

CITY OF WILDOMAR
PLANNING COMMISSION

Commission Members
Chairman Robert Devine · Vice-Chairman Scott Nowak
Harv Dykstra · Gary Andre · Michael Kazmier

REGULAR MEETING

WEDNESDAY, JANUARY 6, 2010 AT 7:00 P.M.

Council Chambers, Wildomar City Hall, 23873 Clinton Keith Road, Wildomar, CA 92595

PUBLIC COMMENTS: Prior to the business portion of the agenda, the Planning Commission 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 Chairperson will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Speaker/Comment Card" available at the door. The completed form is to be submitted to the Chairperson prior to an individual being heard. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker or less if a large number of requests are received on a particular item.

AGENDA

1.0 CALL TO ORDER

- 1.1 Roll Call
- 1.2 Pledge of Allegiance

2.0 PUBLIC COMMENT: *Members of the audience may comment on matters that are not included on the agenda. Each person will be allowed three (3) minutes or less if a large number of requests are received on a particular item. No action may be taken on a matter raised under "public comment" until the matter has been specifically included on an agenda as an action item.*

3.0 CONSENT ITEMS:

- 3.1 December 16, 2009 Regular Meeting Minutes.

4.0 CONTINUED PUBLIC HEARING ITEMS: The Planning Commission will review the proposed request, receive public input and consider action for the following items:

None.

5.0 PUBLIC HEARING ITEMS: The Planning Commission will review the proposed request, receive public input and consider action for the following items:

5.1 ZONE CHANGE NO. 09-0392: The project proposes 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). APNs: 380-290-008 & 380-290-009.

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

6.0 GENERAL BUSINESS ITEMS:

6.1 Introduction to Citywide Design Guidelines.

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

8.0 PLANNING DIRECTOR'S REPORT: This item is reserved for the Planning Director to comment or report on items not on the agenda. No action will be taken.

9.0 PLANNING COMMISSION COMMENTS: This portion of the agenda is reserved for Planning Commission business, for the Planning Commission to make comments on items not on the agenda, and/or for the Planning Commission to request information from staff.

10.0 ADJOURNMENT

The next scheduled Regular Meeting of the City of Wildomar Planning Commission is January 20, 2010 at 7:00 P.M.

RIGHT TO APPEAL: Any decision of the Planning Commission may be appealed to the City Council within ten (10) calendar days after the date of Planning Commission's action.

REPORTS: All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. Any writings or documents provided to a majority of the Planning Commission 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. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the Planning Commission 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 Chairperson will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Speaker/Comment Card" available at the door. The completed form is to be submitted to the Chairperson prior to an individual being heard. Lengthy testimony should be presented to the Planning Commission in writing (8 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 Planning Commission.

ADA COMPLIANCE: 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 who 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 Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

POSTING STATEMENT: On December 30, 2009, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; U. S. Post Office, 21392 Palomar Street; and the Mission Trail Library, 34303 Mission Trail Blvd.

**CITY OF WILDOMAR
PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 16, 2009**

1.0 CALL TO ORDER

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Devine at 7:00 P.M. at Wildomar City Hall, Council Chambers.

1.1 ROLL CALL OF PLANNING COMMISSION

Present: Robert Devine, Chairman
 Harv Dykstra, Vice-Chairman
 Gary Andre, Commissioner
 Scott Nowak, Commissioner
 Michael Kazmier, Commissioner

Absent:

Staff Present: David Hogan, Planning Director
 Thomas Jex, Assistant City Attorney
 Jon Crawford, Supervising Engineer
 Alia Kanani, Planner
 Sean del Solar, Planner
 Debbie Lee, City Clerk

1.2 PLEDGE OF ALLEGIANCE:

Chairman Devine led the flag salute.

1.3 SWEAR IN NEW PLANNING COMMISSIONER

City Clerk Lee swore in Commissioner Michael Kazmier.

2.0 COMMUNICATIONS FROM THE PUBLIC:

None.

3.0 CONSENT ITEMS:

3.1 DECEMBER 2, 2009 REGULAR MEETING MINUTES

Commissioner Andre requested that his statement about second units in the ranch community in paragraph 2 on page 5 be changed to “protection so it wouldn’t go to higher density.”

Chairman Devine recalled that there was discussion about protecting previously approved mini storage facilities from any changes which might occur as a result of changes to mini storage facility rules/regulations and asked if this was reflected in the minutes.

Planner del Solar noted that it was discussed in paragraphs 5 and 6 of page 6 of the minutes.

Commissioner Nowak moved to approve the Minutes of December 2, 2009. The motion was seconded by Vice-Chairman Dykstra. Motion carried, the following vote resulted:

AYES: Devine, Andre, Dykstra, Nowak.

NOES:

ABSENT:

ABSTAIN: Kazmier

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

5.1 ZONE CHANGE 09-0335

Applicant:	Andrew Backlund.
Location:	32085 Beecher Street (APN: 370-090-036).
Proposals:	The project proposes to change the zoning of a 7.22 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.

Planner Kanani made the Staff Report.

Chairman Devine noted that the Initial Study identified the nearest airport as French Valley and disagreed stating that there was an airport on Corydon Street.

Planning Director Hogan clarified that the Initial Study discusses private and public use airport facilities separately and that the French Valley Airport is the closest public use airport facility to the project site, acknowledging that Skylark field was the closet private use airstrip to the project site.

Chairman Devine speculated that there would be an additional airport constructed just west of skylark field adjacent to the existing airfield.

Director Hogan stated that the City had not received notice of any intent to locate a new airport in the area but said he would look into the subject.

Commissioner Andre asked for confirmation that the negative declaration was based on the current vacant state of the project site.

Planner Kanani replied in the affirmative.

Commissioner Andre asked what would happen if the site was utilized as a contractor's yard or other unpermitted use.

Director Hogan responded that any unpermitted activity would be a violation of the Municipal Code and that the Code Enforcement division would investigate and abate any illicit use of the site.

Vice-Chairman Dykstra inquired about the Right-of-Way width required for Beecher Street.

Supervising Engineer Crawford estimated that should a project be proposed later, it would require an 88 foot Right-of-Way.

Vice-Chairman Dykstra then stated that in the past, there have been conversations which discussed connecting Bundy Canyon to Beecher Street.

Engineer Crawford discussed various ways Bundy Canyon could be extended into the area.

Vice-Chairman Dykstra asked if the zone change before the Commission would effect those plans to extend Bundy Canyon westward.

Engineer Crawford responded in the negative.

Vice-Chairman Dykstra confirmed with Staff that the extension of Bundy Canyon and area circulation would be looked at when a specific project is submitted for the subject site.

Director Hogan responded in the affirmative.

Chairman Devine opened the Public Hearing.

Gail Staley described a drainage course through the subject property and expressed concerns about how the development of the property might adversely affect her and her neighbors' properties.

Chairman Devine asked if the applicant was present.

Director Hogan responded that Staff was in communication with the applicant earlier in the day but that the applicant did not appear to be present.

Joe Zizzo noted that there was currently a tractor on the project site and asked what would prevent the applicant from introducing commercial uses on the site after the zone change was complete. He then went on to state that he felt the zone change was inconsistent with the neighborhood.

Juan Jimenez agreed with his neighbors concerns and added that both Guffy Lane and Beecher Street were in poor condition.

Chairman Devine closed the Public Hearing and asked Staff to respond to some of the Public Comments.

Director Hogan acknowledged that when a future project is developed at the site that, it would increase both traffic and noise in the area but added that the project would be required to improve the roads and mitigate impacts. He added that because no project was proposed with the change of zone, no conditions could be added to mitigate future impacts.

Vice-Chairman Dykstra asked if the City could provide temporary improvements to the roads in the area.

Engineer Crawford responded that the Public Works Department would be bringing a program to the City Council which would allow residents to petition to have streets partially improved.

Chairman Devine asked how the project site would be accessed.

Engineer Crawford responded that the access would depend on the project which is proposed. He then went on to discuss several different arrangements which would provide access to the project site.

Chairman Devine asked if the Commission could provide input on how a future project would be accessed.

Director Hogan responded in the affirmative.

Chairman Devine asked what would prevent heavy equipment storage on the site.

Director Hogan responded that any development of or non-residential use of the property would require a development application. Director Hogan added that if a development application was not approved by the City, that the use would be a violation of the City Zoning Code and the property owner would need to abate the illicit use.

Commissioner Andre recalled that during the Roundtable meetings the County held, the extension of Bundy Canyon west of Mission Trail was discussed. Further discussion about extending Bundy Canyon ensued.

MOTION: Vice-Chairman Dykstra motioned to approve resolution PC09-031 recommending adoption of Negative Declaration number 09-0335 to the City Council. The motion was seconded by Commissioner Nowak. Motion carried, the following vote resulted:

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

MOTION: Vice-Chairman Dykstra motioned to approve resolution PC09-032 recommending the City Council approve Zone Change 09-0335. The motion was seconded by Commissioner Nowak. Motion carried, the following vote resulted:

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

6.0 GENERAL BUSINESS ITEMS:

6.1 ELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR 2010

Director Hogan explained that consistent with the City Council's annual election of Mayor and Mayor Pro Tempore, the Commission needed to elect a new Chairman and Vice-Chairman for 2010.

NOMINATION: Commissioner Nowak nominated Chairman Devine for the position of Chairman, Commissioner Andre seconded.

There were no other nominations, and the following vote resulted:

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

Chairman Devine then asked for nominations for the position of Vice-Chairman.

NOMINATION: Vice-Chairman Dykstra nominated Commissioner Nowak for the position of Vice-Chairman, Chairman Devine seconded.

There were no other nominations, and the following vote resulted:

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

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

8.0 PLANNING DIRECTOR'S REPORT:

Director Hogan discussed homes constructed from Cargo Containers. He went on to provide the Commission agendas for the upcoming norming session and discussed the meeting's format. Director Hogan concluded his report with an update on the Clinton Keith Animal Hospital (08-0133) project, the DLC Office (09-0265) project, and the Bella Rosa (08-0163) project.

9.0 PLANNING COMMISSION COMMENTS:

Commissioner Andre expressed a desire to have the City work with the County Redevelopment Agency (RDA) to provide stormsewer infrastructure in the Guffy Lane/Bryant Street area.

Vice-Chairman Dykstra agreed and added that the RDA should be involved with the improvement of local streets.

Director Hogan responded that the City Manager and Finance Director have been in discussions with the RDA about these issues.

Engineer Crawford added that RDA funds need to be a part of the community's infrastructure funding.

Chairman Devine directed comments about the development process to the residents in the audience.

10.0 ADJOURNMENT:

The December 16, 2009 regular meeting of the Wildomar Planning Commission adjourned at 7:50 P.M.

Respectfully submitted:

David Hogan
Commission Secretary

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item 5.1
PUBLIC HEARING
Meeting Date: January 6, 2010

TO: Chairman Devine and Members of the Planning Commission
FROM: Sean del Solar, Planner
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.

APNs: 380-290-008 and 380-290-009

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Adopt a resolution entitled:

RESOLUTION NO. PC10-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A NEGATIVE DECLARATION FOR PROJECT NO. 09-0392 THAT IS LOCATED AT 36030 AND 36140 JANA LANE KNOWN AS ASSESSOR’S PARCEL NO. 380-290-008 AND 380-290-009”

2. Adopt a resolution entitled:

RESOLUTION NO. PC10-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM RURAL RESIDENTIAL TO

MANUFACTURING-SERVICE COMMERCIAL AT 36030 AND 36140 JANA LANE 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 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.

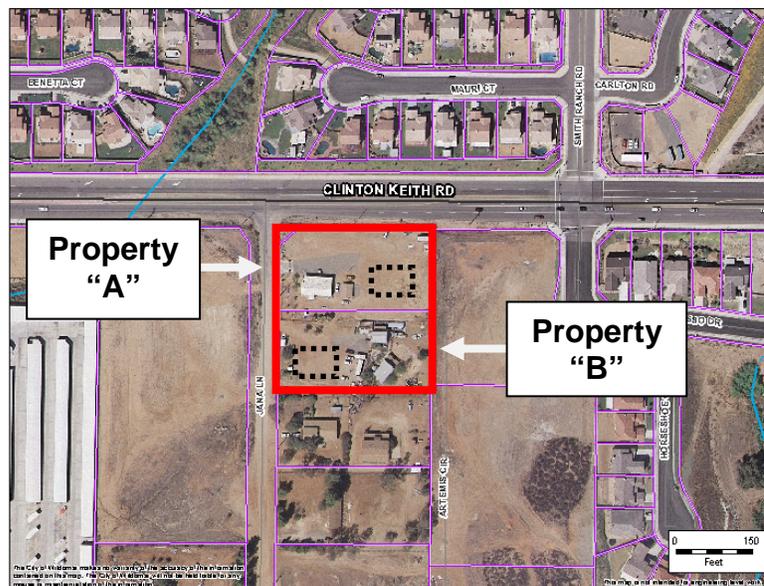
The project encompasses a 2.22 acre site at the south east corner of Clinton Keith Road and Jana Lane (APNs 380-290-008 and 380-290-009). The project site has a General Plan Land Use designation of Business Park (BP) and is currently zoned Rural Residential (R-R). The proposed change of zone from R-R 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 finalized the building shell. Currently the accessory building has an unfinished interior and would require Building Permits and 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.

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

FINDINGS:

- 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 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. The proposed zone change from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) 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, 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 already developed site in the initial study did not identify any "Potentially Significant" impacts. The Initial Study and Negative Declaration are contained in Attachment Exhibit E.

ATTACHMENTS:

- A. Resolution for Mitigated Negative Declaration
- B. Resolution of Approval for Zone Change 09-0335
Exhibit A – Change of Zone
- C. Location Map
- D. General Plan Land Use Designation Map
- E. Change of Zone Exhibit
- F. Initial Study/Negative Declaration

Approved by:

David Hogan
Planning Director

ATTACHMENT A

RESOLUTION NO. PC10-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A NEGATIVE DECLARATION FOR PROJECT NO. 09-0392 THAT IS LOCATED AT 36030 AND 36140 JANA LANE 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; and

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 considered the proposed Negative Declaration.

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

SECTION 1. ENVIRONMENTAL FINDINGS.

The Planning Commission, 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 Planning Commission 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. 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 3. PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following actions:

1. Recommend the City Council adopt the Negative Declaration for Change of Zone 09-0392.

2. 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 Road, Suite 201, Wildomar, California 92595, and shall be made available for public review upon request.

PASSED, APPROVED AND ADOPTED this 6th day of January 2010.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

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

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC10-____ was duly adopted at a regular meeting held on January 6, 2010, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

ATTACHMENT B

RESOLUTION NO. PC10-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM RURAL RESIDENTIAL TO MANUFACTURING-SERVICE COMMERCIAL AT 36030 AND 36140 JANA LANE 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 Steve Nauert

Project Location: 36030 and 36140 Jana Lane

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

WHEREAS, the Planning Commission has the authority per Chapter 17.280 of the Wildomar Municipal Code to review and make recommendations to the City Council on a change in zone; and

WHEREAS, in accordance with Government Code §65854, on December 12, 2009 the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation of the holding of a public hearing at which the project would be considered; and

WHEREAS, on January 6, 2010 the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 09-0392 at which the Planning Commission considered Zone Change 09-0392; 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; and,

WHEREAS, at this public hearing on January 6, 2010 the Planning Commission considered, heard public comments on, and adopted a Negative Declaration for the project by Resolution PC10-001; and

NOW THEREFORE, the Planning Commission of the City of Wildomar does Resolve, Determine, Find and Order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS

The Planning Commission, 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 6, 2010 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. CEQA: The approval of this Zone Change is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on January 6, 2010 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. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

Additionally, the proposed project is within the scope of EIR (No. 441) 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 Planning Commission 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.

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 Planning Commission makes the following findings pertaining to Zone Change 09-0392:

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 Business Park (BP). According to the Wildomar General Plan, the Light Industrial land use designation

allows for a variety of employee intensive uses, including research & development, technology centers, corporate offices, "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.

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following actions:

1. Recommend Approval to the City Council for Zone Change 09-0392 to change the zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) for a 2.22 acre site located at 36030 and 36140 Jana Lane as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 6th day of January 2010.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

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

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC10-002 was duly adopted at a regular meeting held on January 6, 2010, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

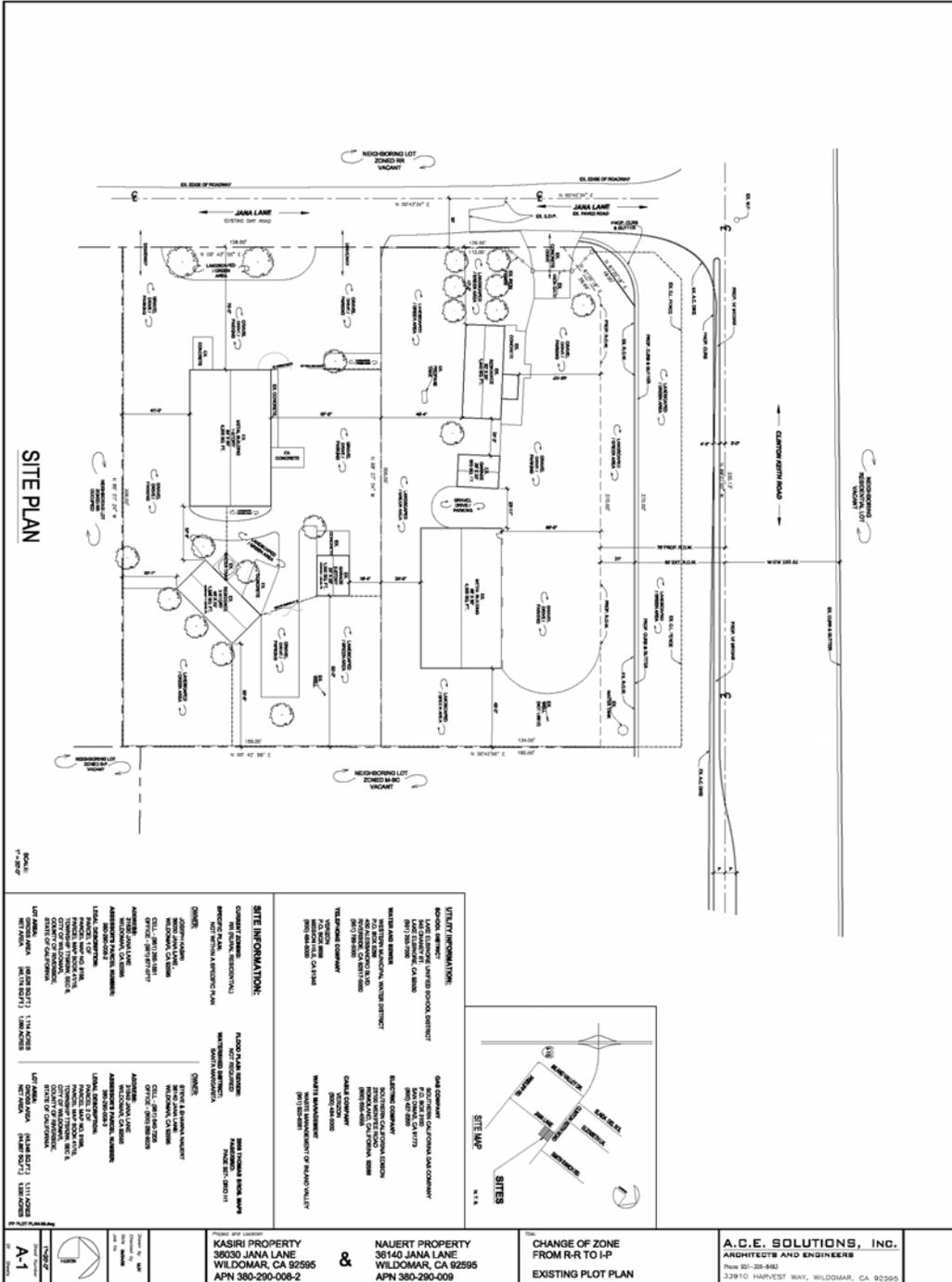
NOES:

ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

EXHIBIT A CHANGE OF ZONE



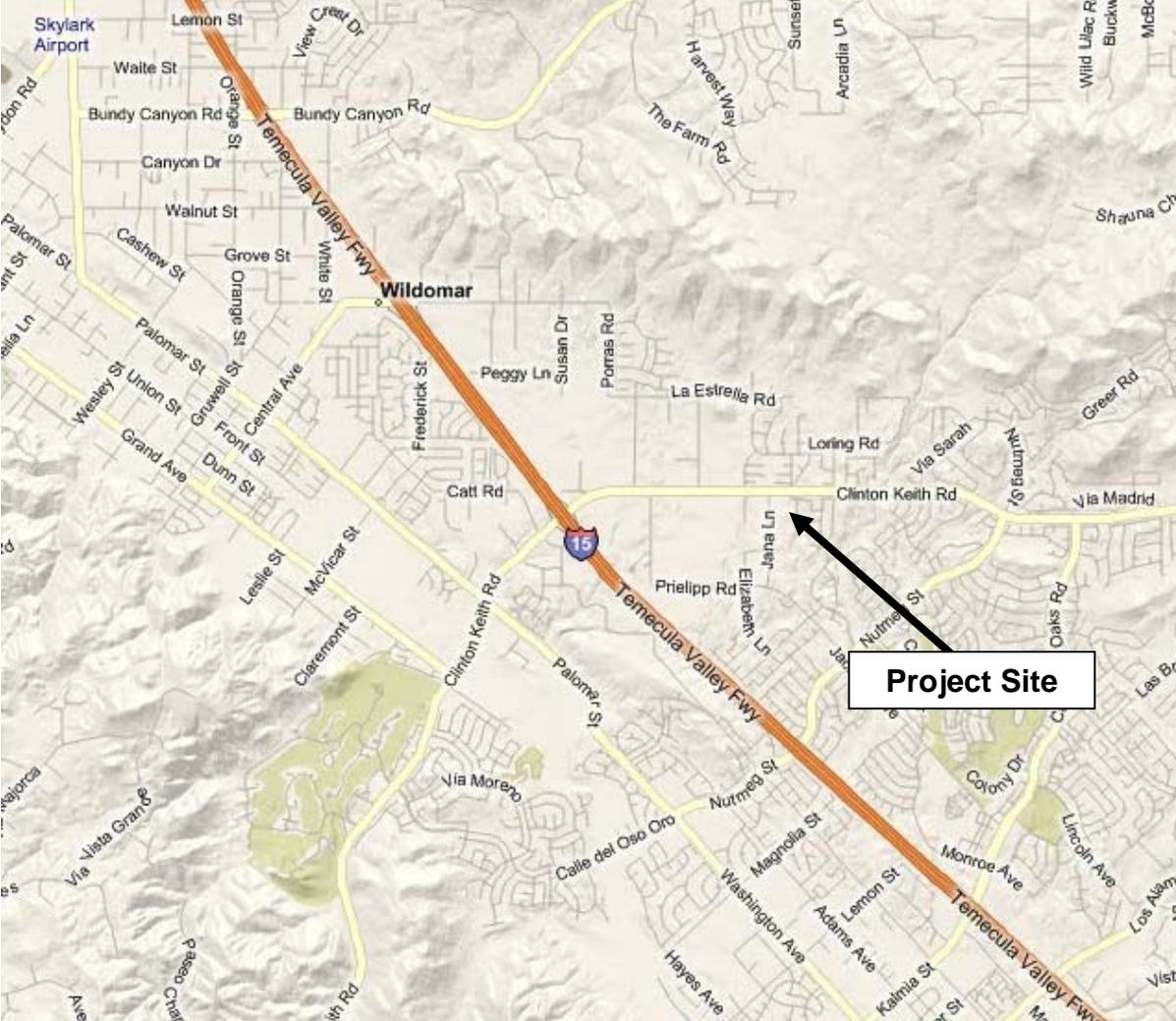
SITE PLAN

SCALE:
1" = 20'-0"

<p>UTILITY INFORMATION:</p> <p>LAND EXISTING UTILITIES: WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV, FIBER OPTIC, SLOTTED DRAINAGE, AND OTHER UTILITIES.</p> <p>UTILITIES TO BE INSTALLED: WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV, FIBER OPTIC, SLOTTED DRAINAGE, AND OTHER UTILITIES.</p> <p>VEHICLE AND TRAILER:</p> <p>VEHICLE: 10 FT X 18 FT</p> <p>TRAILER: 10 FT X 18 FT</p> <p>VEHICLE AND TRAILER:</p> <p>VEHICLE: 10 FT X 18 FT</p> <p>TRAILER: 10 FT X 18 FT</p>	<p>DATE: 08/15/2017</p> <p>PROJECT: CHANGE OF ZONE FROM R-R TO I-P</p> <p>CLIENT: NAIUETI PROPERTY</p> <p>DESIGNER: A.C.E. SOLUTIONS, INC.</p> <p>SCALE: 1" = 20'-0"</p> <p>DATE: 08/15/2017</p> <p>PROJECT: CHANGE OF ZONE FROM R-R TO I-P</p> <p>CLIENT: NAIUETI PROPERTY</p> <p>DESIGNER: A.C.E. SOLUTIONS, INC.</p>
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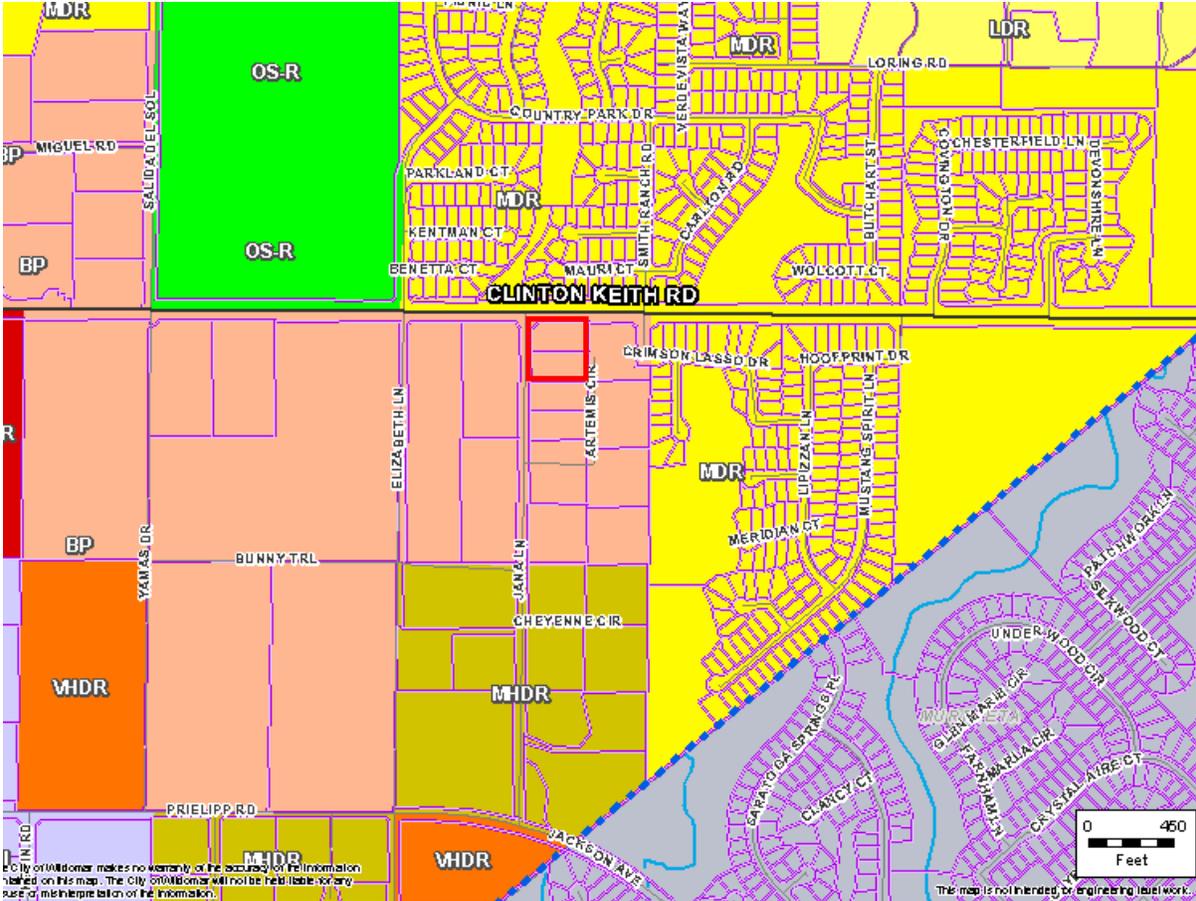
ATTACHMENT C

LOCATION MAP



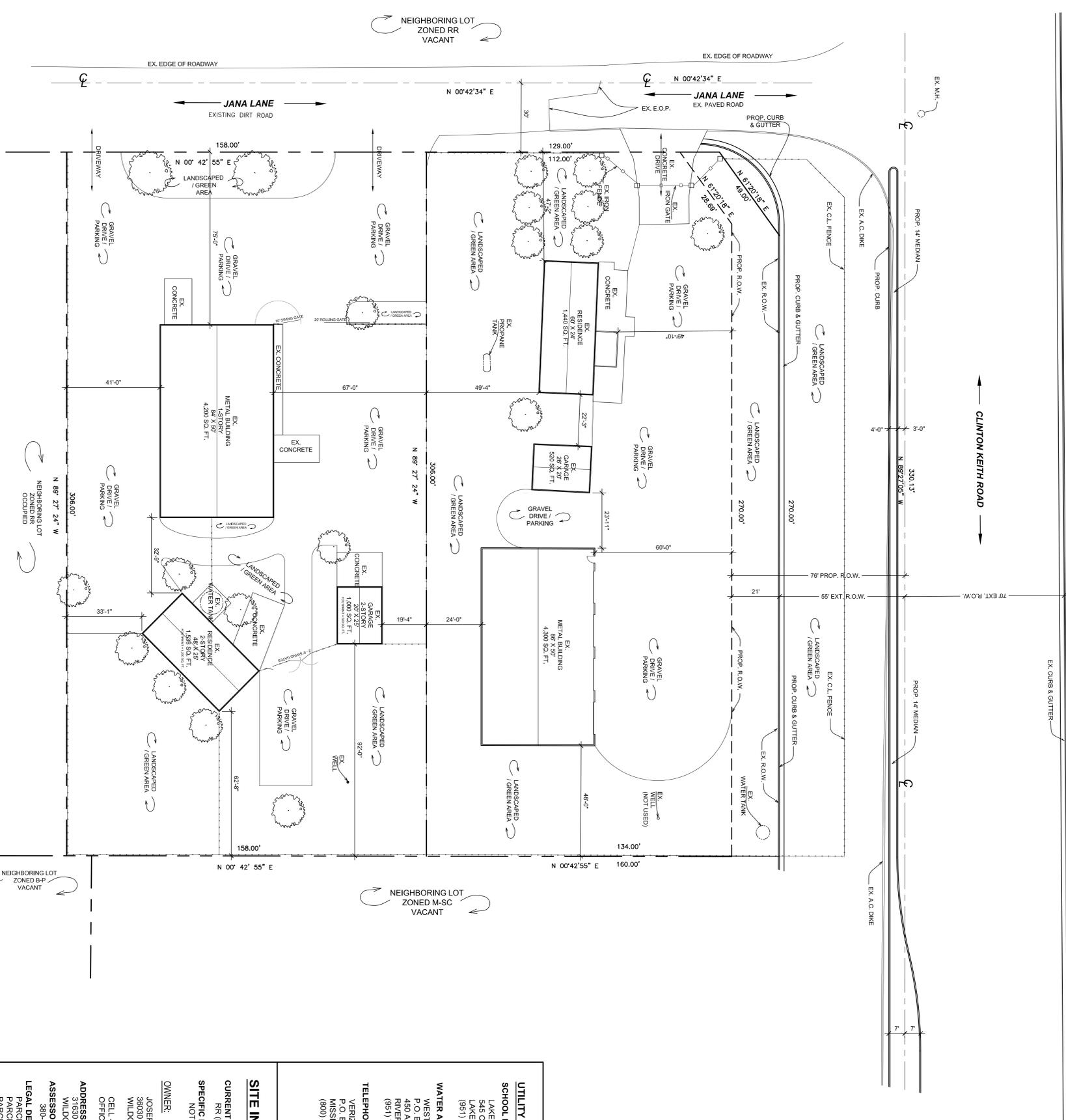
ATTACHMENT D

GENERAL PLAN LAND USE DESIGNATION MAP



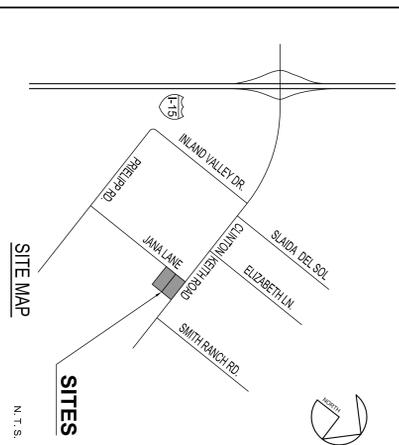
 Project Site

ATTACHMENT E



SITE PLAN

SCALE:
1" = 20'-0"



<p>UTILITY INFORMATION:</p> <p>SCHOOL DISTRICT LAKE ELSINORE UNIFIED SCHOOL DISTRICT 546 CHANEY ST. LAKE ELSINORE, CA 92530 (951) 255-7000</p> <p>WATER AND SEWER WESTERN MUNICIPAL WATER DISTRICT P.O. BOX 5286 450 ALESSANDRO BLVD. RIVERSIDE, CA 92517-5000 (951) 788-5000</p> <p>TELEPHONE COMPANY VERIZON P.O. BOX 9688 MISSION HILLS, CA 91346 (800) 484-5000</p> <p>GAS COMPANY SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX 3150 SAN DIMAS, CA 91773 (800) 427-2200</p> <p>ELECTRIC COMPANY SOUTHERN CALIFORNIA EDISON 26100 MENIFEE ROAD ROMOLAND, CALIFORNIA 92588 (800) 655-4555</p> <p>CABLE COMPANY VERIZON (800) 484-5000</p> <p>WASTE MANAGEMENT WASTE MANAGEMENT OF INLAND VALLEY (951) 925-6581</p>	<p>SITE INFORMATION:</p> <p>CURRENT ZONING: RR (RURAL RESIDENTIAL)</p> <p>SPECIFIC PLAN: NOT WITHIN A SPECIFIC PLAN</p> <p>OWNER: JOSEPH KASIRI 36030 JANA LANE WILDOMAR, CA 92595 CELL - (951) 285-1551 OFFICE - (951) 677-5717</p> <p>ADDRESS: 31630 JANA LANE WILDOMAR, CA 92595</p> <p>ASSESSOR'S PARCEL NUMBER: 380-290-008-2</p> <p>LEGAL DESCRIPTION: PARCEL MAP NO. 9198 PARCEL MAP BOOK 41/15 TOWNSHIP T73R3W, SEC 6, CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA</p> <p>LOT AREA: GROSS AREA (48,528 SQ.FT.) 1,114 ACRES NET AREA (46,174 SQ.FT.) 1,060 ACRES</p>	<p>FLOOD PLAIN REVIEW: NOT REQUIRED</p> <p>WATERSHED DISTRICT: SANTA MARGARITA</p> <p>OWNER: STEVE & SHAWNA NAUERT 36140 JANA LANE WILDOMAR, CA 92595 CELL - (951) 540-2205 OFFICE - (800) 825-9229</p> <p>ADDRESS: 31640 JANA LANE WILDOMAR, CA 92595</p> <p>ASSESSOR'S PARCEL NUMBER: 380-290-009-3</p> <p>LEGAL DESCRIPTION: PARCEL MAP NO. 9198 PARCEL MAP BOOK 41/15 TOWNSHIP T73R3W, SEC 6, CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA</p> <p>LOT AREA: GROSS AREA (48,348 SQ.FT.) 1,111 ACRES NET AREA (44,987 SQ.FT.) 1,030 ACRES</p>
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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

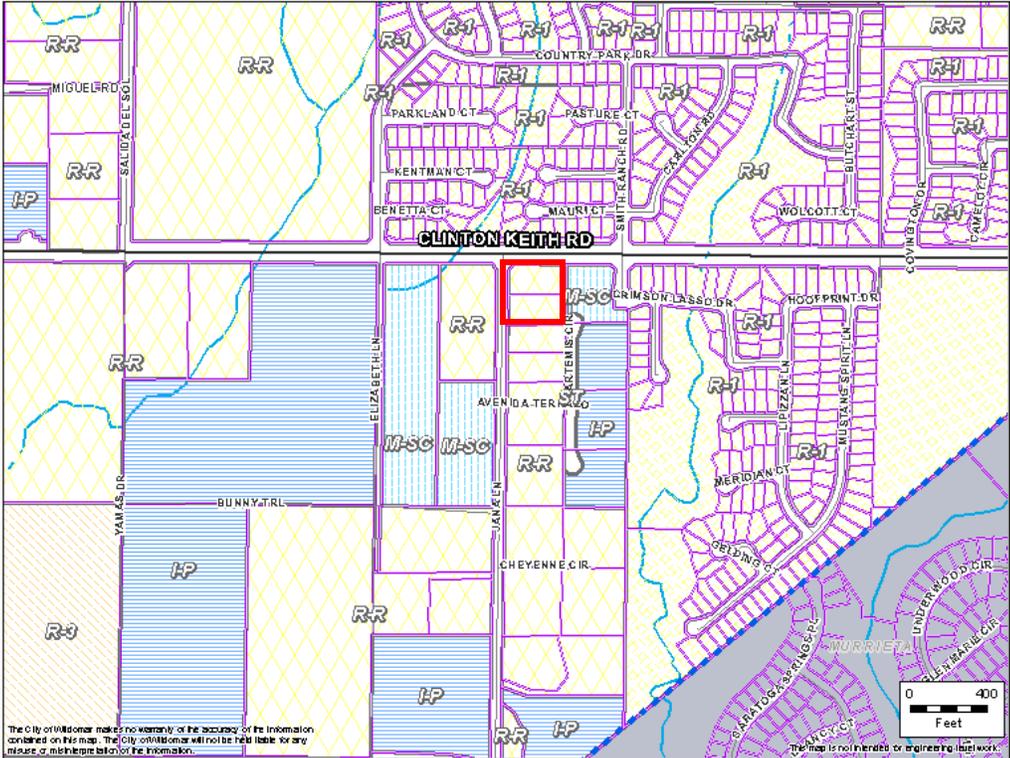
The proposed project (No. 09-0392) is a request for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) for two properties totaling 2.22 acres located at 36030 and 36140 Jana Lane. The location of the project is shown on the Location Map contained in Figure 1. The 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

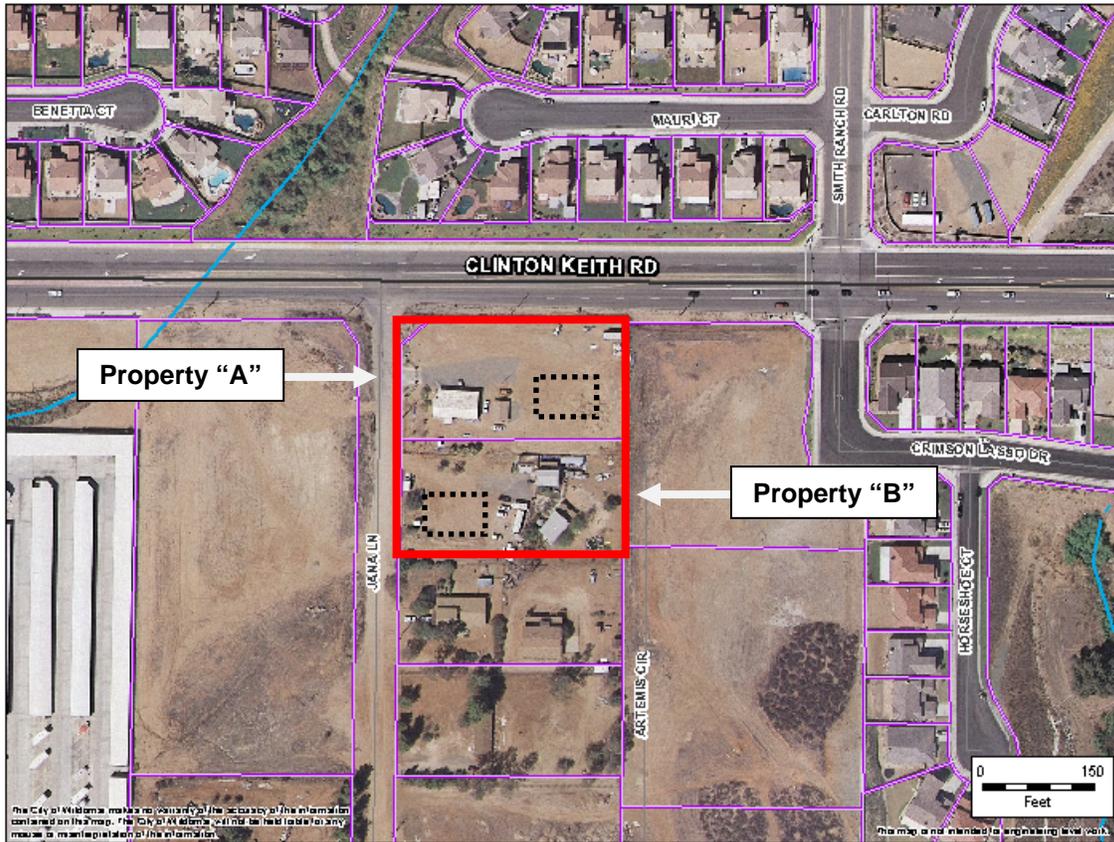
APN: 380-290-009

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/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

12/9/09
Date

Director of Planning
Title

IV. ENVIRONMENTAL ANALYSIS

1. AESTHETICS. Would the proposal:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
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)

	ROG	NOx	CO	SO2	PM10	PM2.5
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)

	Construction	Operation
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.

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
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 to 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) 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 of 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 Prielipp 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.

10. MINERAL RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
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 ²)	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
Total Weekday Trips From The Proposed Project:						95

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 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

MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
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 – PLANNING COMMISSION
Agenda Item 6.1
GENERAL BUSINESS
Meeting Date: January 6, 2010

TO: Members of the Planning Commission
FROM: David Hogan, Planning Director
SUBJECT: Introduction to Citywide Design Guidelines

RECOMMENDATION:

The Planning Department requests that the Planning Commission provide general direction on future design guidelines for the City of Wildomar.

DISCUSSION:

The purpose of this staff report is to begin a discussion on the subject of citywide design guidelines. Design Guidelines commonly provide additional guidance for development that supplements more numerically-based zoning ordinance requirements. In addition to information on the allowable land uses, zoning ordinances typically contain numeric criteria and standards for things like minimum lot sizes, building heights and setbacks, the number of parking and loading spaces, and the amount of allowable signage. In contrast, design guidelines are generally based around performance statements (i.e. encourage this or discourage that) on the design of buildings and structures as well as the layout relationships between the buildings, streets, and parking areas.

When properly designed, the zoning ordinance and design guidelines will work together to guide future development. Some of the potential advantages and disadvantages of design guidelines are provided below.

Advantages:

- Will let property owners know what future projects should look like.
- Provide valuable guidance for areas or districts with special design goals and objectives.
- Can assist local decision makers in the review of development projects.

Disadvantages:

- Can inadvertently eliminate high-quality and distinctive architecture.
- Can result in potentially problematic site designs that are inconsistent with the proposed use(s).

- Can result in visually monotonous streetscapes through over-standardization.

When considering the development of design guidelines a multi-faceted community like Wildomar, there is one key question that staff feels the Planning Commission should focus on initially. That key question is: Should the future design guidelines be differentiated by community subareas (e.g. suburban/urban, ranch community, rural, etc.) or should there be a single set of design guidelines for the entire community?

If the Commission feels that some differentiation is appropriate, staff would recommend that the first step in the process is to graphically delineate the various community sub-areas. If sub-areas are appropriate, staff would suggest that no more than three areas be identified to prevent the design guidelines from becoming overly specialized and difficult to develop and implement. To facilitate this process, staff can provide maps for the Commissioners to use to delineate the subareas. Staff will then take these maps and develop a composite exhibit to facilitate a Commission consensus. Once this task is completed, staff will recommend a course of action to begin to address the general goals for the sub-area guidelines. This initial work effort will form the core of a future work recommendation to the City Council.

To assist the Planning Commission in this process, staff is providing a basic outline of topics and subjects that are commonly found in design guidelines. A conceptual outline of design guidelines is as follows.

- Site Layout
 - Site Access
 - Building and Building Entrance Orientation
 - Parking Layout
 - Landscaping
 - Onsite Amenities
- Inter-site Layout
 - Streetscape
 - Access
 - Shared features
- Building Layout
 - Architectural Styles
 - Colors and Materials
 - Architectural Detailing
- Administration and Implementation

Staff envisions that the process of developing citywide design guidelines, at least initially, should look something like this.

1. The identification of Community Subareas.
2. Prepare a detailed description of the design goals for each subarea along with an outline for the future design guidelines.
3. Presentation of the Commission's Sub-area consensus and implementation priorities to the City Council for concurrence/direction. If the City Council feels that this activity is a high priority, then subsequent work steps would be undertaken.
4. For each subarea or land use type (as appropriate) the core design components clarifications, and specific requirements will be development and consolidated into Draft Design Guidelines.
5. The Draft Design Guidelines will be presented to the City Council at a study session for their review and comment.
6. Based upon the feedback from the City Council, the Draft Design Guidelines will be modified and taken through the formal approval process.

Staff is excited about working with the Planning Commission to help provide additional development guidance with the context and constraints of the City's operating budget.