Expenditure Plan is a reduction of \$210,000 in "economic stimulus" Measure A revenue that the City assumed in the Expenditure Plan for FY 10/11. City staff has been informed by RCTC staff that "stimulus revenue", which was discussed as part of the federal stimulus programming, was ultimately not made available to jurisdictions.

A certification of Maintenance of Effort (MOE) is required to be submitted with the Expenditure Plan but this will not apply for the City of Wildomar until 3 years of transportation operations have surpassed to provide the MOE data. Therefore, City of Wildomar is relieved of the MOE requirement for the attached Expenditure Plan.

**FISCAL IMPACTS:**

The Measure A Expenditure Plan enable the City of Wildomar to utilize Measure A allocations to Wildomar in FY 2008/09 and FY 2009/10 which is \$516,000 and \$413,000, respectively to projects (and programs) identified in the plan. While the FY 09/10 budget amount for Measure A is unchanged, the budget and the CIP will need to reflect revisions to the funding to projects. Amendments to the Measure A Expenditure Plan will therefore concurrently amend the City's FY 09/10 budget and Capital Improvement Program. The changes will not impact General fund revenue.

**ATTACHMENTS:**

1. Attachment A: Measure A Expenditure Plan
2. Resolution No. 2010 -

Submitted by:

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Michael Kashiwagi  
Development Services

Approved by:



---

Frank Oviedo  
City Manager



**RESOLUTION NO. 2010 –  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA,  
APPROVING THE AMENDMENTS TO THE MEASURE A EXPENDITURE PLANS AND  
APPROVING THE RELATED CHANGES TO FISCAL YEAR 09/10 BUDGET AND CITY'S  
CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, Both the 1988 and 2002 Measure A Ordinances require each recipient of local streets and roads monies to annually provide to the Riverside County Transportation Commission (RCTC) a multi-year Expenditure Plan on how those funds are to be expended in order to receive its Measure A disbursements; and

WHEREAS, The City of Wildomar has received an allocation in the last year of the Measure A Ordinance for FY 2008/09 in the amount of \$516,000; and

WHEREAS, The City of Wildomar has also received an allocation for the first year of the "new" Measure A Ordinance for FY 2009/10 in the amount of \$413,000; and

WHEREAS, City of Wildomar has prepared the Measure A Expenditure Plan for Local Streets and Roads for each of the previously mentioned allocations in FY 2008/09 and FY 2009/10 including forecasted programming through Fiscal Year 2013/13. The Expenditure Plan was approved by Council on May 27, 2009 and later approved by the RCTC Board; and

WHEREAS, Attachment A to the March 24, 2010 staff report to Council identified the changes to the above-referenced Measure A Expenditure Plan due to increased funding needs in the City's Slurry Seal and General Maintenance Programs; and

WHEREAS, the Measure A revenue projections may change and minor cost changes may be needed in the Expenditure Plan as this works through the RCTC process for Board approval and the Public Works Director will need to make any edits to ensure compliance with Measure A program.

NOW, THEREFORE, the City Council of the City of Wildomar, California, does resolve as follows:

1. The City Council approves the amendments to the Measure A Expenditure Plan for submittal to Riverside County Transportation Commission as identified in Attachment A.
2. The City Council approves the concurrent changes necessitated by modifications to the Measure A Expenditure Plan to the FY 09/10 budget and City's Capital Improvement Program.

3. The City Council authorizes the Public Works Director to make adjustments to the Measure A Expenditure Plan, as needed, to reflect any changes in project costs or Measure A revenues and submit the Expenditure Plans to RCTC.

PASSED, APPROVED, AND ADOPTED this 24th day of March, 2010.

---

Bridgette Moore  
Mayor

APPROVED AS TO FORM:

ATTEST:

---

Julie Hayward Biggs  
City Attorney

---

Debbie A. Lee, CMC  
City Clerk

***Attachment A***  
***MEASURE A EXPENDITURE PLAN:***

***CITY OF WILDOMAR***  
***LOCAL ROADS PROGRAM***

***Revised March 24, 2010***

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION  
MEASURE A LOCAL FUNDS PROGRAM  
FY 2008 - 2009**

Agency: City of Wildomar  
Page 1 of 6  
Prepared by: Michael Kashiwagi, Public Works Director  
Phone #: 951-677-7751  
Date: March 3, 2010

Item No.	Project Name / Limits	Project Type	Total Cost	Measure A Funds
	No Measure A projects proposed in FY 2008-09; funds proposed to carryover for FY 2009-10 projects.			

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION  
MEASURE A LOCAL FUNDS PROGRAM  
FY 2009 - 2010**

Agency: City of Wildomar  
Page 2 of 6  
Prepared by: Michael Kashiwagi, Public Works Director  
Phone #: 951-677-7751  
Date: March 3, 2010

Item No.	Project Name / Limits	Project Type	Total Cost	Measure A Funds
1	Accessibility Improvements Program (various project locations citywide)	Sidewalk, ramps, repairs, pedestrian and ADA improvements	\$45,000	\$45,000
2	Roadway Safety Improvements Program (various project locations citywide)	Remove, replace, install signs, pavement markings, related roadway safety improvements	\$50,000	\$50,000
3	Slurry Seal Program (various project locations citywide)	Remove, Repair, Crack Fill, Slurry Seal as needed	\$80,000 \$155,000	\$40,000 \$155,000
4	Traffic Signal Program (various project locations citywide)	Install new signals/traffic signal modifications	\$550,000 \$435,000	\$550,000 \$435,000
5	Unpaved Roadway Enhancements Program (various project locations citywide)	Repair or reconstruct unpaved roadways	\$50,000	\$50,000
6	Unspecified Rehabilitation, Reconstruction, or Widening Projects Citywide Maintenance Program	Rehab/Reconstruct/Widening Right-of-way maintenance and repair to include but not limited to: striping, stenciling; repairs to streets and culvert/drainage facilities; storm damage/flood control projects; widening streets	\$194,000	\$194,000

**TOTAL Measure A Funds:       \$929,000**

Note: FY 08-09 Measure A carryover is \$516,000 and FY 09-10 Measure A allocation is \$413,000 which total \$929,000.

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION  
MEASURE A LOCAL FUNDS PROGRAM  
FY 2010 - 2011**

Agency: City of Wildomar  
Page 3 of 6  
Prepared by: Michael Kashiwagi, Public Works Director  
Phone #: 951-677-7751  
Date: March 3, 2010

Item No.	Project Name / Limits	Project Type	Total Cost	Measure A Funds
1	Accessibility Improvements Program (various project locations citywide)	Sidewalk, ramps, repairs, pedestrian and ADA improvements	\$20,000	\$20,000
2	Roadway Safety Improvements Program (various project locations citywide)	Remove, replace, install signs, pavement markings, related roadway safety improvements	\$50,000	\$50,000
3	Slurry Seal Program (various project locations citywide)	Remove, Repair, Crack Fill, Slurry Seal as needed	\$80,000 \$155,000	\$58,000 \$155,000
4	Traffic Signal Program (various project locations citywide)	Install new signals/traffic signal modifications	\$50,000	\$50,000
5	Unpaved Roadway Enhancements Program (various project locations citywide)	Repair or reconstruct unpaved roadways	\$50,000	\$50,000
6	Unspecified Rehabilitation, Reconstruction, or Widening Projects Citywide Maintenance Program	Rehab/Reconstruct/Widening Right-of-way maintenance and repair to include but not limited to: striping, stenciling; repairs to streets and culvert/drainage facilities; storm damage/flood control projects; widening streets	\$395,000 \$88,000	\$395,000 \$88,000

**TOTAL Measure A Funds: \$413,000**

Note: Assumes economic stimulus Measure A funding in the amount of \$210,000 and projected FY 2010/11 Measure A revenue of \$413,000. Grand total is \$623,000.

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION  
MEASURE A LOCAL FUNDS PROGRAM  
FY 2011 - 2012**

Agency: City of Wildomar  
Page 4 of 6  
Prepared by: Michael Kashiwagi, Public Works Director  
Phone #: 951-677-7751  
Date: May 19, 2009

Item No.	Project Name / Limits	Project Type	Total Cost	Measure A Funds
1	Accessibility Improvements Program (various project locations citywide)	Sidewalk, ramps, repairs, pedestrian and ADA improvements	\$20,000	\$20,000
2	Roadway Safety Improvements Program (various project locations citywide)	Remove, replace, install signs, pavement markings, related roadway safety improvements	\$50,000	\$50,000
3	Slurry Seal Program (various project locations citywide)	Remove, Repair, Crack Fill, Slurry Seal as needed	\$80,000 \$155,000	\$58,000 \$155,000
4	Traffic Signal Program (various project locations citywide)	Install new signals/traffic signal modifications	\$50,000	\$50,000
5	Unpaved Roadway Enhancements Program (various project locations citywide)	Repair or reconstruct unpaved roadways	\$50,000	\$50,000
6	Unspecified Rehabilitation, Reconstruction, or Widening Projects Citywide Maintenance Program	Rehab/Reconstruct/Widening Right-of-way maintenance and repair to include but not limited to: striping, stenciling; repairs to streets and culvert/drainage facilities; storm damage/flood control projects; widening streets	\$185,000. \$88,000	\$185,000. \$88,000
<b>TOTAL Measure A Funds:</b>			<b>\$413,000</b>	

Note: Assumes projected Measure A revenue is \$413,000.

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**

**MEASURE A LOCAL FUNDS PROGRAM  
FY 2012 - 2013**

Agency: City of Wildomar

Page 5 of 6

Prepared by: Michael Kashiwagi, Public works Director

Phone #: 951-677-7751

Date: May 19, 2009

Item No.	Project Name / Limits	Project Type	Total Cost	Measure A Funds
1	Accessibility Improvements Program (various project locations citywide)	Sidewalk, ramps, repairs, pedestrian and ADA improvements	\$20,000	\$20,000
2	Roadway Safety Improvements Program (various project locations citywide)	Remove, replace, install signs, pavement markings, related roadway safety improvements	\$50,000	\$50,000
3	Slurry Seal Program (various project locations citywide)	Remove, Repair, Crack Fill, Slurry Seal as needed	\$80,000 \$155,000	\$58,000 \$155,000
4	Traffic Signal Program (various project locations citywide)	Install new signals/traffic signal modifications	\$50,000	\$50,000
5	Unpaved Roadway Enhancements Program (various project locations citywide)	Repair or reconstruct unpaved roadways	\$50,000	\$50,000
6	Unspecified Rehabilitation, Reconstruction, or Widening Projects  Citywide Maintenance Program	Rehab/Reconstruct/Widening Right-of-way maintenance and repair to include but not limited to: striping, stenciling; repairs to streets and culvert/drainage facilities; storm damage/flood control projects; widening streets	\$185,000 \$88,000	\$185,000 \$88,000

**TOTAL Measure A Funds:           \$413,000**

Note: Assumes projected Measure A revenue is \$413,000.



**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**

**MEASURE A LOCAL FUNDS PROGRAM  
FY 2013 - 2014**

Agency: City of Wildomar

Page 6 of 6

Prepared by: Michael Kashiwagi, Public Works Director

Phone #: 951-677-7751

Date: March 3, 2010

Item No.	Project Name / Limits	Project Type	Total Cost	Measure A Funds
1	Accessibility Improvements Program (various project locations citywide)	Sidewalk, ramps, repairs, pedestrian and ADA improvements	\$20,000	\$20,000
2	Roadway Safety Improvements Program (various project locations citywide)	Remove, replace, install signs, pavement markings, related roadway safety improvements	\$50,000	\$50,000
3	Slurry Seal Program (various project locations citywide)	Remove, Repair, Crack Fill, Slurry Seal as needed	\$80,000 \$155,000	\$58,000 \$155,000
4	Traffic Signal Program (various project locations citywide)	Install new signals/traffic signal modifications	\$50,000	\$50,000
5	Unpaved Roadway Enhancements Program (various project locations citywide)	Repair or reconstruct unpaved roadways	\$50,000	\$50,000
6	Unspecified Rehabilitation, Reconstruction, or Widening Projects  Citywide Maintenance Program	Rehab/Reconstruct/Widening Right-of-way maintenance and repair to include but not limited to: striping, stenciling; repairs to streets and culvert/drainage facilities; storm damage/flood control projects; widening streets	\$185,000 \$88,000	\$185,000 \$88,000

**TOTAL Measure A Funds:           \$413,000**

Note: Assumes projected Measure A revenue is \$413,000.

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #1.9**  
**CONSENT CALENDAR**  
**Meeting Date: March 24, 2010**

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**TO:** Mayor and City Council Members

**FROM:** David Hogan, Planning Director

**SUBJECT:** Second Reading of Ordinance No. 47 – Prohibition of Outdoor Advertising Displays and Structures

**STAFF REPORT**

**RECOMMENDATION:**

Staff is recommending that the City Council adopt an Ordinance entitled:

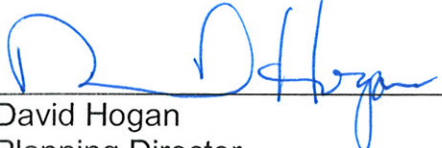
ORDINANCE NO. 47

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, AMENDING SECTIONS  
17.252.020 AND 17.252.030 OF THE WILDOMAR  
MUNICIPAL CODE PERTAINING TO OUTDOOR  
ADVERTISING DISPLAYS


**DISCUSSION:**

This is the second reading of this Ordinance. The Ordinance was introduced and approved at the March 10, 2010, City Council meeting.

Submitted by:

  
\_\_\_\_\_  
David Hogan  
Planning Director

Approved by:

  
\_\_\_\_\_  
Frank Oviedo  
City Manager

## ORDINANCE NO. 47

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING SECTIONS 17.252.020 AND 17.252.030 OF THE WILDOMAR MUNICIPAL CODE PERTAINING TO OUTDOOR ADVERTISING DISPLAYS

THE CITY COUNCIL OF THE CITY OF WILDOMAR ORDAINS AS FOLLOWS:

SECTION 1. Findings. The City Council finds as follows:

(a) On March 13, 2007, the County of Riverside adopted as an urgency measure interim zoning Ordinance No. 449.230 establishing a moratorium on the approval and issuance of any outdoor advertising display permits within 500 feet of the edge of each right-of-way line along Mission Trail between Malaga Street and Palomar Street, the boundaries of which area are now within the newly incorporated City of Wildomar. These interim zoning regulations were twice extended by the County through Ordinances Nos. 449.232 and 449.235 (collectively, the "Interim Outdoor Advertising Regulations").

(b) The Interim Outdoor Advertising Regulations were adopted, in part, in response to numerous applications for outdoor advertising displays in areas that are now part of the City. The Riverside County Board of Supervisors found that such applications and the potential placement of outdoor advertising displays within the designated area of the City constituted a threat to the public health, safety and welfare in that the proliferation of such outdoor advertising displays would detract from the scenery along Mission Trail, serve as a dangerous distraction to motorists, adversely impact natural resources, and generally degrade the environment.

(c) Subsequent to the commencement of the Interim Outdoor Advertising Regulations, the County also adopted General Plan Amendment No. 844 on January 29, 2008. Among other things, this General Plan Amendment established revised policies intended to revitalize and reinforce the residential, commercial, industrial, and scenic elements in the area of Wildomar affected by the Interim Outdoor Advertising Regulations. In extending the Interim Outdoor Advertising Regulations, the Board of Supervisors further found that permitting outdoor advertising displays may conflict with such policies and that the extension of the moratorium was necessary in order to protect significant resources in the Wildomar area.

(d) Subsequent to the commencement of the Interim Outdoor Advertising Regulations, the County Planning Department began to study whether to prohibit outdoor advertising displays in the affected area of Wildomar.

(e) This planning effort has been continued by the City's Planning Department subsequent to the City's incorporation. For the reasons set forth in this Ordinance and in the accompanying staff report, the Planning Department has recommended that

outdoor advertising displays and their accompanying signs and structures be prohibited City-wide as provided in this Ordinance.

(f) It is well-established that without adequate regulation signage can endanger the public, distract drivers, create confusion, and foster a negative image of the City on the part of the public.

(g) Excessive, improperly located, or poorly designed signage can damage view corridors, diminish property values and detrimentally affect the quality of life of City residents, business and property owners, visitors, and the traveling public.

(h) The proliferation of outdoor advertising displays along scenic corridors, such as Interstate 15, Clinton Keith Road, and Grand Avenue, can adversely impact community aesthetics and community.

(i) Outdoor advertising displays can adversely effect scenic viewsheds and vistas of the surrounding mountains, hills and valleys that define the community's character.

(j) The Land Use, Circulation, and Open Space Elements of the General Plan discuss the importance of conserving skylines, view corridors and scenic vistas, and the need to impose conditions on development, including outdoor advertising displays, to protect scenic resources and corridors.

(k) Outdoor advertising displays create distractions for drivers that, like cellphone usage, can distract drivers from road conditions, other drivers, and traffic hazards.

(l) In addition to negative aesthetic impacts, the use of mobile outdoor advertising displays can interfere with the safe movement of vehicles and adds to air pollution and vehicle emissions.

(m) The United States Supreme Court has recognized that certain types of signs, particularly outdoor advertising displays (also referred to as "off-site signs" or "billboards"), may constitute "real and substantial hazards to traffic safety" and can also be perceived as an aesthetic harm. (*Metromedia, Inc. v. City of San Diego* (1981) 453 U.S. 490, 511-12)

(n) Traffic safety and aesthetics are substantial interests that justify the regulation of signs. (*Metro Lights, L.L.C. v. City of Los Angeles* (9<sup>th</sup> Cir. 2009) 551 F.3d 898, 904; *National Advertising v. City of Orange* (9th Cir. 1988) 861 F.2d 246, 248; *Showing Animals Respect and Kindness v. City of West Hollywood* (2008) 166 Cal.App.4th 815, 823-24).

(o) The United States Supreme Court and other federal and state courts have upheld the right of cities to prohibit or restrict outdoor advertising displays. (*Metromedia, Inc. v. City of San Diego* (1981) 453 U.S. 490; *Metro Lights, L.L.C. v. City of Los Angeles* (9<sup>th</sup> Cir. 2009) 551 F.3d 898; *Ackerly Communications of the Northwest, Inc. v. Krochalis* (9th Cir. 1997) 109 F.3d 1095; *Outdoor Systems, Inc. v. City of Mesa*

(9th Cir. 1993) 997 F.2d 604; *Showing Animals Respect and Kindness v. City of West Hollywood* (2008) 166 Cal.App.4th 815; *Tahoe Regional Planning Agency v. King* (1991) 233 Cal.App.3d 1365; and *City and County of San Francisco v. Eller Outdoor Advertising* (1987) 192 Cal.App.3d 643).

(p) Based on the examples of the respective public entities in the above cases and in accordance with the judicial precedent established by such cases, the City Council finds that the City's substantial interests in traffic safety and aesthetics is most directly and effectively furthered by prohibiting outdoor advertising displays in the City. The City's Municipal Code currently prohibits outdoor advertising displays along Interstate 15, Grand Avenue, and parts of Clinton Keith Road, and the City Council desires to expand such protections against aesthetic and traffic safety impacts on a city-wide basis.

(q) The City Council further finds, consistent with the examples of many of the respective public entities in the aforementioned cases and in accordance with the judicial precedent established by such cases, that the primary purpose of commercial signage should be for identification of the businesses, products, services or facilities available on the premises on which a sign is located and not the use or leasing of available space for the purpose of advertising commercial businesses, products, services or facilities located elsewhere.

(r) The City's proposed prohibition on outdoor advertising displays and other off-site commercial signs is consistent with the legislative intent expressed by the California Legislature in enacting the Outdoor Advertising Act (Business & Professions Code section 5200 and following), which specifically provides in Section 5230 that the "governing body of any city may enact ordinances, including, but not limited to, land use or zoning ordinances, imposing restrictions on advertising displays adjacent to any street, road, or highway equal to or greater than those imposed by" the Act.

(s) The City Council further desires to make textual and procedural clarifications and amendments to the City's current outdoor advertising display regulations consistent with the proposed prohibition on such signage.

(t) The Planning Commission conducted a duly noticed public hearing on this Ordinance on February 10, 2010. At this meeting, the Planning Commission adopted Resolution PC10-003, recommending that the City Council approve the proposed amendments to Sections 17.252.020 and 17.252.030.

(u) The City Council conducted a duly noticed public hearing on this Ordinance on March 10, 2010 at City Hall, Wildomar, California.

(v) The City has caused to be prepared an Initial Study regarding the adoption of this Ordinance and based on that Initial Study the City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the State CEQA Guidelines, which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility

that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. Amendment to Wildomar Municipal Code Section 17.252.020. The following definitions are hereby added to Wildomar Municipal Code Section 17.252.020 as follows:

““COMMERCIAL SIGN” means any sign that is intended to attract attention to a commercial or industrial business, occupancy, product, good, service, or other commercial or industrial activity for a commercial or industrial purpose.

“MOBILE OUTDOOR ADVERTISING SIGN” means the use of a moving trailer, automobile, truck, or any other vehicle to display a commercial or non-commercial sign primarily for advertising purposes.

“NONCOMMERCIAL MESSAGE” means any wording, logo or other representation that does not directly or indirectly, name, advertise or calls attention to a commercial or industrial business, product, good, service or other commercial or industrial activity.

“NONCOMMERCIAL SIGN” means a sign that does not name, advertise or call attention to a commercial or industrial business, commodity, product, good, service or other commercial or industrial activity for a commercial or industrial purpose.

“OFF-SITE SIGN” means a commercial sign not located on the site of the business or entity indicated or advertised by the sign, or a commercial sign advertising a commodity, good, product, service or other commercial or industrial activity which originates on a site other than where the sign is maintained.

“ON-SITE SIGN” means any sign which directs attention to an occupancy, business, commodity, good, product, service or other activity conducted, sold or offered upon the site where the sign is maintained. For the purposes of this chapter, all signs with noncommercial messages are deemed to be “on-site,” regardless of location.

“SIGN” means any device, display, fixture, painting, placard or structure, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person and which is to be viewed from any public street, road, highway, right-of-way or parking area.

“STATE OUTDOOR ADVERTISING PERMIT” means a permit required and issued for an outdoor advertising display by the state under the Outdoor Advertising Act (California Business & Professions Code §5200 and following).”

SECTION 3. Amendment to Wildomar Municipal Code Section 17.252.020. The following definition contained in Wildomar Municipal Code Section 17.252.020 is hereby amended to read as follows:

““OUTDOOR ADVERTISING DISPLAY” means an off-site sign, outdoor advertising structure, outdoor advertising sign, or mobile outdoor advertising sign used

for outdoor advertising purposes, not including on-site advertising signs as defined in this chapter and directional sign structures as provided in this code.”

SECTION 4 Amendment to Wildomar Municipal Code Section 17.252.030. Wildomar Municipal Code Section 17.252.030 is amended and restated to read as follows:

**“17.252.030 Outdoor advertising displays.**

A. General Prohibition. Outdoor advertising displays are prohibited within the city.

B. Legal Nonconforming Outdoor Advertising Displays.

1. Outdoor advertising displays previously erected, used and maintained pursuant to a valid outdoor advertising display permit issued prior to the effective date of this section may continue to operate in the manner originally approved and be maintained subject to the provisions of this section and the general provisions in this code applicable to legal nonconforming uses. Customary maintenance includes the changing of an advertising message, but does not include any expansion of the use such as modifications to the height or composition of the display structure, increases in size or shape of the advertising display surface, or the addition of nighttime illumination inconsistent with the provisions of the Mount Palomar Lighting Ordinance. The customary maintenance of any such legal nonconforming outdoor advertising display does not require any special city sign approval or sign permit.

2. Revocation. Any outdoor advertising display permit which has been issued as a result of a material misrepresentation of fact by the applicant or the applicant's agent, whether or not a criminal prosecution is initiated therefore, or which does not comply with this chapter, the applicable State Outdoor Advertising Permit or any related building permit may be revoked by the planning director. Upon such determination, the planning director will give a written notice of revocation to the permittee. Unless the permittee files with the planning department a written request for a hearing within 10 days of the date the notice was mailed, the planning director's decision to revoke will be considered final. Failure to timely file a written request for a hearing constitutes a waiver of the right to a hearing. Notice of the hearing will be given by mail to the permittee. The timely filing of a written notice to appeal stays the revocation until such time as the planning director issues a decision to grant or deny the appeal. Within 30 days after notice of revocation is given, or if a hearing is requested, within 30 days from the date of mailing the planning director's decision to deny the appeal, the applicable outdoor advertising display must be removed at the permittee's expense. Failure to remove the display within such 30-day period will be deemed a separate violation of this title.

C. Enforcement and Additional Violations. Wherever the officials responsible for the enforcement of administration of this code or their designated agents, have cause to suspect a violation of this section, or whenever necessary to investigate any action to suspend or revoke an outdoor advertising display permit, or whenever necessary to investigate a possible violation, such persons may lawfully gain access to

the appropriate parcel of land upon which a violation is believed to exist. The following acts constitute additional violations of this section:

1. All violations of this section committed by any person, whether as agent, employee, officer, principal, or otherwise, will be a misdemeanor.

2. Every person who knowingly provides false information on an outdoor advertising display permit application will be guilty of a misdemeanor.

3. Every person who fails to stop work on an outdoor advertising display, when so ordered by the director of the building and safety department or the planning director, or their designees will be guilty of a misdemeanor.

4. Every person who, having received notice to appear in court to answer a related charge, willfully fails to appear, will be guilty of a misdemeanor.

5. A misdemeanor may be prosecuted by the city in the name of the People of the State of California, or may be redressed by civil action. Each violation is punishable by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment in the county jail for a term of not more than six months, or by both fine and imprisonment.

6. Every person found guilty of a violation shall be deemed guilty of a separate offense for every day during a portion of which the violation is committed, continued, or permitted by such person.

7. Every illegal outdoor advertising display and every abandoned outdoor advertising display is hereby declared to be a public nuisance and will be subject to abatement by repair, rehabilitation, or removal in accordance with the applicable procedures of this code.

D. **Illegal and Abandoned Outdoor Advertising Displays.** All illegal outdoor advertising displays and all abandoned outdoor advertising displays must be removed or brought into conformance with this chapter immediately. Any notice required to be given to owner of the property on which such illegal or abandoned sign is located must also be given to: (1) the owner of the sign, if the identification plate required by Business and Professions Code Sections 5362 and 5363 is affixed; and (2) the advertiser, if any, identified on the sign provided the address of the advertiser can reasonably be determined.

E. **Relocation of Outdoor Advertising Displays.** Notwithstanding the general provisions of this section, a legal nonconforming outdoor advertising display may be relocated within the same parcel or to another parcel pursuant to an agreement with the city when such relocation is necessary due to a city project or other public project and such relocation will avoid the need for the public agency to pay just compensation for a taking of the display."

**SECTION 5. Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of



any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 6. Publication. The City Clerk is directed to cause this ordinance to be published or posted in accordance with Government Code Section 36933.

**PASSED, APPROVED AND ENACTED** this 24th day of March, 2010.

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Bridgette Moore  
Mayor

APPROVED AS TO FORM:

ATTEST:

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Julie Hayward Biggs  
City Attorney

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Debbie A. Lee, CMC  
City Clerk

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #2.1**  
**PUBLIC HEARING**  
**Meeting Date: March 24, 2010**

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**TO:** Mayor and City Council Members

**FROM:** David Hogan, Planning Director

**SUBJECT:** Kasiri-Nauert Zone Change

**Zone Change 09-0392** – The project proposes to change the zoning of a 2.22 acre site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). The project site is located 36030 and 36140 Jana Lane, in the City of Wildomar, County of Riverside, California.

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2010 –  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR  
ADOPTING A NEGATIVE DECLARATION FOR PROJECT NO. 09-0392  
LOCATED AT 36030 AND 36140 JANA LANE AND KNOWN AS ASSESSOR'S  
PARCEL NO. 380-290-008 AND 380-290-009

2. Introduce an Ordinance entitled:

ORDINANCE NO.  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF  
WILDOMAR FROM RURAL RESIDENTIAL (R-R) TO MANUFACTURING-  
SERVICE COMMERCIAL (M-SC) FOR PROPERTY LOCATED AT 36030 AND  
36140 JANA LANE AND KNOWN AS ASSESSOR'S PARCEL NO. 380-290-008  
AND 380-290-009

**BACKGROUND:**

The applicant is requesting a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) for a project site comprised of 2 parcels under separate ownership located at 36030 and 36140 Jana Lane. The approval of the change of zone would allow light industrial, manufacturing and service commercial uses to occur at the property consistent with the General Plan. The current project is limited

to a change of zone and does not propose the construction of any new structures or appurtenances at the project site.

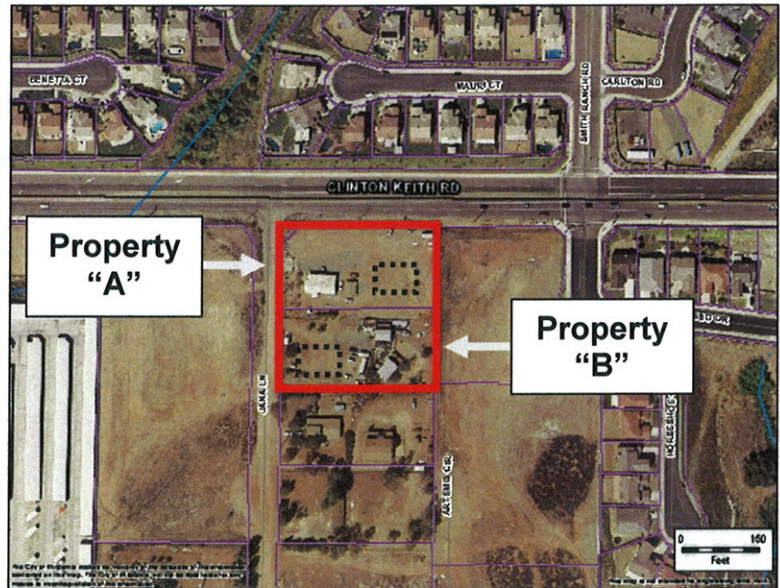
The project encompasses a 2.22 acre site at the south east corner of Clinton Keith Road and Jana Lane (APNs 380-290-008 and 380-290-009). The project site has a General Plan Land Use designation of Business Park (BP) and is currently zoned Rural Residential (R-R). The proposed change of zone from R-R to M-SC would be Consistent with the BP General Plan Land Use Designation. The project site can be seen in the image to the right and each property comprising the project site is described in detail below:

#### **Property "A"**

36030 Jana Lane  
APN: 380-290-008

#### **Property "B"**

36140 Jana Lane  
APN: 380-290-009



Property "A" is currently developed with a 1,440 square foot mobile home, 520 square foot detached garage and 4,300 square foot accessory building (approximated with the a dotted line in the image above). On July 16, 2007, the County of Riverside Building Department issued building permits for the construction of the 4,300 square foot accessory building. On March 10, 2009, the City of Wildomar Building Department conducted a final inspection of the shell for the accessory building. The accessory building has an unfinished interior and would require additional City permits along with the payment of the appropriate development fees prior to the occupancy of the structure.

Property "B" is similarly developed with a 1,536 square foot mobile home, 1,000 square foot detached garage and a 4,200 square foot accessory building (also approximated with a dotted line in the image above). On August 20, 2007, the County of Riverside Building Department issued building permits for the construction of the 4,200 square foot accessory building and on November 10, 2008 the permit was finalized. Currently the property owner operates a Fire Prevention business with a small professional office and a warehouse/workshop all contained within the accessory building. The Fire Prevention Business, as it is currently operated would be a permitted use in the M-SC zone.

The General Plan Land Use and Zoning designations, as well as the existing land uses for the project site and surrounding properties are provided in the following table.

<b>ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS</b>			
<b>Location</b>	<b>Current Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning</b>
<b>Subject Properties</b>	Residential	Business Park (BP)	Rural Residential (R-R)
<b>North</b>	Residential Subdivision	Medium Density Residential (MDR)	One-Family Residential (R-1)
<b>South</b>	Residential	Business Park (BP)	Rural Residential (R-R)
<b>East</b>	Vacant	Business Park (BP)	Manufacturing-Service Commercial (M-SC)
<b>West</b>	Vacant	Business Park (BP)	Rural Residential (R-R)

#### **DISCUSSION:**

As discussed earlier, the General Plan Land Use Designation for the project site is Business Park (BP). According to the Wildomar General Plan, the Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, "clean" industry and supporting retail uses. Currently, the proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The current R-R zoning of the project site is considered to be "inconsistent" with the General Plan Land Use Designation of BP. As such, the applicant is requesting to change the zoning classification from R-R to Manufacturing-Service Commercial (M-SC). According to the General Plan Consistency Guidelines, the M-SC zone is considered consistent with the land use designation of Business Park. The zoning designation is also consistent with neighboring parcels to the east and west which are already zoned M-SC.

Both properties comprising the project site are already developed and the applicants do not propose additional structures at the project site in association with this application for a zone change. The change of use of the structures from R-R to M-SC is not expected to adversely affect traffic on the local road network. Access to and from the project site is provided by driveways on Jana Lane and no changes to the existing traffic pattern is proposed by this application for a zone change. The request for a change of zone from R-R to M-SC is considered consistent with both the Land Use and Circulation elements of the General Plan. Based on the information contained in this report and the findings below, staff recommends that the Planning Commission recommend that the City Council approve change of zone 09-0392.

**PLANNING COMMISSION:**

The proposed project was considered by the Planning Commission on January 6, 2010. However because Commissioner Nowak had recused himself from project consideration because he lives near the site, only four Commissioners participated in the discussion and decision making process. During the public hearing three community members addressed the Commission. All three speakers felt that changes of zone should not be considered without a specific development proposal. Excerpts of the Planning Commission minutes on this item are contained in Attachment E.

Following the public hearing and Commission discussion, the Planning Commission was unable to arrive at a recommendation for the Council because all of the motions (to recommend either approval or denial) failed to gather a majority vote. The two Commissioners who voted to recommend approval of the proposed project stated that the requested zoning was consistent with the General Plan and appropriate for the area. The two Commissioners who voted against recommending approval of the change of zone felt that specific development proposals should have accompanied the applications. As a result, the Planning Commission is unable to provide a recommendation to the City Council on this item.

**FINDINGS:**

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

*The General Plan Land Use Designation for the project site is Business Park. According to the Wildomar General Plan, the Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. The proposed zone change from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) is conditionally consistent with the Business Park Land Use Designation.*

**ENVIRONMENTAL ASSESSMENT:**


The Planning Department prepared and circulated an Initial Study for the Negative Declaration for Planning Application 09-0392. Notice was published in The Californian on December 12 2009, and was mailed to all property owners within a 300 foot radius of the project site on December 9 2009. A copy of the environmental review document was also circulated to potentially interested agencies, was posted on the City's website, and was available for public review at City Hall. The document was available for review from December 14, 2009 to January 4, 2010. During the public review period, no comments were received. A review of the project in the initial study did not identify any "Potentially Significant" impacts. The Initial Study Negative Declaration is contained in Attachment Exhibit F.




**ATTACHMENTS:**

- A. Resolution Approving the Mitigated Negative Declaration
- B. Ordinance Approving Zone Change 09-0392
- C. Location Map
- D. General Plan Land Use Designation Map
- E. Planning Commission Minutes
- F. Initial Study/Negative Declaration

Submitted by:

  
\_\_\_\_\_  
David Hogan  
Planning Director

Approved by:

  
\_\_\_\_\_  
Frank Oviedo  
City Manager

# **ATTACHMENT A**

**RESOLUTION NO. 2010 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, ADOPTING A NEGATIVE  
DECLARATION FOR PROJECT NO. 09-0392 LOCATED  
AT 36030 AND 36140 JANA LANE AND KNOWN AS  
ASSESSOR'S PARCEL NO. 380-290-008 AND 380-290-  
009**

WHEREAS, an application for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) for a 2.22 acre site located at 36030 and 36140 Jana Lane has been filed by:

Applicant/Owner: Joseph Kasiri and Steven Nauert

Project Location: 36030 and 36140 Jana Lane

APN Number: 380-290-008 and 380-290-009

WHEREAS, change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) for a 2.22 acre site is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

WHEREAS, the proposed project also is part of the implementation of a larger project (the General Plan) for which an environmental impact report was previously certified;

WHEREAS, after completion of an Initial Study, the Planning Director determined that it identified the no potentially significant effects were identified on the environment. Therefore staff has proposed a Negative Declaration for this project; and

WHEREAS, the proposed Negative Declaration consists of the following documents: *Initial Study, Determination Page, and Figures*; and

WHEREAS, on December 12, 2009, using a method permitted under CEQA Guidelines Section 15072(b), the City provided notice of its intent to adopt the proposed Negative Declaration to the public, responsible agencies, trustee agencies, and the Riverside County Clerk; and

WHEREAS, the City made the proposed Negative Declaration available for public review beginning on December 14, 2009 and closing on January 4, 2010, a period of not less than 20 days. During the public review period, the City did not receive any comments;

WHEREAS, the Wildomar Planning Commission conducted a duly noticed public hearing on January 6, 2010 at which it received public testimony concerning the project and the proposed Negative Declaration; and



WHEREAS, the City Council for the City of Wildomar conducted a duly noticed public hearing on March 24, 2010 at which it received public testimony concerning the project and the proposed Negative Declaration.

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

#### SECTION 1. ENVIRONMENTAL FINDINGS.

The City Council, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Negative Declaration and documents incorporated therein by reference, any written comments received and responses provided, the proposed Negative Declaration and other substantial evidence (within the meaning of Public Resources Code §21080(e) and §21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

A. Review Period: That the City has provided the public review period for the Mitigated Negative Declaration for the duration required under CEQA Guidelines Sections 15073 and 15105.

B. Compliance with Law: That the Negative Declaration was prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.) and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Wildomar.

C. Independent Judgment: That the Negative Declaration reflects the independent judgment and analysis of the City.

D. No Significant Effect: The proposed project is within the scope of EIR (No. 441) for the General Plan which was previously adopted and certified on October 7, 2003. The General Plan provides guidance for the long range development of the County of Riverside. Zoning is the implementation tool of the General Plan for private property use and development. As such, the long range impacts of the implementation of the General Plan and zoning were analyzed under the General Plan EIR. In addition, an Initial Study for a Negative Declaration was also prepared to address any potential site specific impacts. After taking into consideration the Prior EIR and the project specific Negative Declaration, the City Council finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission concludes that the project will not have a significant effect on the environment.

## SECTION 2. CITY COUNCIL ACTION.

The City Council hereby adopts Negative Declaration 09-0392 for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) for a 2.22 acre site located at 36030 and 36140 Jana Lane and also known as Assessor Parcel Nos. 380-290-008 and 380-290-009 as shown in Exhibit A which is attached hereto and incorporated herein by reference. The Negative Declaration and all documents incorporated therein or forming the record of decision therefore, shall be filed with the Wildomar Planning Department at the Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, California 92595, and shall be made available for public review upon request.

**PASSED, APPROVED AND ADOPTED** this 24th day of March, 2010.

---

Bridgette Moore  
Mayor

**APPROVED AS TO FORM:**

**ATTEST:**

---

Julie Hayward Biggs  
Assistant City Attorney

---

Debbie A. Lee, CMC  
City Clerk

# **ATTACHMENT B**

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF WILDOMAR FROM RURAL RESIDENTIAL (R-R) TO MANUFACTURING-SERVICE COMMERCIAL (M-SC) FOR PROPERTY LOCATED AT 36030 AND 36140 JANA LANE AND KNOWN AS ASSESSOR'S PARCEL NO. 380-290-008 AND 380-290-009**

The City Council of the City of Wildomar ordains as follows:

**SECTION 1. ENVIRONMENTAL FINDINGS.**

The City Council hereby determines that the provisions and requirements of the California Environmental Quality Act (CEQA) have been complied with prior to the approval of this ordinance.

**SECTION 2. GENERAL PLAN CONSISTENCY FINDINGS.**

Pursuant to Wildomar Municipal Code Section 17.280, the City Council hereby determines that the proposed change of zone is in conformance with the adopted General Plan for the City of Wildomar.

**SECTION 3. CITY COUNCIL ACTION.**

The Official Zoning Map for the City of Wildomar is hereby amended to change the zoning designations for Assessor's Parcel Nos. 380-290-008 and 380-290-009 from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC).

**PASSED, APPROVED AND ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Bridgette Moore  
Mayor

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
Julie Hayward Biggs  
City Attorney

\_\_\_\_\_  
Debbie A. Lee, CMC  
City Clerk

# **ATTACHMENT C**

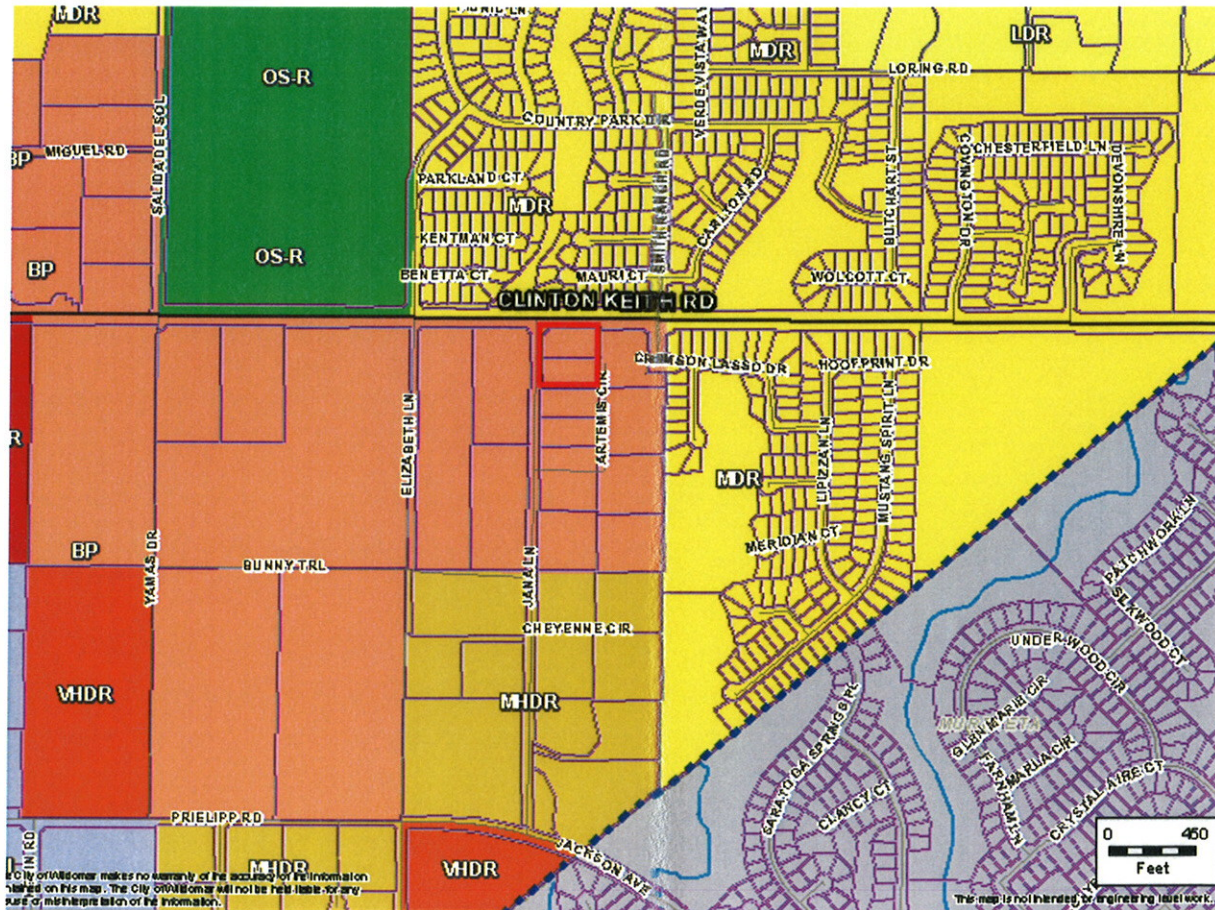
## LOCATION MAP



# ATTACHMENT D



## GENERAL PLAN LAND USE DESIGNATION MAP



 Project Site



# **ATTACHMENT E**

**EXCERPTS FROM THE MINUTES OF  
THE JANUARY 6, 2010 PLANNING COMMISSION MEETING**

**5.1 ZONE CHANGE 09-0392**

Applicant: Steve Nauert and Joseph Kasiri.

Location: 36030 and 36140 Jana Lane (APN: 380-290-008 and 380-290-009).

Proposals: The project proposes to change the zoning of a 2.22 acre site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC).

Environmental Action: In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration has been recommended for adoption.

Vice-Chairman Nowak stated that while although the project was located outside the State's automatic conflict of interest zone around his home, he would recuse himself from the hearing because he felt that there might be a conflict, and left the Council Chambers.

Chairman Devine and Commissioners Kazmier, Andre and Dykstra all disclosed that they had been out to observe the site.

Planner del Solar made the Staff Report.

Commissioner Andre asked how two parcels could file one zone change.

Planner del Solar responded both sites were developed similarly and the applicants filed the application jointly.

Director Hogan added that the owner of 36030 Jana Lane previously filed a zone change with the County of Riverside, but never received a hearing. Director Hogan went on to explain that the properties were adjacent, zoned the same and in the same General Plan Land Use Designation. He explained that the applicants made a reasonable request to file an application jointly and the city accepted.

Chairman Devine asked if the Parcels would be merged if the zone change was approved.

Director Hogan responded that the Parcels would remain separate and went on to explain that the Commission could still make a recommendation to either approve or deny one of the properties, both of the properties or none of the properties.

Chairman Devine expressed concern about approving the zone change without a development application. Chairman Devine also suspected that one of the properties may be operating a business without permits.

Director Hogan explained that the project did not propose any new development and that if the project site was to be further developed, development applications would be required and brought before the Commission.

Chairman Devine asked if the Commission was changing the zone to legalize a business.

Director Hogan clarified that the applicants were requesting to change their zoning to conform to the General Plan.

Commissioner Dykstra asked if the M-SC zone was consistent with the Business Park General Plan Land Use Designation.

Director Hogan responded in the affirmative.

Commissioner Dykstra discussed the County's original plan to create consistency zoning and noted that if they had followed through with that plan, the issue brought forward in this project would be moot.

Chairman Devine opened the public hearing.

Applicant Steve Nauert explained that his business at the site had grown over time and that this zone change was an effort to bring the site into compliance. He explained that if the zone change was approved, he could secure financing which could then be used to further improve the property.

Commissioner Andre asked if the applicant had ever been cited by Code Enforcement.

Applicant Nauert responded that they had not been cited.

Commissioner Andre stated that he observed a creek near the project site.

Applicant Nauert explained that there was seasonal rain runoff from the site.

Commissioner Andre asked how far the building was from the southern retaining wall.

Applicant Nauert estimated that the building was approximately 40 feet from the wall.

Commissioner Andre inquired about the nature of the chemicals that would be used in the operation of the business.

Applicant Nauert explained that the only chemicals used at the site were those associated with Fire Extinguishers such as ammonium phosphate, Sodium Bicarbonate, and Potassium Acetate.

Commissioner Andre explained that he was not familiar with the chemicals and their effects on the environment.

Applicant Nauert offered to bring a Material Safety and Data Sheet (MSDS) sheet for the Commission to review.

Chairman Devine asked what the buildings were originally classified as when they were permitted.

Applicant Nauert responded that they were originally permitted as a barn warehouse.

Chairman Devine stated that the buildings did not look like barn warehouses.

Applicant Nauert explained that the buildings were pre-made when they were purchased and could not be changed.

Chairman Devine asked what the applicant's intentions were for the future development of the property.

Applicant Nauert explained that he would like to ultimately improve the façade of the building and make the property look more appealing.

Commissioner Kazmier asked if the applicant was considering a stucco finish.

Applicant Nauert responded in the affirmative.

Co-Applicant Joseph Kasiri introduced himself to the Commission.

Commissioner Kazmier asked what type of business the applicant planned to operate from the building.

Applicant Kasiri explained that if approved, he would like to hold marshal arts classes in the building.

Commissioner Kazmier asked if the applicant would consider improving the exterior of the building similar to the other applicant, Mr. Nauert.

Applicant Kasiri responded in the affirmative.

Commissioner Andre asked how many years the applicant had been living at the property.

Applicant Kasiri responded that he had lived at the site since 1994.

Commissioner Andre asked if the applicant had previously filed an application for a paint shop.

Applicant Kasiri responded in the negative, but explained that in the past he considered applying for a Conditional Use Permit to operate a U-Haul facility on the property, but he never finished the process.

Commissioner Andre noted that a lot of grading had taken place on the property and asked if the grading was a part of that permit.

Applicant Kasiri disagreed and explained that he was trying to resolve some drainage issues on the site and the grading volume did not require a permit.

Commissioner Andre noted that there was a cut near Clinton Keith.

Applicant Kasiri explained that his property was at grade with Clinton Keith and that he had cut into a mound on the north side of his property. He added that the mound would be completely removed when Clinton Keith is widened.

Chairman Devine asked when the grading had taken place.

Applicant Kasiri explained that the grading took place 2 years ago when he was constructing the building.

Chairman Devine then took public speakers.

Don Saunders stated that without a General Plan or design guidelines, the City should not be considering zone changes without projects. He went on to discuss a County-wide prohibition on metal buildings and concluded by encouraging the Commission to deny the project.

Gil Rasmussen stated that one of the applicants previously filed an application for an auto body shop. He went on to explain that Wildomar would be built project by project and that each project would need to contribute its fair share. He then asked if the development fees were shared by the applicants. He concluded his remarks by encouraging the Commission not to consider the application.

Gina Castanon stated that she agreed with the comments from both Mr. Saunders and Mr. Rasmussen. She then expressed displeasure with the processing of one application for the project and discussed general displeasure with the approval process and fees.

Applicant Nauert clarified that the buildings and the interior of his building were fully approved and permitted by the County.

Applicant Kasiri clarified that there is not a business operating from the building on his site, and stated that he would planned to eventually improve the appearance of his property.

Commissioner Andre asked if the applicant had previously applied for an auto body shop at the project site.

Applicant Kasiri stated that he did previously consider an auto body business, but explained that those plans were abandoned and that he wants to ultimately hold marshal arts classes from the building.

Chairman Devine asked about the store fronts on the building.

Applicant Kasiri explained that the buildings were premade with the facades already in place and that that it is important to have views of the outside in martial arts.

Commissioner Kazmier asked if the applicants could provide an assurance of future development of the site.

Applicant Kasiri responded that before a business could open at the site, building permits would be required, and that he would comply with all the conditions of the permits.

Chairman Devine closed the Public Hearing.

Assistant City Attorney Jex clarified that changes of zones could not be conditioned and that the City had no assurances that future improvements to the project would be completed by approving the change of zone. He speculated that future development of the site may require permits or development applications, but the current action before the Commission is a change of zone and that no conditions could be attached.

Director Hogan agreed with the Attorney and explained that the Commission and public had very clearly stated their concerns about the project and that any future permits would need to, the extent possible, address the issues discussed.

Chairman Devine asked why the City was considering the zone change without a development application.

Director Hogan responded that the property owner had a right to request a zone change to be consistent with the General Plan. He went on to explain that it was uncertain if a development application would be needed to use the property as currently developed.

Commissioner Andre stated that he measured the distance of the nearest fire hydrant and found it to be 1,200 feet away from the site. Commissioner Andre suggested that the applicants bring the project back with a fully developed plan to include parking and fire hydrants. He then discussed past projects that were similar which had become problematic. He concluded that he wanted to see the project come back with a set of plans for future improvements.

Commissioner Dykstra explained that while although he did not like the appearance of the buildings, he did recognize that they were permitted by the County. He went on to acknowledge the fact that a zone change could not be conditioned.

Chairman Devine explained that granting the change of zone would be a bad precedent to set. He suggested that the City should not consider zone changes until projects are proposed. He then described several physical deficiencies with the property which he felt did not make it eligible for industrial zoning.

MOTION: Commissioner Dykstra motioned to recommend adoption of Negative Declaration number 09-0392 to the City Council. There was no second and the motion failed.

MOTION: Commissioner Andre motioned to recommend denial of Negative Declaration number 09-0392 to the City Council. The motion was seconded by Chairman Devine. Motion carried, the following vote resulted:

AYES: Devine, Andre.  
NOES: Dykstra, Kazmier.  
ABSENT:  
ABSTAIN: Nowak.

Attorney Jex explained that because the action on the item was a recommendation, the split vote, or no recommendation would be the Commission's recommendation.

MOTION: Commissioner Dykstra motioned to recommend approval of zone change 09-0392 to the City Council. The motion was seconded by Commission Kazmier. Motion carried, the following vote resulted:

AYES: Dykstra, Kazmier.  
NOES: Devine, Andre.  
ABSENT:  
ABSTAIN: Nowak.

Attorney Jex explained that because the Commission was again split on this item, the recommendation to the City Council would be that the Commission was unable to make a recommendation.



# **ATTACHMENT F**

INITIAL STUDY FOR A  
NEGATIVE DECLARATION FOR THE  
**Kasiri – Nauert Zone Change**  
(PROJECT 09-0392)

**ZONE CHANGE**

Lead Agency:

**CITY OF WILDOMAR**  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595

December 2009

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## **I. INTRODUCTION**

### **A. PURPOSE**

The purpose of this environmental document is to implement the California Environmental Quality Act (CEQA). Section 15002(a) of the CEQA Guidelines describes the basic purposes of CEQA as the following:

- (1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.
- (2) Identify the ways that environmental damage can be avoided or significantly reduced.
- (3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- (4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

CEQA also recognizes the concept that the specificity of the analysis should match the specificity of the proposed project or activity. Section 15146 states that the specificity of the environmental document should conform to the specificity of the project or activity. Because the proposed project contains no specific development components, beyond that of the change of zone, a typical detailed development specific project analysis is not possible. However, the standard entitlement application standards and criteria used to evaluate project proposals as well as the potential impacts that are foreseeable from a future development project are described in this Negative Declaration.

This document is an Initial Study for evaluation of environmental impacts resulting from the change of zone from Rural Residential to Manufacturing-Service Commercial of two properties totaling 2.22 acres located at 36030 and 36140 Jana Lane. The change of zone will allow for light industrial/manufacturing and commercial uses on an already developed site.

For the purposes of this document, the applications being evaluated through the environmental process will be called the "proposed project." A more detailed description of the project is found in Section II.

### **B. TECHNICAL STUDIES**

No technical studies were used to prepare this Initial Study. Technical information was primarily based upon the County of Riverside Geographical Information Service (GIS) database and City of Wildomar General Plan. The project is limited to a change of zone and no development plans have been proposed. Future development projects will require addition environmental review and subsequent technical studies.

## **II. PROJECT DESCRIPTION**

### **A. PROJECT LOCATION AND SETTING**

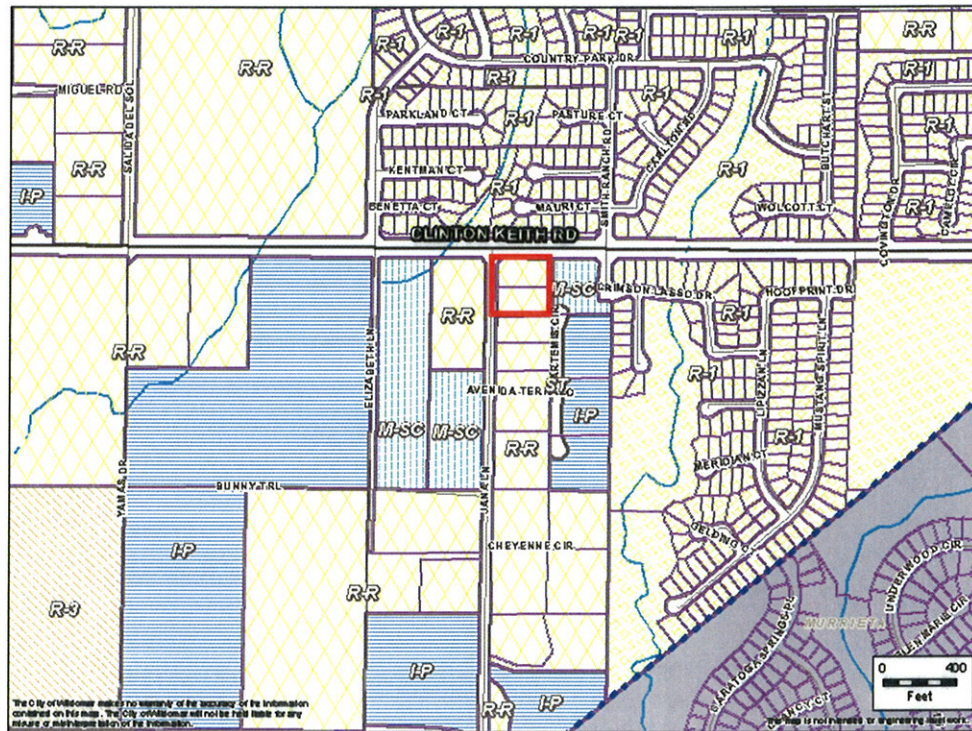
The proposed project (No. 09-0392) is a request for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) for two properties totaling 2.22 acres located at 36030 and 36140 Jana Lane. The location of the project is shown on the Location Map contained in Figure 1. The Assessor's Parcel Numbers for the project site are 380-290-008 and 380-290-009. The latitude and longitude location for the site is Latitude 033°35'49"N and Longitude 117°13'31"W.

The proposed project site is located in the southeast portion of the City roughly 5,600 feet east of Interstate 15. Both sites are similarly developed with mobile home residences and large metal buildings. The property located at 36030 Jana Lane (APN 380-290-008) is 1.11 gross acres and is currently developed with an existing 1,440 square foot mobile home, a 520 square foot detached garage and a 4,300 square foot single story metal building. Similarly, the property located at 36140 Jana Lane (APN 380-290-009) is 1.11 gross acres and is currently developed with an existing 1,536 square foot mobile home, a 1,000 square foot detached two-story garage and a 4,200 square foot single story metal building. Both properties have driveways with primary access to Jana Lane.

The City of Wildomar became an incorporated City on July 1, 2008. Upon incorporation, the City adopted the County of Riverside's General Plan and Municipal Ordinances. The City of Wildomar General Plan Land Use Designation for the project site and surrounding properties to the south, east and west is Business Park (BP). The General Plan land use designation for the properties to the north is Medium Density Residential (MDR). According to the City of Wildomar Zoning Map, the subject properties are currently zoned Rural Residential (R-R). The adjacent property to the east is zoned Manufacturing Service Commercial (M-SC). Additionally, the properties to the south and west of the subject site are zoned Rural Residential (R-R). To the north, across Clinton Keith Road, there is a tract of single family homes zoned One Family Residential (R-1). The applicants are proposing to rezone both of the subject properties to MS-C to allow for industrial and commercial use of the already constructed metal buildings. The change of zone to MS-C would be consistent with the General Plan Land Use Designation of Business Park (BP). If approved, the project will change the zoning on the site to MS-C on the City of Wildomar's Official Zoning Map.

Currently, both properties utilize sanitary sewer services from the Elsinore Valley Municipal Water District (EVMWD), with water provided from private wells located on each lot. Electric, gas, and telecommunication services would be provided by existing infrastructure. Gas will be provided by The Gas Company; electricity would be provided by Southern California Edison; and telecommunications services would be provided by Verizon. The site is located within the boundaries of the Lake Elsinore Unified School District. Municipal or local government services are provided by the City of Wildomar. Fire and security services are provided by the City of Wildomar through contracts with the Riverside County Fire Department and the Riverside County Sheriff's Department.

FIGURE 1 – LOCATION MAP



 Project Site

## **B. PROJECT DESCRIPTION**

The applicants have requested to change the zoning of a 2.22 acre site located at 36030 and 36140 Jana Lane from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). The zone change would include two parcels (380-290-008 and 380-290-009). Any variations between the conceptual design and the final design will be evaluated by the Lead Agency to determine if the project is consistent with the conceptual project or if additional environmental review is required. The proposed project, a wholesale nursery, is inconsistent with R-R zoning designation and will require a change of zone. The project components are described below.

### Change of Zone

The proposed project site is currently designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The project applicants have submitted an application for a change of zone the site located at 36030 and 36140 Jana Lane, to make the zoning consistent with the Business Park General Plan Land Use Designation. If approved, the project will change the zoning on the project site to Manufacturing-Service Commercial (M-SC) on the City of Wildomar Zoning Map.

### Development of the Site

Currently, each property comprising the proposed project is developed with a mobile home and either a 4,200 to 4,300 square foot metal building. The project site can be seen in Figure 2.

#### Property "A"

Address: 36030 Jana Lane

APN: 380-290-008

Area: 1.114 gross acres, 1.06 net acres

Existing Structures: 1,440 sq. ft. mobile home, 520 sq. ft. detached garage, 4,300 sq. ft. metal building (currently vacant with an unimproved interior).

#### Property "B"

Address: 36140 Jana Lane

APN: 380-290-009

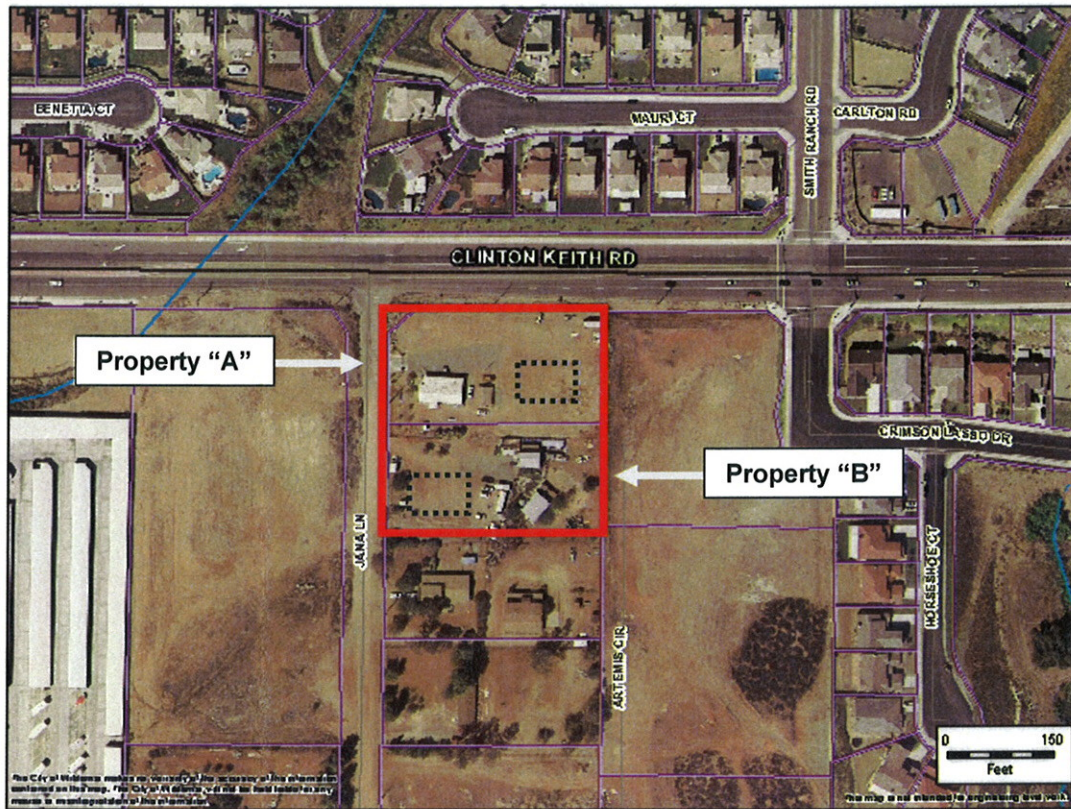
Area: 1.111 gross acres, 1.03 net acres

Existing Structures: 1,536 sq. ft. mobile home, 1,000 sq. ft. detached garage, 4,200 sq. ft. metal building (currently occupied with a fire prevention business).

While the metal accessory buildings are existing, their uses are limited to those allowed in the Rural Residential (R-R) zoning designation. The proposed zone change to Manufacturing-Service Commercial (M-SC) would allow several light industrial/manufacturing and commercial uses to occur in the buildings. At the time of the filing of this application, the property owners/applicant for Property "A" has not identified a use, while the owner/applicant for Property "B" currently operates a fire prevention business from the building, a use which is consistent with the M-SC zone. Any use of the property would be limited to those allowed in the zone. Development of the site beyond the current state would require a development application. A development application is required in order to ensure compliance with the City of Wildomar Zoning Code and City of Wildomar General Plan.



FIGURE 2 – AERIAL OF PROJECT SITE



Project Site



Existing Metal Buildings

**Please Note** that the aerial image seen above was taken prior to the installation of the metal buildings at the project site. The locations of each metal building have been approximated with black dotted boxes.

**FIGURE 3 – PROPERTY “A”**



In the image above, the exterior of the accessory structure located at 36030 Jana Lane can be seen. This photo was taken looking south east from the northern side of the property.



In the image to the left, the interior of the accessory structure located at 36030 Jana Lane can be seen.



**FIGURE 4 – PROPERTY “B”**



In the image above, the exterior of the accessory structure located at 36140 Jana Lane can be seen. This photo was taken from the northern side of the property looking south east.



In the image above, the finished mezzanine and workshop can be seen. This photo was taken inside the accessory structure.

### **III. ENVIRONMENTAL CHECKLIST**

#### **A. BACKGROUND**

**1. Project Title:**

Kasiri-Nauert Zone Change (09-0392)

**2. Lead Agency Name and Address:**

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

**3. Contact Person and Phone Number:**

Sean del Solar; (951) 677-7751

**4. Project Location:**

36030 Jana Lane; Assessor's Parcel Number of 380-290-008, and

36140 Jana Lane; Assessor's Parcel Number of 380-290-009

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

Joseph Kasiri		Steve Nauert
36030 Jana Lane	and	36140 Jana Lane
Wildomar, CA 92595		Wildomar, CA 92595

**6. General Plan Designation:**

Current: Business Park (BP), no changes proposed.

**7. Zoning:**

Current: Rural Residential (R-R)

Proposed with Change of Zone: Manufacturing-Service Commercial (M-SC)

**8. Description of Project:**

The project proposes to change the zoning of the 2.22 acre subject site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). The change of zone will allow for the development of industrial and commercial uses.

**9. Surrounding Land Uses and Setting:**

North – Zoning: One-Family Residential; Use: Detached Single Family Homes (Tract 30094)

South - Zoning: Rural Residential; Use: Residential

East – Zoning: Manufacturing-Service Commercial (M-SC); Use: Vacant Land

West - Zoning: Rural Residential; Use: Vacant

**10. Other Public Agencies Whose Approval is Required:**

None.

**B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

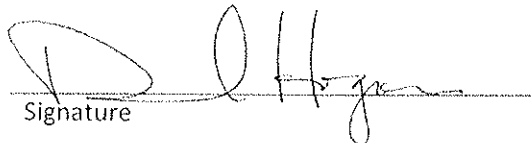
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages. Potentially significant impacts that are mitigated to "Less Than Significant" impact are not shown here.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agricultural Resources             | <input type="checkbox"/> Air Quality                |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology and Soils          |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning          |
| <input type="checkbox"/> Mineral Resources           | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing         |
| <input type="checkbox"/> Public Services             | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/<br>Traffic |
| <input type="checkbox"/> Utilities/Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

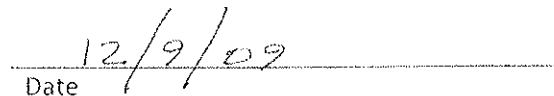
**C. DETERMINATION**

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature

David Hogan  
Printed Name

  
Date

Director of Planning  
Title

## IV. ENVIRONMENTAL ANALYSIS

<b>1. AESTHETICS. Would the proposal:</b>				
<b>Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with the Incorporated Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	
e) Interfere with the night time use of the Mt. Palomar Observatory, as protected through the Mount Palomar Observatory Lighting Ordinance?			✓	

### DISCUSSION

**a) Have a substantial adverse effect on a scenic vista?**

No Impact.

The proposed project site is located in the south east portion of the City in an area which is not easily visible or distinguishable from other areas in the Community. The proposed zone change will not alter the current scenic vista. Approval of the zone change will allow for different uses than the current zoning and does not propose any development of the site. Future development of the site has the potential to impact the scenic vista, however any project-level visual impacts will be addressed through the City's development plan application process which will ensure compliance with City zoning and design standards regulating building design, mass, bulk, height, colors, etc. As a result, the project will have no impact to scenic vistas and no additional mitigation measures are required.

**b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?**

No Impact.

Clinton Keith Road and Jana Lane have not been designated as scenic highways nor has the General Plan identified them as Eligible for such a designation. Interstate 15 is considered by the State as

eligible for a Scenic Highway designation, however at this time it is not designated a Scenic Highway. The proposed project site is located about 1 mile east of Interstate 15 and will not affect any scenic resources. The project site does not contain and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. Because the proposed project will not substantially damage any scenic resources, no significant impacts are anticipated and no mitigation measures are required.

**c) Substantially degrade the existing visual character or quality of the site and its surroundings?**

Less than Significant.

The proposed project consists of a zone change from Rural Residential to Manufacturing-Service Commercial of a project site totaling 2.22 acres. The existing visual character of the area is a combination of single-family homes to the north, mobile homes and vacant land to the south, east and west. The properties to the north, across Clinton Keith Road are a traditional tract home subdivision. The project site is composed of two properties each currently developed with a mobile home and metal buildings. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees primarily surrounding the residences and the existing accessory structures. The proposed zone change will not alter the visual appearance of the area; however approval of the zone change will allow industrial and manufacturing uses at the subject site consistent with the General Plan. Should the site develop further, the approval of a development application by the City of Wildomar will be required. Review of the development application will ensure compliance design compatibility and land use compatibility with the surrounding area. Given the City's development review standards, future development of the site is not expected to degrade the existing visual character of the area. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

**d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

Less Than Significant Impact.

Light and glare from vehicles, and the future land uses will be generated and will contribute an additional increment of light and glare experienced in the project vicinity. The site is located within an urbanized area of the City which already experiences some levels of light and/or glare from the existing development. Further development of the site in the future will require the approval of a development application by the City of Wildomar. The City's development application process is intended to ensure that future development will be designed to ensure design compatibility and to alleviate light and/or glare disturbances outside of the project boundary. As a result, less than significant impacts are anticipated and no additional mitigation is required.

**e) Interfere with the night time use of the Mt. Palomar Observatory, as protected through Chapter 8.80 of the Wildomar Municipal Code?**

Less Than Significant Impact.

According to the General Plan, the project site is located 30 miles from the Mt. Palomar Observatory and falls within the Mt. Palomar Observatory special lighting district (Zone B). Future projects developed on the site have the potential to result in additional impacts to the continued operation of



the Mt. Palomar Observatory. Chapter 8.80 of the Wildomar Municipal Code restricts the use of certain light fixtures to limit light pollution from projects around the Mount Palomar Observatory. With the implementation of the standard requirements contained in Chapter 8.80 of the Wildomar Municipal Code, the project impacts to Mt. Palomar will be reduced to a level of less than significant.

**STANDARD CONDITIONS & REQUIREMENTS**

None.

**MITIGATION MEASURES**

None.

## 2. AGRICULTURE RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.</i>				

### DISCUSSION

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

#### No Impact

The site is not classified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resources Agency. According to the County of Riverside GIS, the site is not in an Agricultural Preserve. Currently, there are no farming activities taking place at the project site. The City of Wildomar General Plan Land Use Designation for the project site is Business Park. Therefore, the proposed project is consistent with the Wildomar General Plan Land Use Designation and impacts to agricultural resources are not anticipated.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

#### No Impact

The proposed project will not conflict with the existing zoning or an existing agricultural use, or a Williamson Act contract. The City of Wildomar General Plan Land Use Designation for the project site is Business Park and the project consists of a zone change from Rural Residential to Manufacturing-Service Commercial. Since there are no existing agricultural zoning or agricultural land uses on the property and no agricultural uses envisioned in the future, no impacts are anticipated and no mitigation measures are required.

- c) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

No Impact

The proposed project is limited to a change of zone from Rural Residential to Manufacturing-Service Commercial and will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural uses. Approval of the zone change will allow for industrial and manufacturing uses at the site. The project site and several of the surrounding parcels currently have residential land uses, however the City's General Plan has established a Business Park Land Use Designation, and as the area develops, industrial and office uses will be developed around the project site. The area around the project site and the greater southeast area of the City do not have agricultural uses and are not being utilized for agricultural cultivation. As a result, no impacts are anticipated and no mitigation measures are required.

**STANDARD CONDITIONS & REQUIREMENTS**

None.

**MITIGATION MEASURES**

None.

**3. AIR QUALITY. Would the project:**

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

**DISCUSSION****a) Conflict with or obstruct implementation of the applicable air quality plan?**Less Than Significant Impact

The proposed project site is located within the City of Wildomar and within the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (AQMD). The SCAQMD has adopted the 2007 Air Quality Management Plan (AQMP). The 2007 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The City of Wildomar General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use Designations that were used in the development of the AQMP. As a result, the proposed project is consistent with the AQMP and is not expected to obstruct the implementation of the 2007 AQMP.

The project is limited to the continued use of a (1) a 4,300 square foot metal building, (2) a 4,200 square foot metal building, (3) a 1,440 square foot mobile home and, (4) a 1,536 square mobile home on a 2.22 acre project site. Collectively, if the two buildings were utilized to the maximum capacity, the project site could generate a total of 78 to 113 daily vehicle trips on weekdays. The trip generation rates were based on a combined total of 8,500 square foot modular building with industrial or service commercial uses and 2 single family residences. Most of these vehicle trips will access the citywide road network via Jana Lane and Clinton Keith Road. It is not anticipated that the average daily trips from the project site to be considered significant and have permanent air quality impacts. Consequently, the proposed project will not conflict with or obstruct the implementation

of the applicable regional air quality plan. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Less Than Significant Impact

The project is limited to a change of zone for an already developed site. While the proposed project will change the zoning of the project site from Rural Residential to Manufacturing Service Commercial, the result in additional vehicle trips on the citywide road network from the new uses is not anticipated to have a significant impact on air quality.

While the project proposes no construction of new buildings, minor construction of interior improvements will generate temporary construction related air quality impacts. These impacts are temporary in nature and are directly related to grading and construction activities of the site development. The air quality analysis contained in this Section includes grading, infrastructure construction, building construction, paving, and landscape installation. The construction-related air quality emissions are summarized in Table 2. Construction at the project site is not expected to exceed the thresholds for air quality emissions from an individual project have been established by the SCAQMD for the Southern California Air Basin (SoCAB).

**TABLE 2 - MITIGATED AVERAGE DAILY CONSTRUCTION AIR POLLUTION EMISSIONS**  
(pounds/day) \*

	ROG	NOx	CO	SO2	PM10	PM2.5
Spring 2010	17.69	25.05	13.5	0.00	5.26	1.99
SCAQMD Significance Threshold	55	100	550	150	150	55
Exceeds Threshold in Summer?	No	No	No	No	No	No
Exceeds Threshold in Winter?	No	No	No	No	No	No

\* Construction to occur in spring of 2010.

Areawide and Operational emissions from project-related traffic were calculated using the URBEMIS air quality model. The model was used to calculate the area and source emissions and the resulting operational emissions for an assumed project build-out in 2010. The results are shown in the Table 3 for summer and winter. As indicated below, there is no operational air quality impacts associated with implementation of the proposed project.

**TABLE 3 - MITIGATED AVERAGE DAILY OPERATIONAL & AREAWIDE AIR POLLUTION  
EMISSIONS  
(pounds/day)**

	<b>ROG</b>	<b>NOx</b>	<b>CO</b>	<b>SO2</b>	<b>PM10</b>	<b>PM2.5</b>
Summer	2.06	3.31	22.21	0.02	3.12	0.63
Winter	1.65	2.82	17.68	0.02	3.11	0.62
SCAQMD Significance Threshold	55	55	550	150	150	55
Exceeds Threshold in Summer?	No	No	No	No	No	No
Exceeds Threshold in Winter?	No	No	No	No	No	No

Recent changes to State Law, the Global Warming Solutions Act of 2006, have established requirements to begin to deal with greenhouse gas emissions in California. One of the requirements in the law is for environmental documents to identify carbon dioxide emissions that are expected to occur as a result of the construction and operation of projects within the State. The anticipated carbon dioxide emissions during project construction and operation for both summer and winter periods are contained in Table 4 below.

**Table 4 - MITIGATED CARBON DIOXIDE AIR POLLUTION EMISSIONS  
(pounds/day)**

	<b>Construction</b>	<b>Operation</b>
Summer	2,371.71	1,899.69
Winter	2,371.71	1,729.98

Global climate change has become a major concern in recent years. While the exact effects of global climate change are not known, the best scientific opinions believe that over the next century the average temperature on the planet will increase between 2 and 5 degrees Celsius (3½ to 9 degrees Fahrenheit). The long term consequences of this increase in temperature include a variety of events that could potentially be destructive to human civilizations. Some of the potential changes that could result from planetary climate change include substantial increases in sea level, increased drought and desertification, reductions in global agriculture and food supplies, impacts to existing ecosystems, and a possible re-initiation of an ice age if oceanic circulation in the North Atlantic Ocean is effected. In the future, California will probably be most affected by increasing sea levels, extended drought conditions, increased flooding, and more severe wildfires.

Given the planet-wide causes of global climate change, it is unlikely that any substantial reduction in the rate or magnitude of climate change is possible at the local level. Long-term solutions to global climate change will probably require extensive reductions in the use of fossil fuels and the increases in the use of alternate energy sources. On the level of a small scale development project, there are a number of items that could help minimize the severity of the adverse effects of global climate change. These items include increased energy efficiency (including the use of light colored/highly reflective roof materials), enhanced land use connectivity (between work, services, school and recreation), reductions in vehicle miles driven, increases in mass transit use, and increased open space conservation.

As discussed in this Section, the construction and operation of the proposed project will not violate air quality standards, exceed AQMD significance thresholds, and by inference, significantly impact air quality. Even though no significant air quality impacts are anticipated, essential air quality

mitigation measures addressing particulate matter and volatile organic gases are being incorporated into this project to ensure construction compatibility with the surrounding area. As a result, the air quality impacts are expected to be less than significant.

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Less Than Significant Impact

The proposed project has the potential to contribute toward a cumulative net increase of criteria pollutants for which the South Coast Air Basin is a non-attainment area under an applicable air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). However, all of Southern California is within a non-attainment region for these criteria pollutants (ozone and particulate matter). Consequently, the project will probably result in an insignificant incremental increase that is not expected to significantly contribute to the non-attainment status of the region. As a result, and pursuant to CEQA Guidelines Section 15064(h), these impacts are considered less than significant and no additional mitigation measures beyond those listed below are required.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

Less Than Significant Impact

Sensitive receptors to substantial pollutant concentrations include population groups which are more susceptible to air pollution (i.e. sensitive receptors) include young children, the elderly, and the acutely and chronically ill (especially those with cardio-respiratory disease). The properties to the east and west are undeveloped vacant lots. To the north of the project site, across Clinton Keith Road is a single family home tract development. South of the project site are single family homes on large lots, similar to the project site. It is not anticipated that the properties immediately adjacent contain sensitive receptors. The nearest sensitive receptor is the Inland Valley Regional Medical Center (IVRMC), approximately 0.8 miles south west of the project site. Hospitals can be considered sensitive receptors and while IVRMC is not immediately adjacent to the project site, it is nearby the project site. The project does not propose the creation of any new structures and would only include minor construction associated with improving the interiors of the buildings. The project is not expected to expose sensitive receptors to substantial pollution concentrations.

- e) **Create objectionable odors affecting a substantial number of people?**

Less Than Significant Impact

Many agricultural and industrial businesses can create objectionable odors. Examples include dairies, composting operations, refineries, chemical plants, fiberglass molding, wastewater treatment plants, and landfills. If approved, a new use at the project site may have objectionable odors. The Manufacturing – Service Commercial (M-SC) zone requires more intense uses (which are often more likely to create objectionable odors) to obtain a Conditional Use Permit. These uses can be found in section 17.100.020(C) of the Wildomar Municipal Code. Because the project is consistent with the City's General Plan and uses would be limited to those in the M-SC zone, the project is not expected to have a significant impact.

#### **STANDARD CONDITIONS & REQUIREMENTS**

None.

#### **MITIGATION MEASURES**

None.



**4. BIOLOGICAL RESOURCES. Would the project:**

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

**DISCUSSION**

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant Impact

The site is currently developed and the Zone Change application does not propose the construction or installation of any new structures at the site. According to the County of Riverside GIS, the project site is not located in a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell.

The MSHCP contains requirements to address anticipated urban/wildland interface issues associated with the conservation areas. Section 6.1.4 of the MSHCP sets forth guidelines to address indirect edge effects associated with locating development adjacent to MSHCP Conservation Areas. These edge effects can adversely affect the biological resources within an identified Conservation Area. The Guidelines provide direction on drainage, the application of toxic chemicals, lighting, noise, invasive plant species, barriers to animal movement, and grading issues. However, the project site is surrounded by urban development, is not adjacent to any wildland areas. Consequently, future development of the site is consistent with the provisions of the MSHCP.

As a result, the zone change and future impacts are anticipated to have a less than significant impact on habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. However, future development plans for the site will be subject to a development application process and subsequent environmental review for the project specific development on the site.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Less than Significant Impact

The project site is already developed and does not contain any native or riparian habitats. As a result, no impacts to riparian habitats or other sensitive natural communities are anticipated with the approval of the change of zone application. Future development applications will be subject to environmental review on a project specific basis and shall be included in the Standard Conditions and Requirements.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Less than Significant Impact

The proposed project site does not appear to contain federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No wetland impacts are anticipated with the approval of the change of zone application. However, any future development of the site will be subject to environmental review on a project specific basis, and shall be included in the standard conditions and requirements. As a result, no wetland impacts are anticipated and no mitigation measures are required.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less Than Significant Impact

The project site is surrounded by several mobile homes, single-family homes, commercial/industrial uses and is located adjacent to Clinton Keith Road, an Urban Arterial Highway connecting the cities of Wildomar and Murrieta. The conditions of the area create a variety of existing obstacles to the movement of wildlife none of which are unique to the project site. Any future development associated with the site is not expected to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. In addition, the proposed project site is located outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell (corridor) Areas and therefore the future development of the site does not conflict with the MSHCP planning goals. Consequently, the impacts are anticipated to be less than significant and no mitigation measures are required.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Less Than Significant Impact

The City of Wildomar does not have local policies or ordinances protecting biological resources. However the City is subject to compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project is located outside the MSHCP Criteria Cell Areas and therefore the project does not conflict with the MSHCP planning goals. In addition, the project does not propose any development at the site and it is anticipated that implementation of the project will have a less than significant impact on significant biological resource impacts.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Less Than Significant Impact

As previously discussed, the proposed project is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan focusing on conservation of species and associated habitats in Western Riverside County. The MSHCP will serve as a HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973, as amended, as well as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The overall goal of the MSHCP is the conservation of 500,000 acres and focuses on the conservation of 146 plant and animal species. While the proposed project site is located within the MSHCP, it is not located in an MSHCP Criteria Cell and therefore the project does not conflict with the MSHCP planning goals.

## **STANDARD CONDITIONS & REQUIREMENTS**

None.

## **MITIGATION MEASURES**

None.

**5. CULTURAL RESOURCES. Would the project:**

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

**DISCUSSION**

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Less Than Significant Impact

The project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Environmental Quality Act. The proposed project consists of a zone change from Rural Residential to Manufacturing-Service Commercial of a 2.22 acre site. Each of the two properties comprising the project site is already developed with a mobile home and metal building as described in the project description. The zone change application does not propose any new development of the site. Should the project site be developed further, a development application would be required. In addition, the Wildomar General Plan does not identify historical resources on the project site. Since no historic structures are currently located on the site or adjacent to the site, no significant impacts to historic resources are anticipated and no mitigation measures are required.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact

The proposed project is limited to a zone change application from Rural Residential to Manufacturing-Service Commercial. The site is already developed and the approval of the zone change will only change the use of the site. The proposed project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource and mitigation measures are required.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic

feature?

Less Than Significant Impact

The site has been identified as in an area with a High Potential for paleontological resources according to the Wildomar General Plan Paleontological Sensitivity Resources Map and the County of Riverside GIS. The General Plan identifies the surficial materials in this area as Holocene-age, fine-grained unconsolidated sediments, including stream-, gravity-, lake-, and wind-deposited sediments. Deposits in this category include stream channel, alluvial fan, flood plain, colluvial, dune, and lacustrine sediments. Again, because the site is already developed, and the zone change application proposes no new development of the site, a geotechnical investigation has not been prepared.

**d) Disturb any human remains, including those interred outside of formal cemeteries?**

No Impact

The project site does not contain any previously identified cemeteries or burial sites. No on-site burials are known to have occurred on site. As stated previously, the project site is already developed, and no ground disturbances are proposed as a part of this zone change application. Should the site be developed further, a plot plan application would be required. Through the development application process, standard conditions and requirements would be included to protect human remains in the event they are encountered during ground disturbing activities.

**STANDARD CONDITIONS & REQUIREMENTS**

None.

**MITIGATION MEASURES**

None.

## 6. GEOLOGY AND SOILS. Would the project:

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

## DISCUSSION

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

Less Than Significant Impact

The project site is located within seismically active Southern California and is expected to experience strong ground motions from earthquakes caused by both local and regional faults. According to the County of Riverside GIS, there are no active faults on the project site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). The property is also located outside the Riverside County Fault Hazard area. The nearest active fault to the project site is an unnamed fault, located approximately ½ mile west of the project site. The Elsinore-Glen Ivy and Wildomar faults are located approximately 1.5 miles west of the project site. The potential impacts related to the Elsinore Fault Zone (as well as other regional faults) are addressed through compliance with standard measures contained in the California Building Code and City of Wildomar Municipal Code. The existing Buildings at the site have been permitted and constructed in accordance with the Building Code. In addition, should the site develop further, a geotechnical investigation will be required, and would identify the potential for active faults near the project site. With the implementation of the standard code provisions, the anticipated impacts from regional ground shaking are expected to be reduced to a less than significant level for future development projects.

**ii) Strong seismic ground shaking?**

Less Than Significant Impact

The project site is already developed with mobile homes and metal buildings. The existing structures at the site have been permitted by the respective Building and Safety Departments of the City of Wildomar and County of Riverside. The project site could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking along the Elsinore-Temecula fault, located less than 1.5 miles from the project site, along the Elsinore-Glen Ivy fault, located approximately 3 miles from the project site or along other fault zones throughout the region. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) or the Riverside County Fault Zone. The project site has been and will continue to be directly affected by seismic activity to some degree. Standard practices for the issuance of Building Permits require that a soils report be complete and that the Building be constructed in accordance with the findings of the report. Compliance with the requirements contained in the California Building Code, City of Wildomar Municipal Code regarding structures and construction, and recommendations found in the geotechnical investigation will ensure that any impacts will be less than significant for future development on the project site.

**iii) Seismic-related ground failure, including liquefaction?**

Less Than Significant Impact

The proposed project is limited to a zone change application from Rural Residential to Manufacturing-Service Commercial. The approval of the zone change will allow for future industrial and manufacturing uses at the site. Because the site is already developed, and the project proposes no new development of the site, a geotechnical investigation has not been prepared. The Riverside County GIS and City of Wildomar General Plan indicates that the project site is located in an area that is designated as having a moderate potential for

liquefaction. A geotechnical investigation will be required with the plot plan application for future development of the project site to identify the possibility of liquefaction and potential impacts from other seismic-related ground failure on the project site. Compliance with the requirements contained in the California Building Code, City of Wildomar Municipal Code regarding structures and construction, and recommendations found in the geotechnical investigation will ensure that ground failure hazards will be less than significant for future development on the project site.

**iv) Landslides?**

No Impact

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

**b) Result in substantial soil erosion or the loss of topsoil?**

Less Than Significant Impact

The proposed project is limited to a zone change application from Rural Residential to Manufacturing-Service Commercial. The approval of the zone change will allow for future industrial and manufacturing uses at the site and does not propose any development. Should the site be developed further a development application shall be required. As with any development, soil erosion can result during construction, as grading and construction can loosen surface soils and make soils susceptible to effects of wind and water movement across the surface. The City routinely requires the submittal of detailed Erosion Control Plans with any grading plans. The implementation of this standard requirement is expected to address any erosional issues associated with the grading of the site for future development. As a result, these impacts are not considered to be significant if the implementation of the necessary erosion and runoff control measures required as part of the approval of a grading plan for future development projects.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Less Than Significant Impact

Riverside County GIS and City of Wildomar General Plan the project site is located in an area that is designated as having a moderate potential for liquefaction. A geotechnical investigation will be required with a development application should future development of the project site occur. The geotechnical investigation would identify the possibility of liquefaction and potential impacts from other seismic-related ground failure on the project site. Compliance with the requirements



contained in the California Building Code, City of Wildomar Municipal Code regarding structures and construction, and recommendations found in the geotechnical investigation will ensure that ground failure hazards will be less than significant for future development on the project site.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

No Impact

The proposed project consists of a zone change from Rural Residential to Manufacturing-Service Commercial of a 2.22 acre lot. The zone change application does not propose the construction of any new structures at the site and would only permit certain manufacturing and service-commercial uses at the site. The existing buildings at the site have been permitted and standard practices involved with the issuance of Building Permits require that a soils report be conducted and that the buildings be constructed in accordance with the findings of the report. As a result, no impacts are anticipated for the change of zone and Standard Conditions and Requirements will be implemented for future development of the project site.

- e) **Have soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Less Than Significant Impact

The proposed change of zone will not require sewer connection; however both properties comprising the project site are already connected to the Elsinore Valley Municipal Water District sanitary sewer system. If in the future, an onsite sewage disposal system is proposed for the project site, a soils feasibility study for the use of septic tanks or alternative wastewater disposal systems would be required. As a result, no significant impacts are anticipated for the change of zone and Standard Conditions and Requirements will be implemented for future development of the project site.

## **STANDARD CONDITIONS & REQUIREMENTS**

None.

## **MITIGATION MEASURES**

None.

<b>7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
<b>Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with the Incorporated Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

## DISCUSSION

- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Less Than Significant Impact

The proposed project consists of a zone change from Rural Residential to Manufacturing-Service Commercial of a 2.22 acre lot. The zone change application does not propose the construction of any new structures at the site and would only permit certain manufacturing and commercial uses at the site. If the change of zone is approved, new uses at the site may create an additional increment of hazard to the public or the environment through the routine transport of materials associated with manufacturing and industrial uses. Conditions of Approval may also be placed on future development of the site for permits to be acquired from the County of Riverside Environmental Health and other associated agencies regarding the use of hazardous materials and hazardous waste. These impacts are expected to be less than significant with the review of the plot plan application and associated permits for the operation hazardous materials related to the industrial and manufacturing uses on the project site.

- b) **Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact

The proposed project consists of a zone change from Rural Residential to Manufacturing-Service Commercial of a 2.22 acre lot. The zone change application does not propose the construction of any new structures at the site and would only permit certain industrial/manufacturing and commercial uses at the site. The two properties which comprise the project site have unique characteristics and will be discussed separately below.

**Property "A" – 36030 Jana Lane (APN: 380-290-008)**

This site is currently already developed with a 1,440 square foot mobile home, a 520 square foot garage and a 4,300 square foot metal building. Currently, only the shell of the 4,300 square foot metal building at this site is permitted. Once a tenant has been identified improvements will need to be made to the interior of the structure. These improvements will require the issuance of a Tenant Improvement Building Permit. At that time, the Building and Safety Department, Fire Department, Environmental Health Department and any regional or State agencies will review the proposed use and examine the hazards and issue the appropriate permits. These impacts are expected to be less than significant with the standard review of the Building Permit application process and associated permits for hazardous materials related to the operation of the industrial and manufacturing uses on the project site.

**Property "B" – 36140 Jana Lane (APN: 380-290-009)**

This site is currently already developed with a 1,536 square foot mobile home, a 1,000 square foot garage and a 4,200 square foot metal building. The 4,300 square foot metal building at this site has both the shell and interior improvements finalized by the Riverside County Building and Safety Department prior to the City of Wildomar's incorporation. Currently the owner operates a fire prevention business from the building. Should the use be changed requiring additional improvements or regulatory permits, additional review and approval by the appropriate agency will be required. These impacts are expected to be less than significant with the standard review of the Building Permit application process and associated permits for hazardous materials related to the operation of the industrial and manufacturing uses on the project site.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or**

**waste within one-quarter mile of an existing or proposed school?**

Less Than Significant Impact

The project site is located approximately 1 mile from Ronald Regan Elementary School in Wildomar and 1.3 miles from Tovashal Elementary School in Murrieta and 1.4 miles from Curran Elementary School in Murrieta. While future uses at the project site may potentially produce hazardous waste as a result of industrial and manufacturing operations, the project site is located outside the one-quarter mile of an existing or proposed school. Due to the distance of the project site from an existing or proposed school, the impacts are expected to be less than significant.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Less Than Significant Impact

The proposed project is not located on any hazardous materials site as designated by Government Code Section 65962.5. A review of the information on the Department of Toxic Substances Control website ([www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) did not identify any other sites on or adjacent to the project site but identified two Leaking Underground Fuel Tank cleanup sites approximately .8 miles away from southwest of the project site. The Leaking Underground Fuel Tank cleanup sites are undergoing cleanup due to an unauthorized release from an underground storage tank system. A Phase I Report may be required prior to development of the project site for industrial and manufacturing uses to determine if any hazardous materials are located on site. Consequently, the impacts are expected to be less than significant.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact

The project site is not located within an airport land use plan. The closest airport is French Valley Airport which is located about 5.5 miles southeast of the project site. Given the distance and that the project is not in the airport land use plan for the French Valley Airport, no significant impacts to the project are anticipated and no mitigation measures are required.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact

The closest private airstrip in the vicinity of the proposed project is Skylark Field, a private airport, and not a Public Use Facility. The airport is used primarily for skydiving aircraft which commonly drop parachutists into the nearby Lake Elsinore floodplain area south of the lake. The airport is also used for gliding and other recreational uses. Skylark Field has not adopted an airport land use compatibility plan. The Skylark Field Airport is located at the south end of Lake Elsinore; the boundary line for the airport is located approximately 4.7 miles northwest of the project site. Given the distance of the

project site from Skylark airfield, the proposed project would not result in a safety hazard for people residing or working in the project area and the project is not expected to have any impact.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less than Significant Impact

The proposed project will not conflict with any emergency response or evacuation plans. Access to the project site is currently taken from Jana Lane. The approval of the zone change application will not require modifications to the existing ingress and egress of the project site. It is not anticipated that the project site will impair or interfere with an adopted emergency response plan or emergency evacuation plan. As a result, less than significant impacts are anticipated and no mitigation measures are required.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

Less Than Significant Impact

The project site is not located within the High Wildfire Zone area per the City of Wildomar General Plan and Riverside GIS Maps and therefore will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. However, development on the project site will require the clearance from the Riverside County Fire Department prior to issuance of grading and building permits. Since clearance from the Riverside County Fire Department will be required prior to issuance of grading and building permits, no impact is expected and no specific mitigation is required.

## **STANDARD CONDITIONS & REQUIREMENTS**

None.

## **MITIGATION MEASURES**

None.

## 8. HYDROLOGY AND WATER QUALITY. Would the project:

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

## DISCUSSION

### a) Violate any water quality standards or waste discharge requirements?

#### Less Than Significant Impact

The proposed project consists of a zone change from Rural Residential to Manufacturing-Service

Commercial of a 2.22 acre site. The zone change application does not propose the construction of any new structures at the site and would only permit certain industrial/manufacturing and commercial uses at the site. The project is located in the Santa Margarita Watershed, and falls under the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB). State requirements of the MS4 Permit mandate that stormwater compliance inspections occur at all businesses within the watershed. Additionally, any future development of the project site would be required to provide Water Quality Management Plan (WQMP). The WQMP will identify best management practices (BMP's) and other measures necessary to protect water quality. A requirement for a WQMP for future development on the project site will be included in the Standard Conditions and Requirements. Future development of the site project is not expected to violate any water quality standards, waste discharge requirements, or have a significant impact on the environment with the required implementation of best management practices and other measures contained in a WQMP.

- b) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Less Than Significant Impact

Water for the existing residences and metal buildings is currently provided by a private onsite well. There is also Elsinore Valley Municipal Water District potable water infrastructure nearby available for connection. As the project site is already developed, and the application proposes no further physical development of the site, it is not anticipated that project will substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there could be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). However, there are no adjudicated groundwater management requirements in the area. As a result, no significant impacts are anticipated.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?**

Less Than Significant Impact

The proposed project is limited to a zone change application from Rural Residential to Manufacturing-Service Commercial. The approval of the zone change will allow the site to conduct manufacturing and commercial uses. As the project site is already developed, the change of zone is not expected to have a significant impact on the existing drainage patterns of the site or area including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site are anticipated with the approval of the change of zone application.

- d) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Less Than Significant Impact

The proposed project is limited to a zone change application from Rural Residential to Manufacturing-Service Commercial. The approval of the zone change will allow the site to conduct industrial/manufacturing and commercial uses. The site is currently already developed and the project proposes no construction at the site. State requirements of the MS4 Permit mandate that stormwater compliance inspections occur at all businesses to ensure compliance with state regulations and prevent illicit discharges which may pollute runoff. Additionally, should the site develop further, a Water Quality Management Plan (WQMP) will be required. Given these existing policies, any impacts from the proposed project are considered less than significant.

**e) Otherwise substantially degrade water quality?**

Less Than Significant Impact

The proposed project is limited to a zone change application from Rural Residential to Manufacturing-Service Commercial. The approval of the zone change will allow the site to conduct industrial/manufacturing and commercial uses. The site is currently already developed and the project proposes no construction at the site. Should further development of the site occur, it will need to comply with the requirements of the City of Wildomar's erosion control requirements to ensure that significant water quality impacts and violations of standards and requirements do not occur and will not otherwise substantially degrade water quality. Implementation of the Stormwater Pollution Prevention Program, WQMP, and the City of Wildomar's erosion control requirements will reduce any water quality impacts from future development to be less than significant.

**f) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact

The General Plan Land Use Designation is Business Park and the applicant is applying for a zone change from Rural Residential to Manufacturing Service Commercial (M-SC) to allow for industrial/manufacturing and commercial uses. While there are currently mobile homes on both the properties comprising the project site, the M-SC zone limits residential uses to a single caretaker's unit. Consequently, no housing units could be developed further at the site and will not place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map on the project site. As a result, no impacts are anticipated.

**g) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?**

Less Than Significant Impact

The project does not propose to impede or redirect any of the existing drainage flows. According to the County of Riverside GIS, the project site is located outside of the 100-year flood hazard area. As a result, no impacts are anticipated.

**h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**



No Impact

The project site will not be located within a dam inundation area or in an area that is expected to experience severe flooding, as the proposed project is located outside of the 100-year flood hazard area. Consequently, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No impacts are anticipated.

**i) Inundation by seiche, tsunami, or mudflow?**

No Impact

The project site is not located in an area that is subject to seiches, mudflows, or tsunamis. As a result, no impacts are anticipated.

**STANDARD CONDITIONS & REQUIREMENTS**

None.

**MITIGATION MEASURES**

None.

**9. LAND USE AND PLANNING. Would the project:**

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

**DISCUSSION****a) Physically divide an established community?**No Impact

The project site is located at the southeast intersection of Clinton Keith Road and Jana Lane. The City's General Plan has classified Clinton Keith Road as an Urban Arterial Highway with a 152 foot right-of-way. Currently, as it passes by Jana Lane, Clinton Keith Road transitions from four lanes in the east to two lanes in the west. A project by the County of Riverside (not a part of this zone change application) will widen this segment of Clinton Keith Road to four lanes with a center turn lane. Jana Lane, a local road with a right-of-way width of 60 feet is currently an unimproved dirt road that undulates as it travels southward to Priellipp Road. The size, design and speeds of vehicles on Clinton Keith Road make it a significant physical division in the community. It also provides a vital transportation link to the city of Murrieta.

The project proposed is the rezone of a 2.22 site comprised of two 1.11 acre parcels. If approved, the project site would change the zone of the site from Rural Residential to Manufacturing Service Commercial. This change of zone would allow manufacturing, industrial and commercial uses to occur at the already developed site. These uses would be similar to those already permitted, or as designated in the General Plan in the industrial/employment area south of Clinton Keith Road. The change of zone request does not propose any further development of the site. Given that the site is already developed, and that the change of zone does not propose the construction of any new buildings, and the new uses would be consistent with the General Plan there are no impacts expected from the proposed zone change that would physically divide the community and no mitigation measures are required.

**b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

Less Than Significant Impact

The project site and the properties immediately adjacent to the south and west are zoned Rural Residential (R-R). The properties to the east are zoned Manufacturing Service Commercial (M-SC). The applicant is requesting to change the zone of the project site from R-R to M-SC to allow for industrial, manufacturing and commercial uses. The Wildomar General Plan land use designation for the project site and adjacent lots to the south, east and west is Business Park. The lots to the north, across Clinton Keith Road are designated Medium Density Residential and are already developed with tract homes. The rezone of the project site to Manufacturing-Service Commercial would be consistent with the land use designation of the General Plan. Consequently, the proposed project will not conflict with any applicable land use plan, policy, or regulation with the approval the zone change application. As a result, no impacts are anticipated and no mitigation measures are required.

**c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

Less Than Significant Impact

As previously discussed, the project site is located with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), but not within an MSHCP criteria cell area and therefore the proposed project does not conflict with a habitat conservation plan. No impacts are anticipated from the proposed project and no additional mitigation measures are required.

**STANDARD CONDITIONS & REQUIREMENTS**

None.

**MITIGATION MEASURES**

None.

<b>10. MINERAL RESOURCES. Would the project:</b>				
<b>Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with the Incorporated Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

## DISCUSSION

- a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

### No Impact

The project site is located within Mineral Zone MRZ-3 according to the Wildomar General Plan. The MRZ-3 is defined as areas where the likely available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. There is no historical use of the site or surrounding area for mineral extraction purposes. There are no known mineral resources on the proposed project site that would be of value to the region or the residents of the State. As a result, no impacts are anticipated.

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

### No Impact

According to the City of Wildomar General Plan, there are no known mineral resources on the proposed project site that would result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan be of value to the region or the residents of the State. As a result, no impacts are anticipated.

## STANDARD CONDITIONS & REQUIREMENTS

None.

## MITIGATION MEASURES

None.

**11. NOISE. Would the project result in:**

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

**DISCUSSION**

- a) **Exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant Impact

The project site is currently developed with mobile homes and two industrial metal buildings. The already developed site has a minimal contribution to local noise levels. The properties to the north are single family homes; however they are located across Clinton Keith Road, an Urban Arterial Highway which produces significant traffic noise. The property to the east is a vacant, undeveloped site zoned Manufacturing – Service Commercial. South of the project site are large Rural Residentially zoned properties with mobile homes. Once approved, the proposed project will result in a minor incremental increase in noise levels mostly due to vehicular traffic and operational noise such as deliveries from trucks, potential manufacturing uses, the use of pneumatic tools and related activities. The General Plan designation for the project site and surrounding properties is Business Park. It is expected that at full build-out of the area, noise levels would increase beyond that of a residential neighborhood or vacant properties.

While both sites are already developed with metal buildings, there will be improvements to the interior of the accessory building on Property "A" as tenant spaces are leased. During project construction, there will be a short term increase in noise levels. To ensure compliance with community standards, the project will be required to comply with the provisions of Chapter 9.52 of the Wildomar Municipal Code to minimize any adverse noise effects.

Permanent and temporary construction noise levels associated with the site are not expected to exceed the established noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Compliance and/or implementation of 9.52 of the Wildomar Municipal Code, Chapter 17.100 of the Wildomar Municipal Code, Chapter 7 Noise Element of the Wildomar General Plan, no significant noise impacts are expected to occur.

**b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Less Than Significant Impact

Groundborne vibrations and noise can result from both the construction and grading of the site. While although the site is already developed, some minor construction and possible grading may occur at the site. Localized vibrations may occur during the grading and soil hauling activities, any impacts are expected to non-significant and limited to the project site. The proposed project is limited to a change of zone which does not directly propose any construction. Once the project is completed no excessive ground vibrations or noises are expected to occur. Should further development of the site occur, a development application would be required. Based upon the anticipated impacts from the proposed zone change and site development requirements, no significant impacts are anticipated.

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact

The site is currently developed however the zone change would allow new uses to occur at the site and which will ultimately contribute an incremental amount to the local noise levels. The Wildomar General Plan Land Use Designation for the project site and adjacent lots to the south, east and west is Business Park. Given the land use designation of the project site, it is anticipated that the potential for noise would be associated with the operation of industrial and manufacturing uses. However, the actual noise levels cannot be determined until uses for the site are identified. Any further development of the site would be required to comply with the developments standards of Chapter 17.100 and Chapter 7 Noise Element of the Wildomar General Plan, which addresses noise. A noise study that may also be required with the plot plan application. Also, future development of the site will likely result in a minor incremental increase in noise levels mostly due to vehicular traffic and commercial trucks associated with the industrial and manufacturing uses. The most noticeable source of non-automotive noise from commercial development is from roof-mounted equipment (such as exhaust fans and air conditioners). Given the underlying General Plan Designation of Light Industrial, and implementation of the developments standards from Chapter 17.100 and Chapter 7 Noise Element of the Wildomar General Plan, the permanent increase in ambient noise levels in the project vicinity above levels existing without the project shall be considered less than significant.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact

If approved, the proposed project would permit uses allowed in the Manufacturing - Service Commercial zone. While the buildings are already constructed, the interior spaces of the buildings may need to be improved as tenants are identified and spaces are leased. The resulting construction would be minor and may cause a temporary increase in ambient noise levels above existing levels without the project during project construction. These noise impacts have the potential to be significant, but considering the distance to adjacent residences, they are expected to be minimal.

Chapter 9.52 of the Wildomar Municipal Code requires that all construction activities (except in emergencies) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May). All construction activities shall comply with the noise ordinance performance standards where technically and economically feasible, and that all construction equipment shall use properly operating mufflers. In addition, people working near the heavy equipment will be exposed to high noise levels for short periods of time. This level, however, is below the Occupational Safety and Health Administration (OSHA) noise exposure limit of 90 dBA for 8 hours per day. The City and private contractors are required to comply with OSHA requirements for employee protection during construction. With the requirements of Chapter 9.52 of the Wildomar Municipal Code.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact

The project site is not located within the influence area for any public use airports. The closest public airport is French Valley Airport, approximately 5.5 miles southeast of the project site. The project site is outside of the airport's noise and safety influence or flight surface control areas. As a result, no impacts are anticipated and no mitigation measures are required.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact

The Skylark Field Airport is located at the south end of Lake Elsinore; the boundary line for the airport is located approximately 4.7 miles northwest of the project site. Skylark Field is used primarily by small aircraft for recreational (skydiving) purposes. Given the type of aircraft that routinely use the airfield, the airport's limited use, as well as the project's location in relation to the runways, no impacts are anticipated and no mitigation measures are required.

## **STANDARD CONDITIONS & REQUIREMENTS**

None.

## MITIGATION MEASURES

None.



**12. POPULATION AND HOUSING. Would the project:**

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

**DISCUSSION**

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact

The proposed project is limited to a zone change application from Rural Residential to Manufacturing-Service Commercial. The approval of the zone change will allow for future manufacturing and commercial uses at the site. While the rezoning of the property would create new businesses which may result in new residents relocating to the city, it is anticipated that the proposed project will not cause a substantial increase in local population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). In addition, a project specific environmental assessment will be required with a development application should further development of the site occur. As a result, any impacts related to the proposed project site are considered less than significant and no additional mitigation measures are required.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact

Currently, each property comprising the project site is developed with a mobile home. The Manufacturing – Service Commercial (M-SC) zone allows for a care taker's unit which may be occupied by the proprietor or caretaker of the use and their immediate family. Further development of the site may displace the existing housing units, but would require a development application and environmental assessment for the project. Furthermore, the Wildomar General Plan land use designation for the project site is Business Park and the applicant is applying for a zone change for the project site from Rural Residential (R-R) to Manufacturing-Service Commercial

(M-SC). Upon approval of the zone change, the use of the site for industrial and manufacturing purposes will be consistent with the zoning designation of MS-C. There are many housing units available within the community and surrounding area. Consequently, future development of the site for industrial and manufacturing uses will not displace a significant number of existing housing and impact the housing demand of the City of Wildomar. As a result, no significant impacts are anticipated.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Less Than Significant Impact

Currently, each property comprising the project site is developed with a mobile home. The Manufacturing – Service Commercial (M-SC) zone allows for a care taker’s unit which may be occupied by the proprietor or caretaker of the use and their immediate family. Approval of the zone change would not require the removal of the existing residential units nor classify them as nonconforming. Since the project site is already developed and the application proposes no physical changes to the site, the project is not expected to displace substantial numbers of people necessitating the construction of replacement housing. As a result, no impacts are anticipated.

**STANDARD CONDITIONS & REQUIREMENTS**

None.

**MITIGATION MEASURES**

None.

**13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?				✓
d) Parks?				✓
e) Other public facilities?			✓	

**DISCUSSION**

**a) Fire protection?**

Less Than Significant Impact

The Riverside County Fire Department provides fire protection and safety services to the City of Wildomar. The nearest fire station is Wildomar Fire Station #61, located at 32637 Gruwell Street, approximately 3 miles northwest of the project site. In addition to Station #61, there are several other Riverside County fire stations in the surrounding area that would be able to provide fire protection safety services to the project site if needed. Future development of the project site will be conditioned to comply with the requirements of the Riverside Fire Prevention Department and for the payment of standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. Given that the project site is already developed, and that the change of zone proposes no new construction, it is not expected to have less than significant impacts on Fire Protection. Additionally, as specific uses are identified and improvements are made to tenant spaces, Building Permits will need to be pulled and reviewed by the Fire Prevention Department. Impacts from the project will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee.

**b) Police protection?**

Less Than Significant Impact

Police protection services are provided the Riverside County Sheriff's Department. The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 6.5 miles from the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol with additional support from the local County Sheriff's Department. The change of zone application/approval will not be applicable to development impact fees however future development projects for manufacturing and commercial uses will be conditioned for the payment

of the standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. As a result, the project is not expected to result in activities that create unusual police protection needs or significant impacts. Any impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee by the future development of industrial and manufacturing uses on the site.

**c) Schools?**

No Impact

The proposed project is located within the Lake Elsinore Unified School District (LEUSD). LEUSD has established school impact mitigation fees to address the facility impacts created by residential, commercial, and industrial development. The project is not anticipated to generate any additional students into the district and has no potential to directly impact to the local school system because no new population will be generated on the project site. As a result, no impacts are anticipated.

**d) Parks?**

No Impact

Future development of site with industrial and/or manufacturing uses is not expected to directly affect community recreational facilities. In addition, the project will also not adversely affect any existing parks, recreation sites or programs. As a result no impacts are anticipated.

**e) Other public facilities?**

Less Than Significant Impact

Future development of site may result in a slight increase in the demand for other governmental services such as the economic development and the other community support services commonly provided by the City of Wildomar. Any impacts will be mitigated through the payment of the appropriate development impact fees and through the City budget for non-impact fee programs and expenses. The City budget is based upon a combination of property tax, sales tax, user fees, and State and Federal government pass-through funding. Most of these revenue sources are from commercial sales, population, or development related, which means the more residents or business activity within the City, the greater the amount of funding that could be available. As a result, the project will not result in any significant impacts to these services, and no additional mitigation measures, beyond the standard requirements, are required.

**STANDARD CONDITIONS & REQUIREMENTS**

None.

**MITIGATION MEASURES**

None.

**14. RECREATION. Would the project:**

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

**DISCUSSION**

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact

The proposed project is limited to a change of zone request from Rural Residential to Manufacturing-Service Commercial. Approval of the zone change will allow manufacturing and commercial uses on the site. Due to the fact the site is already developed, the project proposes no new construction of facilities, it is not anticipated to increase the use on existing neighborhood and regional parks or other recreational facilities. There are also no parks or recreational facilities in close proximity to the project site. As a result no impacts are anticipated.

- b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact

The proposed project is limited to a change of zone request from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). Approval of the zone change will allow manufacturing and commercial uses at the project site. There are no parks or recreational facilities included in the project and no impact is expected from the proposed project.

**STANDARD CONDITIONS & REQUIREMENTS**

None.

**MITIGATION MEASURES**

None.

# 15. TRANSPORTATION/TRAFFIC. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			✓	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e) Result in inadequate emergency access?			✓	
f) Result in inadequate parking capacity?			✓	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

## DISCUSSION

- a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

### Less Than Significant Impact

The project site is located on Jana Lane at Clinton Keith Road. The project site is roughly 1.1 miles east of Interstate 15. According to the Wildomar General Plan, Jana Lane is categorized as a Collector Street. The typical Collector Street is located within a 74 foot right-of-way and, at build-out, is expected to consist of one lane in each direction. Currently Jana Lane has a 60 foot right-of-way. Clinton Keith Road is designated as an Urban Arterial with a 152 foot right-of-way according to the Wildomar General Plan. Clinton Keith Road adjacent to Jana Lane has two lanes with one in each direction and a center turn lane.

Intersection and roadway functioning is often described by its Level of Service (LOS). LOS "A" constitutes light traffic conditions with no interruptions in service or delays at intersections. While LOS "F" represents congested and unstable conditions with slow moving traffic accompanied with significant delays at many intersections. The City General Plan establishes a citywide goal for intersection performance during peak traffic periods at Level of Service "D" or better. The existing levels of service for a typical collector street and urban arterial are shown in Table 5.

**TABLE 5 - EXISTING LEVELS OF SERVICE FOR ROADWAYS**

Roadway Classification	Number of Lanes	Maximum Two-Way Traffic Volume (ADT)*		
		Service Level C	Service Level D	Service Level E
Collector	2	10,400	11,700	13,000
Urban Arterial	6	43,100	48,500	53,900

\* From Circulation Element of the Wildomar General Plan

The proposed project will result in additional vehicle trips on the citywide road network. Potential commercial and Industrial uses at the project site could generate up to a combined total of 95 trips a day during the week, with a peak of 13 AM and 12 PM vehicle trips. The trip generation rates were based on assumptions seen below in table 6. Most of these vehicle trips will access the citywide road network via Jana Lane and Clinton Keith Road. It is not anticipated that the additional trips will significantly decrease the current LOS rating for Clinton Keith and Jana Lane. The calculation of the estimated vehicle trips is contained in Table 6.

**TABLE 6 – ESTIMATED TRIP GENERATION FOR THE PROPOSED PROJECT**

	Area (ft <sup>2</sup> )	AM Trip Generation Rate per 1,000 sq ft	Peak AM Trips	PM Trip Generation Rate per 1,000 sq ft	Peak PM Trips	Total Weekday Trips Generated
Industrial Uses	4,200sf	.92	4	.97	4	29
Commercial Uses	4,300sf	1.55	7	1.49	6	47
Residences	2 units	.75	2	1.01	2	19
<b>Total Weekday Trips From The Proposed Project:</b>						<b>95</b>

The proposed zone change from Rural Residential to Manufacturing Service Commercial is consistent with the General Plan land use designation of Business Park and therefore the project is also consistent with the circulation system requirements of the General Plan. As a result, no significant impacts are anticipated. While already constructed, the conversion of the buildings from residential uses to industrial service-commercial would require the payment of its fair share toward the City of Wildomar's Development Impact Fee program and the regional Transportation Uniform Mitigation Fee (TUMF) program. These standard requirements are expected to ensure

that community and areawide project impacts remain at a less than significant level.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Less Than Significant Impact

Clinton Keith Road and Jana Lane are not designated as part of the Congestion Management Program (CMP) roadway. However, it is possible that some of the vehicle trips leaving the project site may connect to the CMP network at Interstate 15. The project site could add an additional increment of traffic to the designated CMP network, however small uses, such as the ones anticipated from the project, are not expected to effect roadway circulation. The increment of potential impacts associated with the future development of the project site will be mitigated by the existing road network fees contained in the standard requirements. Consequently, the project will not significantly affect the designated CMP road network. As a result, no significant impacts are anticipated.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact

The proposed zone change and future use of the site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The existing buildings at the project site are under the height limits of the Manufacturing – Service Commercial zone. Any further development of the site would require a development application. At that time an environmental assessment will analyze the potential impacts of the proposed development. As a result, the impacts of the current application for a zone change are anticipated to have no impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks as height and development standards will be consistent with Chapter 17.100 of the City of Wildomar Zoning Code.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less Than Significant Impact

The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Access to the project site will be provided from Jana Lane and will need to comply with the design criteria contained in Ordinance 461 of the City of Wildomar and the Wildomar General Plan. Sight distance, signing and pavement striping to and at the project driveways will be reviewed if changes or modifications are made, however the project proposes no changes. No significant impacts are anticipated.

- e) **Result in inadequate emergency access?**

Less Than Significant Impact



The project has no potential to result in inadequate emergency access. Access to the project site is currently taken from Jana Lane. Further development of the project site will require a development application and review and will therefore be designed as to not interfere with areawide emergency access or the implementation of local emergency response plans. As a result, no significant impacts are anticipated.

**f) Result in inadequate parking capacity?**

Less Than Significant Impact

The proposed project is limited to a change of zone request from Rural Residential to Manufacturing-Service Commercial. Approval of the zone change will allow industrial and manufacturing uses at the site. The properties will need to provide parking facilities consistent with the on-site parking requirements contained in Chapter 17.188 of the City of Wildomar Zoning Code. As a result, the impacts of the proposed project are anticipated to be less than significant as parking will be provided in accordance with Chapter 17.188 of the City of Wildomar Zoning Code.

**g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

Less Than Significant Impact

The General Plan has categorized Clinton Keith Road as an Urban Arterial and Jana Lane as a Collector. While the project proposes to change the zoning designation of an already developed parcel from Rural Residential to Manufacturing Service Commercial, no roadway improvements are required. The change of zone application will not trigger the roadway improvements however future development of the project site will be conditioned for roadway improvements to Clinton Keith Road and Jana Lane. Those improvements will need to be designed to comply with design criteria contained in Ordinance 461 of the City of Wildomar and the Wildomar General Plan, including the construction of sidewalks, curbs and gutters along the property frontage. Bicycle lanes, bus turnouts or other design components to support alternative transportation maybe included in the project design for future development of the site but are not included with this project. The future development of the site will not conflict with adopted policies supporting alternative transportation as future development will be subject to a plot plan review by the City of Wildomar. As a result, no significant impacts are expected.

## **STANDARD CONDITIONS & REQUIREMENTS**

None.

## **MITIGATION MEASURES**

None.

**16. UTILITIES AND SERVICE SYSTEMS. Would the project:**

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

**DISCUSSION**

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Less Than Significant Impact

The San Diego Regional Water Quality Control Board regulates wastewater discharges within the Santa Margarita Watershed. The current project site is connected to water and sewer service provided by Elsinore Valley Municipal Water District (EVMWD) infrastructure including existing mains located within Jana Lane. Given these facts, it is not anticipated that the proposed project will exceed the wastewater treatment requirements of the San Diego Regional Water Quality Control Board. As a result, no significant impacts are anticipated. Urban runoff-related water quality impacts associated with any project construction and operation are discussed in the Hydrology and Water Quality Section of this Initial Study.

- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). The project site is currently connected to EVMWD for sewer service, but still utilizes a well for a potable water source. Due to the nature of the proposed land uses at the project site and the relatively small size of the proposed project, it is not anticipated that the proposed project will physically alter existing facilities or result in the construction of new or physically altered facilities. Impacts from this or future development of the project site will be mitigated through the payment of water and sewer connection fees.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact

The project will not result in the construction of the new storm water drainage facilities as the project proposes no new construction. Onsite water runoff from the project site will sheet flow will drain southeast corner of the project site. Should further development of the site occur, a Water Quality Management Plan (WQMP) will need to be prepared and include best management practices discussed in the WQMP. Since no new site drainage or expanded storm drain facilities are proposed, no significant impacts are anticipated.

- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). Water for the existing mobile homes and metal buildings is currently provided by a private well. The proposed project will continue to obtain water from existing private well. EVMWD potable water supply infrastructure is nearby in Clinton Keith Road and can be connected to the project site. While a zone change will not trigger connection to EVMWD water, any further development of the site may. Should future development occur at the site, the project may be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water service. Receipt of a Final Will Serve letter will be a condition of approval for future projects to ensure that sufficient capacity is available to serve the project site prior to the issuance of building permits. There are sufficient water supplies from existing entitlements and resources and no new or expanded entitlements are needed and the impact is considered to be less than significant.

- e) **Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less Than Significant Impact

As described above, the project site is already developed and connected to sewer service provided by Elsinore Valley Municipal Water District (EVMWD). Prior to the issuance of Building Permits for any interior improvements to the structures, a Final Will Serve letter will be required to ensure that sufficient capacity is available to serve the proposed project site.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Less Than Significant Impact

The main disposal sites for the proposed project area are the El Sobrante Landfill in Corona and the Lamb Canyon Sanitary Landfill in Riverside. The El Sobrante Landfill has a capacity of 10,000 tons of solid waste per day and 4,000 tons per day is reserved for refuse generated within Riverside County. As of January 1, 2009, the landfill had a remaining in-County disposal capacity of approximately 39.969 million tons. The landfill is expected to reach capacity in approximately 2031. The Lamb Canyon Landfill is currently permitted to receive 3,000 tons of refuse per day and as of June 30, 2008, had an estimated total disposal capacity of approximately 15.461 million tons. As of January 1, 2009, the landfill had a total remaining capacity of approximately 9.541 million tons. The current landfill remaining disposal capacity is estimated to last until 2020 and there is potential to expand the Lamb Canyon Landfill site. The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for future development of the site for industrial and manufacturing uses. Future development of the project site for light industrial and manufacturing uses will require solid waste disposal. It is anticipated that the future development will be adequately served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs however specific generation rates would be further analyzed at the time of a plot plan application. In addition, the existing mobile home will need to be disposed of prior to any grading on the project site. As a result, the impacts of the change of zone are considered to be less than significant.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Less Than Significant Impact

The proposed project is subject to the Solid Waste Reuse and Recycling Access Act of 1991. The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass and other recyclables. Mitigation measures are proposed by the Riverside County Waste Management Division to ensure compliance with the Act. Through the implementation of the mitigation measures (UTL-1), solid waste impacts resulting from the proposed project will result in a less than significant impact.

## **STANDARD CONDITIONS & REQUIREMENTS**

None.

## **MITIGATION MEASURES**

None.

## V. MANDATORY FINDINGS OF SIGNIFICANCE

<b>MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>				
<b>Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with the Incorporated Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓	
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

### DISCUSSION

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

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

#### Less Than Significant Impact

Based on evaluations and discussions contained in this Initial Study, the proposed project has a very limited potential to incrementally degrade the quality of the environment because the site is already developed, is not in an environmentally sensitive location, and is consistent with the City of Wildomar General Plan. As a result, the proposed project will not significantly affect the environment.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact

Based on evaluations and discussions contained in this Initial Study, the proposed project will not have cumulatively considerable impacts because the proposed project is limited to a change of zone application from Rural Residential to Manufacturing- Service Commercial. The approval of the change of zone will allow for manufacturing and commercial uses of the existing facilities at the site. The change of zone is consistent with the Wildomar General Plan Land Use Designation for the project site, Business Park. Future development of the site with manufacturing and commercial uses will also be consistent with the Wildomar General Plan Land Use Designation of Business Park. No cumulative environmental impacts have been identified in association with the proposed project, a change of zone application. Cumulative environmental impacts of future development of the site for light industrial and manufacturing uses will need to be addressed at a project specific level as part of a development application. Given that the project is limited to a change of zone and that the site is already developed, and because further environmental analysis is required for future development on the project site, project specific level cumulative impacts are not foreseen to be significant.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact

The proposed project, a change of zone application, does not have the potential to significantly adversely affect humans, either directly or indirectly. However, future development of the site has the potential to have direct or indirect substantial adverse effects on human beings. While, the future development of the site for manufacturing and commercial uses is consistent with the Wildomar General Plan Land Use Designation of Business Park, further environmental impacts will be analyzed at a project specific level as part of a development application. Given that the project is limited to a change of zone and that the site is already developed, and because further environmental analysis is required for future development on the project site, project specific level cumulative environmental effects are expected to cause a less than significant adverse level of impact to humans.

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #3.1**  
**GENERAL BUSINESS**  
**Meeting Date: March 24, 2010**

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**TO:** Mayor and City Council Members  
**FROM:** Gary Nordquist, Assistant City Manager  
**SUBJECT:** Trails Ad-Hoc Committee Creation and Appointments

**STAFF REPORT**

**RECOMMENDATION:**

Create a Trails Ad-Hoc Committee and appoint two City Council Members to the Committee.

**BACKGROUND AND DISCUSSION:**

Wildomar is fortunate to have an abundance of opportunities to capitalize on the numerous trails laced throughout the community. The recreational and lifestyle value of these trails can be a true asset to the community and region when plans and improvements are prioritized and managed. To date, numerous recommendations have been presented to Staff in an incremental manner. To effectively address these and future recommendations, the formation of an Ad-hoc Committee is requested to filter and channel trail concepts, plans, and improvement recommendations and suggestions.

Members of the Trails Ad Hoc Committee would include two City Council Members, the City Manager and the Assistant City Manager to address various trails issues such as:

- Provide direction for researching, reviewing, and prioritizing potential trail projects
- Offer recommendations for trail improvements
- Recommend access and connectivity points from trails within the community, such as parks, major arterials, transit points, shopping areas, etc.
- Coordinate trail education efforts with the community
- Advise regarding the accessibility and potential use of trails by a variety of users (i.e., pedestrians, bicyclists, the physically challenged, equestrians, etc.)
- Assist in providing community awareness of the importance of trails

The membership of this committee would be reviewed every year, consistent with other City Ad-Hoc committee's formation policies.

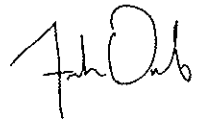
**FISCAL IMPACTS:**

None for this phase of the Committees envisioned activities.

Submitted by:

  
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Gary Nordquist  
Assistant City Manager

Approved by:

  
\_\_\_\_\_  
Frank Oviedo  
City Manager