

## ORDINANCE NO. 41

### ZONE CHANGE 09-0335 A NON-CODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FROM RURAL RESIDENTIAL TO MANUFACTURING- SERVICE COMMERCIAL AT 32085 BEECHER STREET KNOWN AS ASSESSOR'S PARCEL NO. 370-090-036

The City Council of the City of Wildomar ordains 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 recommendation of the Planning Director as provided in the Staff Report dated January 13, 2010 and documents incorporated therein by reference and any other evidence (within the meaning of Public Resources Code §21080(3) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines with regard to the application submitted by Andrew Backlund the owner of record of the property located at 32085 Beecher Street known as Assessor's Parcel No. 370-090-036 as follows:

A. CEQA: The approval of this Zone Change is found to be in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on December 16, 2009 at a duly noticed public hearing, the Planning Commission recommended approval to the City Council adoption of a Negative Declaration reflecting its independent judgment and analysis and documenting that there was not 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.

B. Multiple Species Habitat Conservation Plan (MSHCP). The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

#### SECTION 2. ZONE CHANGE FINDINGS

Pursuant to Wildomar Municipal Code Section 17.280, the City Council makes the following findings pertaining to Zone Change 09-0335 affecting Assessor's Parcel No. 370-090-036:

A. 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 Light Industrial (LI). According to the Wildomar General Plan, the Light Industrial land use designation allows for a variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and

supporting retail uses. The proposed zone change from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) is consistent with the Light Industrial Land Use Designation. Future development of the project site for industrial and manufacturing uses will require approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.

**SECTION 3. ZONE CHANGE.**

The Official Zoning Map for the City of Wildomar is hereby amended to change the 7.22 acre site located at 32085 Beecher Street (Assessor's Parcel No. 370-090-036) as shown in Exhibit A which is attached hereto and incorporated herein by reference from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC).

**PASSED, APPROVED AND ADOPTED** this 27th day of January, 2010.



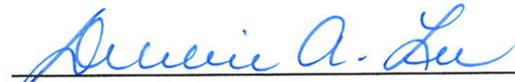
\_\_\_\_\_  
Bridgette Moore  
Mayor

APPROVED AS TO FORM:

ATTEST:



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

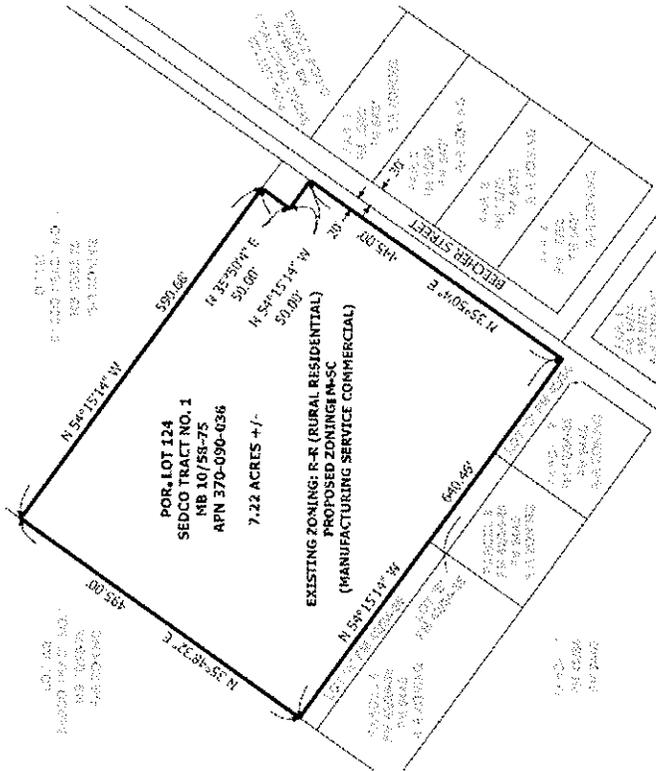


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Debbie A. Lee, CMC  
City Clerk

# EXHIBIT A

## CHANGE OF ZONE MAP

CHANGE OF ZONE  
SECTION 27, TOWNSHIP 6 SOUTH, RANGE 4 WEST, S88M1

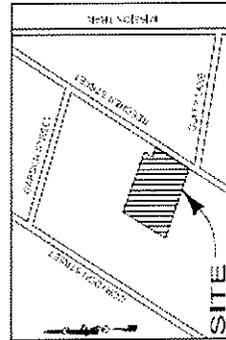
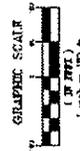


**NOTES**

1. THIS ZONING MAP IS A CHANGE OF ZONE MAP FOR THE CITY OF WILDOMAR, CALIFORNIA, AS PER THE PROVISIONS OF THE CALIFORNIA ZONING ACT, CHAPTER 659 OF THE CALIFORNIA GOVERNMENT CODE, AS AMENDED, AND THE LOCAL ORDINANCES OF THE CITY OF WILDOMAR, CALIFORNIA, AS AMENDED, AND THE LOCAL ORDINANCES OF THE CITY OF WILDOMAR, CALIFORNIA, AS AMENDED, AND THE LOCAL ORDINANCES OF THE CITY OF WILDOMAR, CALIFORNIA, AS AMENDED.
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CHANGE OF OFFICIAL ZONING MAP  
OF THE  
CITY OF WILDOMAR

CHANGE OF ZONE CASE NO. 09-0335  
ADOPTED BY ORDINANCE NO. 41  
FEBRUARY 27, 2010  
CITY OF WILDOMAR



SITE MAP NOTES:

APPLICANT(S):  
DANIEL J. BAKER, JR.  
DANIEL J. BAKER, JR.  
DANIEL J. BAKER, JR.  
DANIEL J. BAKER, JR.  
DANIEL J. BAKER, JR.

EXHIBIT PREPARED BY:  
DANIEL J. BAKER, JR.  
DANIEL J. BAKER, JR.  
DANIEL J. BAKER, JR.  
DANIEL J. BAKER, JR.  
DANIEL J. BAKER, JR.

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
CITY OF WILDOMAR )

I, Debbie A. Lee, CMC, City Clerk of the City of Wildomar, California, do hereby certify that the foregoing Ordinance No. 41 was introduced at a regular meeting of the City Council of the City of Wildomar, California, on January 13, 2010, and was duly adopted at a regular meeting held on January 27, 2010, by the City Council of the City of Wildomar, California, by the following vote:

AYES: Mayor Moore, Mayor Pro Tem Swanson, Council Members Farnam

NOES: Council Member Cashman

ABSTAIN: None

ABSENT: Council Member Ade



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Debbie A. Lee, CMC  
City Clerk  
City of Wildomar