

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.2
CONSENT CALENDAR
Meeting Date: January 13, 2010

TO: Mayor and Members of the City Council
FROM: Gary Nordquist, Assistant City Manager
SUBJECT: Warrant Registers dated December 9, 16, 22, 30, 2009 and Payroll Registers dated December 9, 11, 24, 2009 and January 7, 2010.

STAFF REPORT

RECOMMENDATION:

1. Approve Warrant Register dated December 9, 2009 in the amount of \$312,122.25;
2. Approve Warrant Register dated December 16, 2009 in the amount of \$50,890.34;
3. Approve Warrant Register dated December 22, 2009 in the amount of \$8,445.09;
4. Approve Warrant Register dated December 30, 2009 in the amount of \$170,451.79;
5. Approve Payroll Warrant Register dated December 9, 2009 in the amount of \$1,077.60;
6. Approve Payroll Warrant Register dated December 11, 2009 in the amount of \$4,982.90;
7. Approve Payroll Warrant Register dated December 24, 2009 in the amount of \$4,982.20;
8. Approve Payroll Warrant Register dated January 7, 2010 in the amount of \$6,274.70.

BACKGROUND:

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

FISCAL IMPACTS:

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

ALTERNATIVES:

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

Submitted by:

Approved by:

Gary Nordquist
Assistant City Manager

Frank Oviedo
City Manager

**City of Wildomar
Warrant Register
December 9, 2009**

Date	Type	Num	Name	Memo/Description	Amount
12/09/2009	Bill Payment (Check)	2095	Alison's Artistic Floral	Decorations for Council Chambers	\$ 250.00
12/09/2009	Bill Payment (Check)	2096	California Public Employee Retirement Sys	Nov 09 - Contributions	\$ 6,774.46
12/09/2009	Bill Payment (Check)	2097	County of Riverside	SLF Billing - 7/1/09 - 9/30/09	\$ 1,501.74
12/09/2009	Bill Payment (Check)	2098	CR&R	Dump & Return 40 yd box; Disposal Fee - 11/5/09	\$ 735.77
12/09/2009	Bill Payment (Check)	2099	CTAI Pacific Greenscape	Park Maintenance Services for November 2009	\$ 4,440.60
12/09/2009	Bill Payment (Check)	2100	Elsinore Valley Municipal Water District	Water Services for 10/16/09 - 11/18/09	\$ 5,092.23
12/09/2009	Bill Payment (Check)	2101	Image Printing System	Business Cards	\$ 117.45
12/09/2009	Bill Payment (Check)	2102	Marathon Reprographics	Wide Format Prints for Planning	\$ 33.56
12/09/2009	Bill Payment (Check)	2103	North County Times	Notices to Adopt Negative Declarations	\$ 368.40
12/09/2009	Bill Payment (Check)	2104	Wildomar Chamber of Commerce	Business Networking Meeting	\$ 30.00
12/09/2009	Bill Payment (Check)	2105	Aetna	Insurance Benefits for November 2009	\$ 5,051.00
12/09/2009	Bill Payment (Check)	2106	Burke, Williams & Sorensen, LLP	City Attorney Services - November 2009	\$ 25,803.30
12/09/2009	Bill Payment (Check)	2107	Wells Fargo Business Card	November 2009 Charges	\$ 4,750.00
12/09/2009	Bill Payment (Check)	2108	American Forensic Nurses	Blood Draws	\$ 140.10
12/09/2009	Bill Payment (Check)	2109	Bio-Tox Laboratories	RC Sheriff - Lab Services	\$ 173.46
12/09/2009	Bill Payment (Check)	2110	Riverside County Sheriff's Department	Services for 10/8/09 - 11/4/09 & Booking Fee	\$ 256,860.18
Sub-total					\$ 312,122.25

**City of Wildomar
Warrant Register
December 16, 2009**

Date	Type	Num	Name	Memo/Description	Amount
12/16/2009	Bill Payment (Check)	2111	Department of Transportation	Billing Period for October 2009	1,961.54
12/16/2009	Bill Payment (Check)	2112	Edison	Electric Utility Costs - November 2009	18,170.04
12/16/2009	Bill Payment (Check)	2113	Image Printing System	Business Cards	58.73
12/16/2009	Bill Payment (Check)	2114	Jennifer Mostero - Refund	Refund of Deposit for Project #09-0305	331.85
12/16/2009	Bill Payment (Check)	2115	Verizon	Office Telephone, Park Telephone - November 2009	506.45
12/16/2009	Bill Payment (Check)	2116	DataQuick	Code Enforcement - Software Nov 09 & Report Profiles	217.62
12/16/2009	Bill Payment (Check)	2117	PV Maintenance Inc.	Public Works Maintenance & Services - November 2009	27,791.30
12/16/2009	Bill Payment (Check)	2118	AFLAC	City Council & City Clerk Benefits - December 2009	611.64
12/16/2009	Bill Payment (Check)	2119	Gary Nordquist	Medical Insurance costs per Agreement - December 2009	1,196.17
12/16/2009	Bill Payment (Check)	2120	Tenco Solar - Refund	Refund for duplicate Business License	45.00
Sub-total					\$ 50,890.34

**City of Wildomar
Warrant Register
December 22, 2009**

Date	Type	Num	Name	Memo/Description	Amount
12/22/2009	Bill Payment (Check)	2121	A & A Janitorial Services	Janitorial Services for Marna O'Brien Park - November 2009	\$ 673.88
12/22/2009	Bill Payment (Check)	2122	DirecTV	Monthly Service - 12/12/09-1/1/10	\$ 63.00
12/22/2009	Bill Payment (Check)	2123	Innovative Document Solutions	Contract Copier Services/Maintenance - November 2009	\$ 640.74
12/22/2009	Bill Payment (Check)	2124	Lance, Soll & Lunghard, LLP	Preliminary Year-End Testing - 2009	\$ 5,325.00
12/22/2009	Bill Payment (Check)	2125	North County Times	Notice of Public Hearing - 12/12/09 - Joseph Kasiri & Steve Nauert	\$ 119.60
12/22/2009	Bill Payment (Check)	2126	OnTrac	Overnight Delivery Services 11/4/09-12/3/09	\$ 3.36
12/22/2009	Bill Payment (Check)	2127	Bob Cashman	Payments for Social Security - Refund	\$ 130.20
12/22/2009	Bill Payment (Check)	2128	Bridgette Moore	Payments for Social Security - Refund	\$ 122.64
12/22/2009	Bill Payment (Check)	2129	Marsha Swanson	Payments for Social Security - Refund	\$ 130.20
12/22/2009	Bill Payment (Check)	2130	Scott Farnam	Payments for Social Security - Refund	\$ 100.45
12/22/2009	Bill Payment (Check)	2131	Sheryl Ade	Payments for Social Security - Refund	\$ 130.20
12/22/2009	Bill Payment (Check)	2132	Debbie Lee	Payments for Social Security - Refund	\$ 1,005.82
Sub-total					\$ 8,445.09

**City of Wildomar
Warrant Register
December 30, 2009**

Date	Type	Num	Name	Memo/Description	Amount
12/30/2009	Bill Payment (Check)	2133	Animal Friends of the Valleys, Inc.	Animal Services - November 2009	\$ 7,500.00
12/30/2009	Bill Payment (Check)	2134	Diamond Enviromental Services	VIP X 2 Week Service - Windsong Park	\$ 140.70
12/30/2009	Bill Payment (Check)	2135	Doggie Walk Bags, Inc.	Dispenser Bags	\$ 282.88
12/30/2009	Bill Payment (Check)	2136	Naples Plaza Ltd.-Oak Creek II	Monthly Lease for January 2010	\$ 7,731.21
12/30/2009	Bill Payment (Check)	2137	Crystal Clean Maintenance	Janitorial Services for January 2010	\$ 630.00
12/30/2009	Bill Payment (Check)	2138	Interwest Consulting Group	Engineering Services for November 2009	\$ 154,167.00
Sub-total					\$ 170,451.79
Grand Total:					\$ 541,909.47

**City of Wildomar
Payroll Warrant Register**

December 9, 11, 24 2009 and January 7, 2010

12-09-2009	✓	5088	Ade	November 2009 Stipend	\$ 290.35
12-09-2009	✓	5089	Farnam	November 2009 Stipend	\$ 223.58
12-09-2009	✓	5090	Moore	November 2009 Stipend	\$ 273.32
12-09-2009	✓	5091	Swanson	November 2009 Stipend	\$ 290.35
					\$ 1,077.60
12-11-2009	✓	5092	City Staff	Pay Period 25	\$ 4,982.90
					<hr/>
12-24-2009		5093	City Staff	Payroll period 26	\$ 4,982.20
					<hr/>
1-7-2010	✓	5094	Ade	December 2009 Stipend	\$ 290.35
1-7-2011	✓	5095	Farnam	December 2009 Stipend	\$ 223.58
1-7-2012	✓	5096	Moore	December 2009 Stipend	\$ 273.32
1-7-2013	✓	5097	City Staff	Payroll period 1	\$ 5,487.45
					\$ 6,274.70

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.3
CONSENT CALENDAR
Meeting Date: January 13, 2010

TO: Mayor and Members of the City Council
FROM: Gary Nordquist, Assistant City Manager
SUBJECT: Reject Claim Numbers 7-2009 and 8-2009 for Damages Against the City of Wildomar

STAFF REPORT

RECOMMENDATION:

Reject the following claims and direct staff to notify the claimants:

- 1). Claim number 7-2009 for money or damages against the City of Wildomar received 09/14/2009, Claimants: Sisler-Williams;
- 2). Claim number 9-2009 for money or damages against the City of Wildomar received 09/14/2009, Claimants: Mackay

BACKGROUND/DISCUSSION: These claims were received by the City of Wildomar and reviewed by the City's Claim Administrators and City Attorneys. The claim documents are attached.

ALTERNATIVES:

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

Submitted by:

Approved by:

Gary Nordquist
Assistant City Manager

Frank Oviedo
City Manager

SENT TO K in 9/24/09

Claim No. 7-2009

File with:
City Clerk's Office
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

CLAIM FOR MONEY OR
DAMAGES AGAINST THE
CITY OF WILDOMAR

SEP 24 2009

A claim must be presented, as prescribed by the Government Code of the State of California, by the claimant or a person acting on his/her behalf and shall show the following:

If additional space is needed to provide your information, please attach sheets, identifying the paragraph(s) being answered.

1. Name and Post Office address of the claimant:

Name of claimant: Mary Sister-Williams

Post Office Address: [REDACTED]

2. Post Office address to which the person presenting the claim desires

Name of addresses: _____ Telephone: [REDACTED]

Post Office Address: _____

3. The date, place and other circumstances of the occurrence or transaction which gave rise to the claim asserted.

Date of occurrence: 6/28/09 Time of occurrence: 8:12 PM

Location: Clinton Keith Rd

Circumstances giving rise to this claim: Hit a pothole in road & damaged my Rim

4. General description of the indebtedness, obligation, injury, damage, or loss incurred so far as it may be known at the time of the presentation of the claim.

Hit pothole in Rd and damaged my Rim

5. The name of names of the public employee or employees causing the injury, damage, or loss, if known.

N/A

1/13

6. **If amount claimed totals less than \$10,000:** The amount claimed if it totals less than ten thousand dollars (\$10,000) as of the date of presentation of the claim, including the estimated amount of any prospective injury, damage, or loss, insofar as it may be known at the time of the presentation of the claim, together with the basis of computation of the amount claimed.

Amount Claimed and basis for computation:

See attached Estimate of Invoice

If amount claimed exceeds \$10,000: If the amount claimed exceeds ten thousand dollars (\$10,000), no dollar amount shall be included in the claim. However, it shall indicate whether the claim would be a limited civil case. A limited civil case is one where the recovery sought, exclusive of attorney fees, interest and court costs does not exceed \$25,000. An unlimited civil case is one in which the recovery sought is more than \$25,000. (See CCP § 86.)

Limited Civil Case

Unlimited Civil Case

You are required to provide the information requested above in order to comply with Government Code §910. Additionally, in order to conduct a timely investigation and possible resolution of your claim, the [CITY/AGENCY] requests that you answer the following questions.

7. Claimant(s) Social Security Number(s):

[REDACTED]

8. Claimant(s) Date(s) of Birth:

[REDACTED]

9. Name, address and telephone number of any witnesses to the occurrence or transaction which gave rise to the claim asserted:

[REDACTED]

10. If the claim involves medical treatment for a claimed injury, please provide the name, address and telephone number of any doctors or hospitals providing treatment:

N/A

If applicable, please attach any medical bills or reports or similar documents supporting your claim.

11. If the claim relates to an automobile accident:

Claimant(s) Auto Ins. Co.:

Telephone:

Address:

Insurance Policy No.:

Insurance Broker/Agent:

Telephone:

Address:

Claimant's Veh. Lic. No.:

Vehicle Make/Year:

Claimant's Drivers Lic. No.:

Expiration:

If applicable, please attach any repair bills, estimates or similar documents supporting your claim.

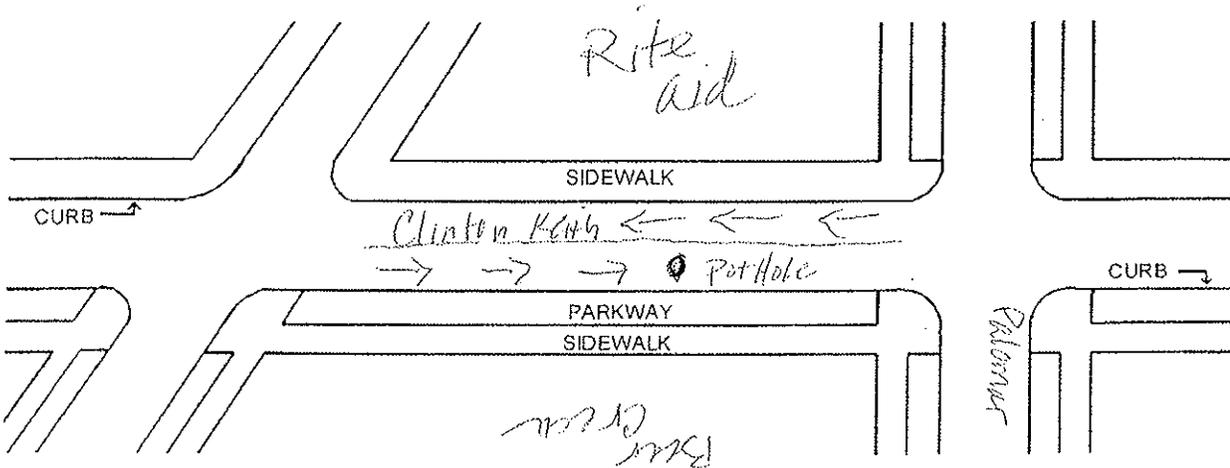
2/13

READ CAREFULLY

For all accident claims, place on following diagram name of streets, including North, East, South, and West; indicate place of accident by "X" and by showing house numbers or distances to street corners. If City/Agency Vehicle was involved, designate by letter "A" location of City/Agency Vehicle when you first saw it, and by "B" location of yourself or your vehicle when you first saw

City/Agency Vehicle; location of City/Agency vehicle at time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1" and the point of impact by "X."

NOTE: If diagrams below do not fit the situation, attach hereto a proper diagram signed by claimant.



Warning: Presentation of a false claim is a felony (Penal Code §72). Pursuant to CCP §1038, the City/Agency may seek to recover all costs of defense in the event an action is filed which is later determined not to have been brought in good faith and with reasonable cause.

Signature:

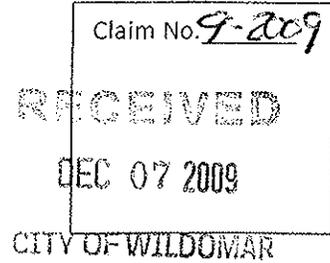
Date:

8/30/09

7/13

File with:
City Clerk's Office
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

**CLAIM FOR MONEY OR
DAMAGES AGAINST THE
CITY OF WILDOMAR**



A claim must be presented, as prescribed by the Government Code of the State of California, by the claimant or a person acting on his/her behalf and shall show the following:

If additional space is needed to provide your information, please attach sheets, identifying the paragraph(s) being answered.

1. Name and Post Office address of the claimant:
Name of claimant: MARTHA L. WATCKEY
Post Office Address: c/o Clasen, Raffalow & Rhoads
Matthew J. Wadden, Esq.
7780 Wardlow Cir. Ste. 200. Corona, CA 92880
2. Post Office address to which the person presenting the claim desires
Name of addresses: Matthew J. Wadden, Esq. Telephone: (951) 808-4073
Post Office Address: Clasen, Raffalow & Rhoads
7780 Wardlow Cir. #200
Corona, CA 92880
3. The date, place and other circumstances of the occurrence or transaction which gave rise to the claim asserted.
Date of occurrence: 12/28/2008 Time of occurrence: _____
Location: _____
Circumstances giving rise to this claim: see traffic collision report attached hereto. And, see cross-complaint by Ronald Havig attached hereto.
4. General description of the indebtedness, obligation, injury, damage, or loss incurred so far as it may be known at the time of the presentation of the claim.
Indemnity, apportionment of fault as to Damages claimed by Ronald Havig in attached cross complaint.
5. The name of names of the public employee or employees causing the injury, damage, or loss, if known.
City of Wildomar.

6. **If amount claimed totals less than \$10,000:** The amount claimed if it totals less than ten thousand dollars (\$10,000) as of the date of presentation of the claim, including the estimated amount of any prospective injury, damage, or loss, insofar as it may be known at the time of the presentation of the claim, together with the basis of computation of the amount claimed.

Amount Claimed and basis for computation: to be determined.

If amount claimed exceeds \$10,000: If the amount claimed exceeds ten thousand dollars (\$10,000), no dollar amount shall be included in the claim. However, it shall indicate whether the claim would be a limited civil case. A limited civil case is one where the recovery sought, exclusive of attorney fees, interest and court costs does not exceed \$25,000. An unlimited civil case is one in which the recovery sought is more than \$25,000. (See CCP § 86.)

Limited Civil Case

Unlimited Civil Case

You are required to provide the information requested above in order to comply with Government Code §910. Additionally, in order to conduct a timely investigation and possible resolution of your claim, the [CITY/AGENCY] requests that you answer the following questions.

7. Claimant(s) Social Security Number(s):
None on grounds invasion of privacy.

8. Claimant(s) Date(s) of Birth:
see attached traffic collision report

9. Name, address and telephone number of any witnesses to the occurrence or transaction which gave rise to the claim asserted:
see traffic collision report attached

10. If the claim involves medical treatment for a claimed injury, please provide the name, address and telephone number of any doctors or hospitals providing treatment:

If applicable, please attach any medical bills or reports or similar documents supporting your claim.

11. If the claim relates to an automobile accident:

Claimant(s) Auto Ins. Co.: _____ Telephone: _____

Address: see traffic collision report attached Insurance Policy No.: _____

Insurance Broker/Agent: _____ Telephone: _____

Address: _____

Claimant's Veh. Lic. No.: _____ Vehicle Make/Year: _____

Claimant's Drivers Lic. No.: _____ Expiration: _____

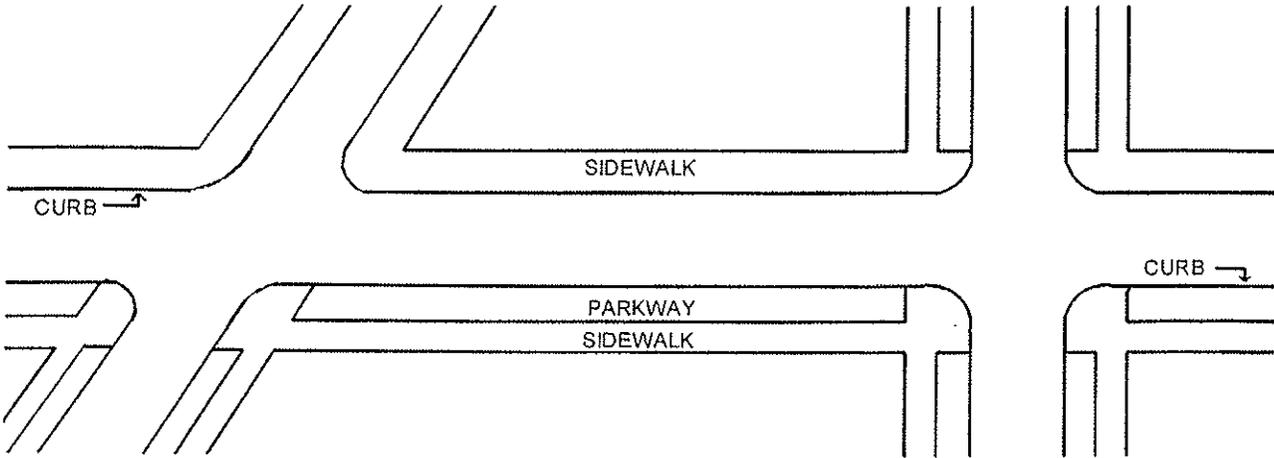
If applicable, please attach any repair bills, estimates or similar documents supporting your claim.

READ CAREFULLY

For all accident claims, place on following diagram name of streets, including North, East, South, and West; indicate place of accident by "X" and by showing house numbers or distances to street corners. If City/Agency Vehicle was involved, designate by letter "A" location of City/Agency Vehicle when you first saw it, and by "B" location of yourself or your vehicle when you first saw

City/Agency Vehicle; location of City/Agency vehicle at time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1" and the point of impact by "X."

NOTE: If diagrams below do not fit the situation, attach hereto a proper diagram signed by claimant.



Warning: Presentation of a false claim is a felony (Penal Code §72). Pursuant to CCP §1038, the City/Agency may seek to recover all costs of defense in the event an action is filed which is later determined not to have been brought in good faith and with reasonable cause.

Signature: _____

M. Mackey
Attorney for Martha L. Mackey.

Date: _____

12/4/09

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.4
CONSENT CALENDAR
Meeting Date: January 13, 2010

TO: Mayor and Members of the City Council
FROM: Debbie A. Lee, City Clerk
SUBJECT: Proclamation Rescinding the Open Burn Ban Implemented on July 22, 2009

STAFF REPORT

RECOMMENDATION:

That the City Council adopt a Proclamation rescinding the Open Burn Ban Proclamation implemented on July 22, 2009.

DISCUSSION:

Battalion Chief Steve Beach has advised that Chief Hawkins has rescinded the open burn ban implemented earlier in the year, and which was subsequently implemented by the City of Wildomar on July 22, 2009.

The County of Riverside routinely issues proclamations during high fire risk seasons and then rescinds the proclamations at the end of said seasons. It is appropriate for the City to rescind the proclamation at this time.

Submitted by:

Approved by:

Debbie A. Lee, CMC
City Clerk

Frank Oviedo
City Manager

ATTACHMENTS:

Proclamation Rescinding Open Burn Ban

**A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, RESCINDING THE SUSPENSION OF
ISSUANCE OF OPEN BURNING PERMITS AND OTHER USES OF
OPEN FIRE**

The suspension of the issuance of open burning permits and other uses of open fire that was issued by Proclamation on July 22, 2009, by the City Council of the City of Wildomar, California, is hereby rescinded. This shall become effective on January 13, 2010.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – City Council
Agenda Item #1.5
CONSENT CALENDAR
Meeting Date: January 13, 2010

TO: Honorable Mayor and Members of the City Council
FROM: David Hogan, Planning Director
SUBJECT: Second Reading of Ordinance No. 40 - DLC Almond Office

STAFF REPORT

RECOMMENDATION:

This is the second reading of this Ordinance. The Ordinance was introduced at the December 9, 2009 City Council Meeting. Staff is recommending that the City Council adopt:

ORDINANCE NO. 40
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF
WILDOMAR FOR THREE PARCELS LOCATED AT THE NORTHWEST
CORNER OF ALMOND STREET AND BUNDY CANYON ROAD, FROM RURAL
RESIDENTIAL TO GENERAL COMMERCIAL, KNOWN AS ASSESSOR'S
PARCEL NO. 366-210-052, 366-210-053 AND 366-210-054

Submitted by:

Approved as to form:

Dave Hogan
Planning Director

Frank Oviedo
City Manager

ORDINANCE NO. 40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF WILDOMAR FOR THREE PARCELS LOCATED AT THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD, FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL, KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052, 366-210-053 AND 366-210-054

WHEREAS, an application for a zone change for three parcels (366-210-052, 366-210-053 and 366-210-054), including the project site for a 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company (DLC) and a nursery/materials yard, located on the northwest corner of Almond Street and Bundy Canyon Road has been filed by:

Applicant/Owner: Moralez Enterprises

Authorized Agent: Markham Development Management Group, Inc.

Project Location: Northwest Corner of Almond Street and Bundy Canyon Road

APN Number: 366-210-052, 366-210-053 and 366-210-054

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 Zone Change 09-0265 for a change in zoning from Rural Residential (R-R) to General Commercial (C-1/C-P) for three parcels (366-210-052, 366-210-053 and 366-210-054), including the project site for a wholesale nursery, located at northwest corner of Almond Street and Bundy Canyon Road; and

WHEREAS, in accordance with Government Code §65854, on August 5, 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 October 7, 2009 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 09-0265 at which the Planning Commission considered Zone Change 09-0265; and

WHEREAS, at this public hearing on October 7, 2009 the Planning Commission considered, heard public comments on, recommended approval to the City Council of Zone Change 09-0265; and

WHEREAS, in accordance with Government Code §65854, on November 28, 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 before the City Council at which the project would be considered; and

WHEREAS, on December 9, 2009 the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 09-0265 at which the City Council considered Zone Change 09-0265;

NOW THEREFORE, the City Council 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 December 9, 2009 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:

1. CEQA: The approval of this Zone Change is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on December 9, 2009 at a duly noticed public hearing, the City Council adopted of a Mitigated 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 Road, Suite 201, Wildomar, CA 92595.

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 2. ZONE CHANGE FINDINGS.

Pursuant to Wildomar Municipal Code section 17.280, the City Council makes the following findings pertaining to Zone Change 09-0265:

A. The proposed change of zone is in conformance with the latest adopted general plan for the city.

The General Plan Land Use Designation for the project site is Commercial Retail (CR). The Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional

office and tourist-oriented commercial uses. The proposed administrative office and nursery/materials yard for a commercial landscaping business would be an allowed use in the Commercial Retail area and would conform to the General Plan policies including LU 23.1, which accommodates for the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. In addition, General Plan policy LU 23.4 which accommodates for community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities and cultural uses. The proposed zone change is from Rural Residential (R-R) to General Commercial (C-1/C-P). The change of zone to General Commercial would be consistent with the Commercial Retail General Plan Land Use Designation and would allow for an administrative office and nursery/materials yard for a commercial landscaping business. Approval of a conditional use permit will be required for the materials yard component of the project under Chapter 17.72 of the Wildomar Zoning Code. The zone change for the two parcels to the south of the wholesale nursery project site would allow for future commercial development in the area to be consistent with the General Plan. The proposed administrative office, nursery/materials yard and future development of the two parcels to the south are subject to the development standards of the General Commercial Zone and shall be designed to comply with such development standards.

SECTION 3. CITY COUNCIL ACTION.

The City Council hereby takes the following actions:

1. Approves Zone Change 09-0265 to amend the Official Zoning Map for the City of Wildomar for three properties (366-210-052, 366-210-053 and 366-210-054), including the project site for a 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company (DLC) and a nursery/materials yard, located on the northwest corner of Almond Street and Bundy Canyon Road as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 13th day of January, 2010.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: January 13, 2010

TO: Honorable Mayor and Members of the City Council
FROM: Alia Kanani, Planner
SUBJECT: Beecher Street Zone Change

RECOMMENDATION:

The Planning Commission recommends that the City Council:

1. Adopt a resolution entitled:

RESOLUTION NO. 10-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR
ADOPTING A NEGATIVE DECLARATION FOR PROJECT NO. 09-0335 THAT
IS LOCATED AT THE 32085 BEECHER STREET KNOWN AS ASSESSOR'S
PARCEL NO. 370-090-036

2. Introduce an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FROM RURAL
RESIDENTIAL TO MANUFACTURING-SERVICE COMMERCIAL AT 32085
BEECHER STREET KNOWN AS ASSESSOR'S PARCEL NO. 370-090-036

BACKGROUND:

The applicant is applying for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) for property located at 32085 Beecher Street. The approval of the change of zone will allow for future development of the site for light industrial and manufacturing uses. At this time, the applicant does not have specific development plans for the project site and is only pursuing the change of zone for the project site.

The project is located on a 7.22 (gross) acre site at 32085 Beecher Street (APN 370-090-036). The property has a General Plan Land Use designation of Light Industrial (LI) and is zoned Rural Residential (R-R). The project site is currently occupied with a

mobile home on the south corner of the lot that was built in 1983. The remainder of the lot is vacant. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees primarily surrounding the residence. The site generally drains east to the west and according to the Sedco Master Drainage Plan prepared by the Riverside County Flood Control and Water Conservation District, an open channel (Line G) drains across the property in the same direction. The project site is fairly flat. The location of the project is provided in Attachment C.

The General Plan Land Use and Zones 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 Property	Residential	Light Industrial (LI)	Rural Residential (R-R)
North	Commercial Dairy Farm	Light Industrial (LI)	Rural Residential (R-R)
South	Residential	Medium Density Residential (MDR)	Rural Residential (R-R)
East	Vacant/ Residential	Light Industrial (LI)	Rural Residential (R-R)/General Commercial (C-1/C-P)
West	Residential	Light Industrial (LI)	Rural Residential (R-R)

DISCUSSION:

Change of Zone

The General Plan Land Use Designation for the project site is Light Industrial (LI). According to the Wildomar General Plan, the Light Industrial land use designation allows for a variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Currently, the proposed project site is designated as Rural Residential on the City of Wildomar Zoning Map. The applicant is requesting to change the zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). The applicant does not have a proposed development project at this time but the change of zone to allow for future development of the site for industrial and manufacturing uses. According to the General Plan Consistency Guidelines, the Manufacturing-Service Commercial is highly consistent with the land use designation of Light Industrial.

Future development of the project site for industrial and manufacturing uses will require approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines. In addition, further environmental analysis at a project specific level will be required to address project specific impacts that cannot be addressed at this time.

PLANNING COMMISSION

The Planning Commission considered this project on December 16, 2009. The Planning Commission initially raised concerns over the proximity of the project site to a public use airport. The Planning Director clarified that Skylark Field was not considered a public use airport and the Initial Study was correct in indentifying French Valley as the nearest public use airport to the project site. The Planning Commission received two comment letters from Wildomar residents, Herman DeJong and Joseph Zizzo, regarding concerns over flooding/drainage issues with the project site and the impacts on the surrounding lots. Mr. Zizzo also stated his opposition to the change of zone request in his letter. At the hearing, several residents expressed concern over the project including issues with flooding/drainage, access to the site and the existing road conditions of Beecher Street and Guffy Lane. The Planning Commission discussed the potential impacts of development on the site including access points to the project site and street improvements. In response to questions regarding the use of project site for commercial development, the Planning Director stated that a plot plan would be required for any future development and the project would be required to improve the roads and mitigate impacts. He also expressed that since there is no project attached to the change of zone, conditions could not be added to mitigate future impacts. The Planning Commission made motions to recommend approval to the City Council for both the adoption of Negative Declaration 09-0335 and Zone Change 09-0335. Both motions were approved with a 5-0 vote.

FINDINGS:

Zone Change

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

The General Plan Land Use Designation for the project site is Light Industrial (LI). According to the Wildomar General Plan, the Light Industrial land use designation allows for a variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The proposed zone change from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) is highly consistent with the Light Industrial Land Use Designation. Future development of

the project site for industrial and manufacturing uses will require approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.

ENVIRONMENTAL ASSESSMENT:

The Planning Department prepared and circulated an Initial Study for the Negative Declaration for Planning Application 09-0335. Notice was published in The Californian, and was mailed to all property owners within a 300 foot radius of the project site. A copy of the environmental review document was also circulated to potentially interested agencies and was available for public review at City Hall. The document was available for review from November 24, 2009 to December 16, 2009. No "Potentially Significant" impacts were identified in the Initial Study. During the public review period, the City received two comment letters concerning the proposed project. The Pechanga Cultural Resources Temecula Band of Luiseño Mission Indians had no objections to the project. The Riverside County Economic Development Agency (EDA) also provided a comment letter. The EDA commented that the change of zone does not conflict with the goals and objectives of the redevelopment plan approved for the Lakeland Village/Wildomar sub-area and therefore had no objections to the proposed project. Since the applicant does not have specific development plans for the project site and is only pursuing the change of zone, a project specific impact assessment is not possible and any assessment of future potential impacts is highly speculative. Further environmental analysis at a project specific level will be required when a plot plan, conditional use permit, and/or parcel map application is submitted for the future development of the project site. The Initial Study and Mitigated Negative Declaration are contained in Attachment Exhibit E.

Submitted by:

Approved by:

David Hogan
Planning Director

Frank Oviedo
City Manager

ATTACHMENTS:

- A. Resolution for Negative Declaration
- B. Ordinance for Zone Change 09-0335
Exhibit A – Change of Zone
- C. Location Map

- D. Change of Zone Map
- E. Initial Study/Negative Declaration
- F. Letter from Pechanga Cultural Resources Temecula Band of Luiseño Mission Indians
- G. Letter from Riverside County Economic Development Agency

ATTACHMENT A

RESOLUTION NO. 10-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF WILDOMAR ADOPTING A NEGATIVE DECLARATION
FOR PROJECT NO. 09-0335 THAT IS LOCATED AT 32085
BEECHER STREET KNOWN AS ASSESSOR'S PARCEL
NO. 370-090-036**

WHEREAS, an application for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) for a 7.22 acre site located at 32085 Beecher Street has been filed by:

Applicant/Owner: Andrew Backlund

Project Location: 32085 Beecher Street

APN Number: 370-090-036

WHEREAS, change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) for a 7.22 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; and

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 November 24, 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 November 24, 2009 and closing on December 16, 2009, a period of not less than 20 days. During the public review period, the City received two comment letters from the Pechanga Cultural Resources Temecula Band of Luiseño Mission Indians and the Riverside County Economic Development Agency. Both agencies had no objections to the Negative Declaration; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on December 16, 2009, at which it received public testimony concerning the project and the proposed Negative Declaration and considered the proposed Negative Declaration and recommended that the City Council adopted a Negative Declaration for the project by Resolution (09-031); and

WHEREAS, on January 2, 2010 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 before the City Council at which the project would be considered; and

WHEREAS, on January 13, 2010 the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Negative Declaration.

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

SECTION 1. ENVIRONMENTAL FINDINGS.

The 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. CITY COUNCIL ACTIONS.

The City Council hereby takes the following actions:

1. Adopt Negative Declaration 09-0335 for the for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) for a 7.22 acre site located at 32085 Beecher Street as shown in Exhibit A which is attached hereto and incorporated herein by reference.

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

PASSED, APPROVED AND ADOPTED this 13th day of January, 2010.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

ATTACHMENT B

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FROM RURAL RESIDENTIAL TO MANUFACTURING-SERVICE COMMERCIAL AT 32085 BEECHER STREET KNOWN AS ASSESSOR'S PARCEL NO. 370-090-036

WHEREAS, an application for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) for a 7.22 acre site located at 32085 Beecher Street has been filed by:

Applicant/Owner: Andrew Backlund

Project Location: 32085 Beecher Street

APN Number: 370-090-036

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 November 24, 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 December 16, 2009 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 09-0335 at which the Planning Commission considered Zone Change 09-0335; 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 December 16, 2009 the Planning Commission considered, heard public comments on, and recommended approval to the City Council of Zone Change 09-0335; and

WHEREAS, in accordance with Government Code § 65854, on January 2, 2010 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 13, 2010 the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 09-0335 at which the City Council considered Zone Change 09-0335.

NOW THEREFORE, the City Council 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 December 16, 2009 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 December 16, 2009 at a duly noticed public hearing, the Planning Commission recommended approval to the City Council adoption of a Negative Declaration reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. 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 City Council makes the following findings pertaining to Zone Change 09-0335:

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

The General Plan Land Use Designation for the project site is Light Industrial (LI). According to the Wildomar General Plan, the Light Industrial land use designation allows for a variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The proposed zone change from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) is highly consistent with the Light Industrial Land Use Designation. Future development of the project site for industrial and manufacturing uses will require approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.

SECTION 3. CITY COUNCIL ACTION.

The City Council hereby takes the following actions:

1. Approves the Zone Change 09-0335 to amend the Official Zoning Map for the City of Wildomar from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) for a 7.22 acre site located at 32085 Beecher Street as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 13th day of January, 2010.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

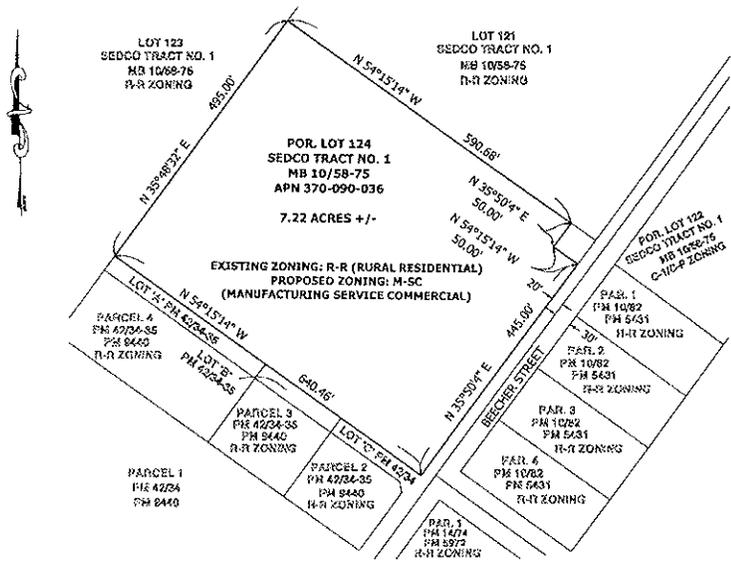
Debbie A. Lee, CMC
City Clerk

EXHIBIT A

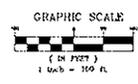
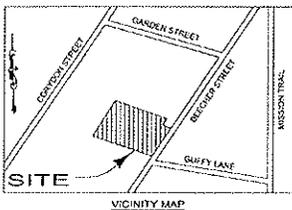
CHANGE OF ZONE

CHANGE OF ZONE

SECTION 27, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SBBM



- NOTES:**
- LEGAL DESCRIPTION:
THE NORTHEASTERLY 495.00 FEET OF LOT 124 OF SEDCO TRACT NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 58 THROUGH 75, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, EXCEPTING THEREFROM THAT PORTION OF LOT 124 OF SEDCO TRACT NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 58 THROUGH 75, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF LOT 124; BEING FOR THE PURPOSES OF THE DESCRIPTION ON THE NORTHEASTERLY SIGHT OF WAY LINE OF BEECHER STREET, (40.00 FEET WIDE AS SHOWN BY SAID TRACT MAP); THENCE NORTH 53°28'00" WEST, ALONG THE NORTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 39°50'00" WEST, PARALLEL WITH THE SOUTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 53°28'00" EAST PARALLEL WITH THE SAID NORTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET, TO A POINT ON THE SAID SOUTHEASTERLY LOT LINE OF SAID LOT 124,
THENCE NORTH 30°30'00" EAST ALONG SAID SOUTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.
 - TOTAL GROSS MESSAGE: 7.22 +/-
 - THOMAS BROS. GUARD: 7008 FORTSON RIVERSIDE COUNTY PAGE: 896, 3-4
 - EXISTING ZONING: R-R RURAL RESIDENTIAL
 - PROPOSED ZONING: M-SC MANUFACTURING SERVICE COMMERCIAL
 - SCHOOL DISTRICT: LAKE ELIZABETH UNIFIED
 - UTILITIES: VERIDON, TIME WARNER CABLE, SCE, SOUTHERN CALIFORNIA GAS, WESTERN MUNICIPAL WATER DISTRICT
 - ITEMA: ZONE X PARCEL 2681G, PARCEL 2681 OF 3805, EFFECTIVE DATE AUGUST 28, 2008
 - PROPERTY ADDRESS: 32005 BEECHER STREET, WILDOMAR, CA 92595
 - EXHIBIT PREPARED: MARCH 2, 2009

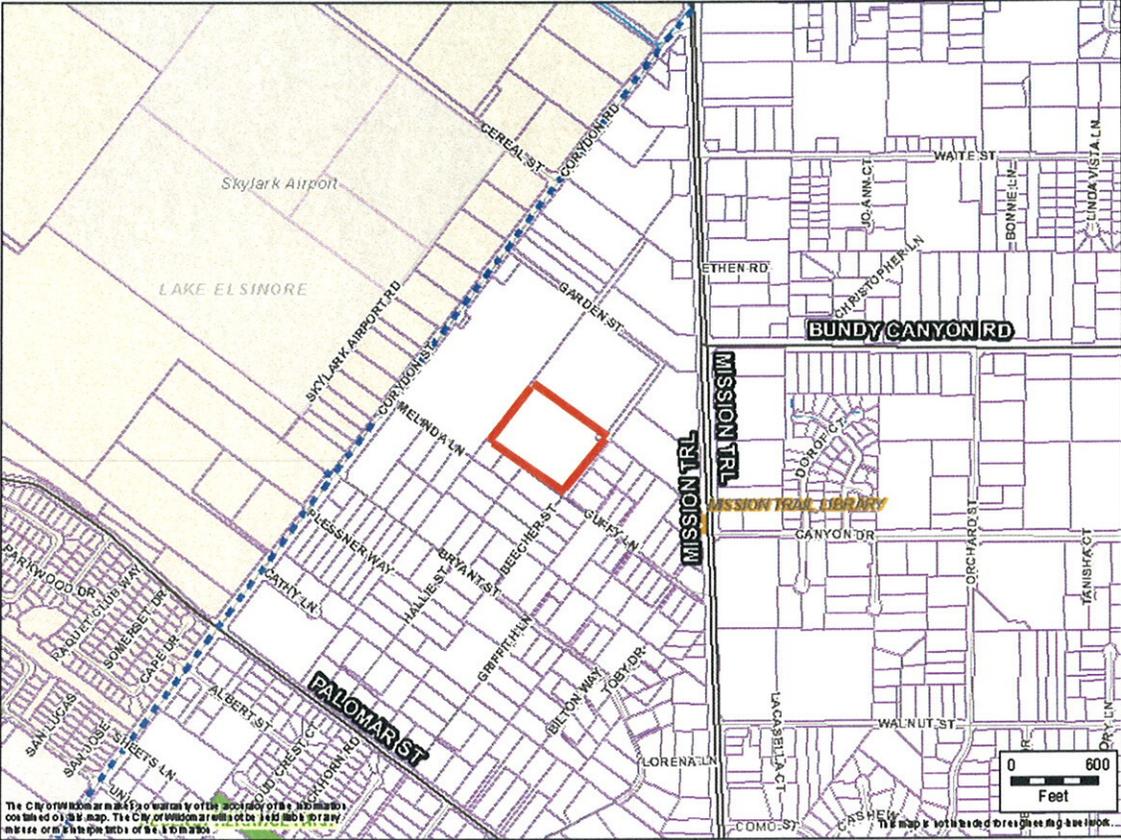


MAP NO. _____
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO 348
 CHANGE OF ZONE CASE NO. _____
 ADOPTED BY ORDINANCE NO. _____
 (DATE)
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APPLICANT/OWNER: ANDREW BAGSLUND 19077 TEAM SCAL CANYON COSTA MESA, CA 92626 (951) 540-9761 x202	EXHIBIT PREPARED BY: DEAN S. JANDA, P.E. 42164 REMINGTON AVENUE TEMECULA, CA 92590 (951) 691-8714
---	--

ATTACHMENT C

LOCATION MAP



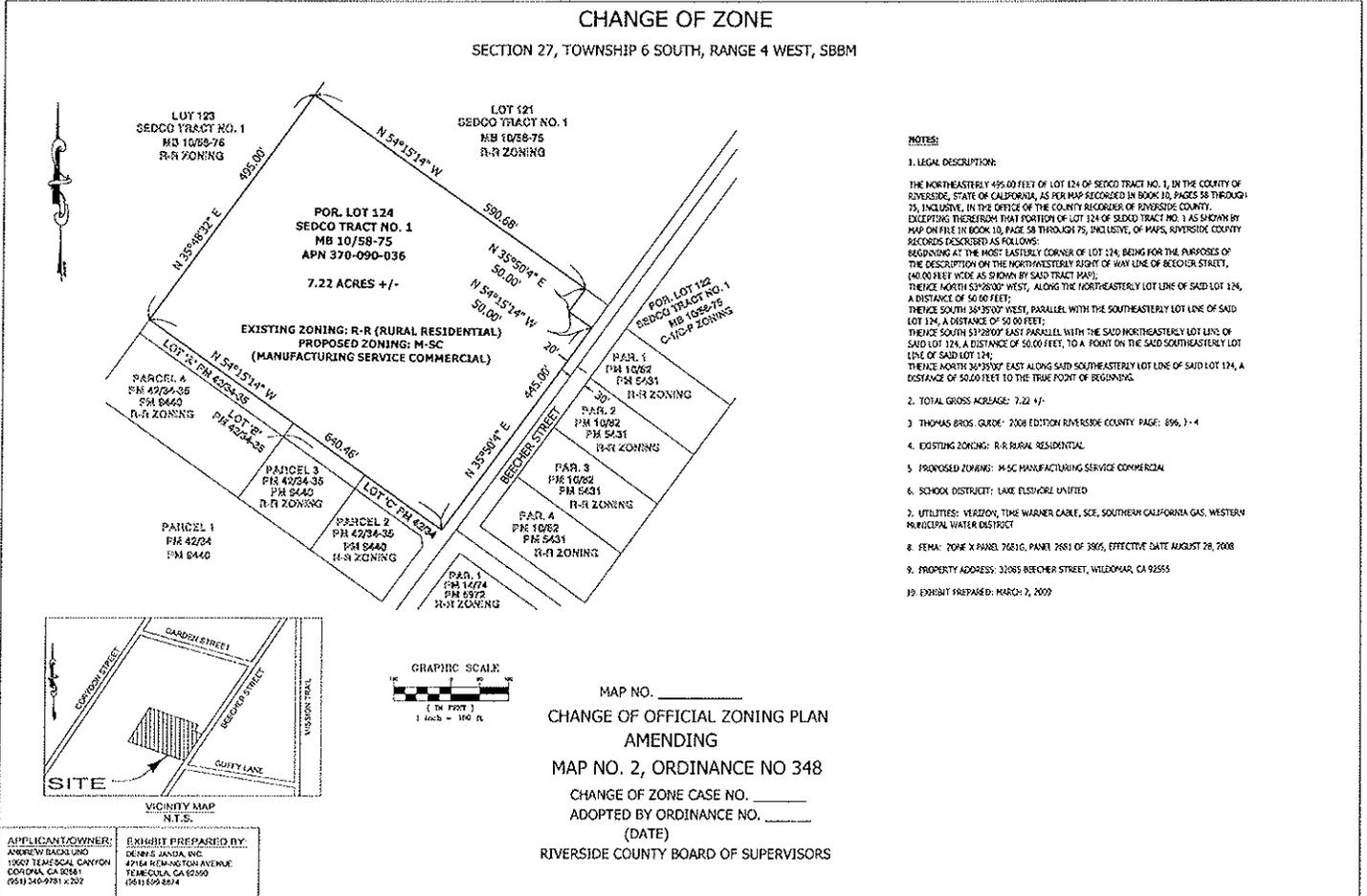
 Project Site

ATTACHMENT D

CHANGE OF ZONE

CHANGE OF ZONE

SECTION 27, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SBBM



NOTES

1. LEGAL DESCRIPTION:

THE NORTHEASTERLY 495.00 FEET OF LOT 124 OF SEDCO TRACT NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 58 THROUGH 75, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, EXCEPTING THEREFROM THAT PORTION OF LOT 124 OF SEDCO TRACT NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 58 THROUGH 75, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 124, BEING FOR THE PURPOSES OF THE DESCRIPTION ON THE NORTHWESTERLY RIGHT OF WAY LINE OF BEECHER STREET, (40.00 FEET WIDE AS SHOWN BY SAID TRACT MAP); THENCE NORTH 53°28'00" WEST, ALONG THE NORTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET; THENCE SOUTH 34°35'00" WEST, PARALLEL WITH THE NORTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET; THENCE SOUTH 53°28'00" EAST PARALLEL WITH THE SAID NORTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET, TO A POINT ON THE SAID SOUTHEASTERLY LOT LINE OF SAID LOT 124; THENCE NORTH 34°35'00" EAST ALONG SAID SOUTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

2. TOTAL GROSS ACREAGE: 7.22 +/-

3. THOMAS BROS. GUIDE - 2008 EDITION RIVERSIDE COUNTY PAGE: 896, 3-4

4. EXISTING ZONING: R-R RURAL RESIDENTIAL

5. PROPOSED ZONING: M-SC MANUFACTURING SERVICE COMMERCIAL

6. SCHOOL DISTRICT: LAKE ELSINORE UNIFIED

7. UTILITIES: VERIZON, TIME WARNER CABLE, SCE, SOUTHERN CALIFORNIA GAS, WESTERN MUNICIPAL WATER DISTRICT

8. FEMA: ZONE X PANEL 7651G, PANEL 7651 OF 3805, EFFECTIVE DATE AUGUST 28, 2008

9. PROPERTY ADDRESS: 32085 BEECHER STREET, WILDOMAR, CA 92555

10. EXHIBIT PREPARED: MARCH 7, 2009

MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2, ORDINANCE NO 348

CHANGE OF ZONE CASE NO. _____

ADOPTED BY ORDINANCE NO. _____

(DATE)

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APPLICANT/OWNER: ANDREW BACKLUND 10007 TEMESCAL CANYON CORONA, CA 92081 (951) 340-9781 x202	EXHIBIT PREPARED BY: DENNIS JANDA, INC. 47164 REMINGTON AVENUE TEMECULA, CA 92590 (951) 699-8874
--	---

ATTACHMENT E

INITIAL STUDY FOR A
NEGATIVE DECLARATION FOR THE
Beecher Street
(PROJECT 09-0335)

ZONE CHANGE

Lead Agency:

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

November 2009

TABLE OF CONTENTS

I. INTRODUCTION.....	1
A. PURPOSE.....	1
B. TECHNICAL STUDIES.....	1
II. PROJECT DESCRIPTION.....	2
A. PROJECT LOCATION AND SETTING.....	2
B. PROJECT DESCRIPTION.....	4
III. ENVIRONMENTAL CHECKLIST.....	7
A. BACKGROUND.....	7
B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	8
C. DETERMINATION.....	9
IV. ENVIRONMENTAL ANALYSIS.....	10
1. AESTHETICS.....	10
2. AGRICULTURE RESOURCES.....	13
3. AIR QUALITY.....	15
4. BIOLOGICAL RESOURCES.....	20
5. CULTURAL RESOURCES.....	24
6. GEOLOGY AND SOILS.....	28
7. HAZARDS AND HAZARDOUS MATERIALS.....	33
8. HYDROLOGY AND WATER QUALITY.....	38
9. LAND USE AND PLANNING.....	43
10. MINERAL RESOURCES.....	45
11. NOISE.....	47
12. POPULATION AND HOUSING.....	52
13. PUBLIC SERVICES.....	54
14. RECREATION.....	57
15. TRANSPORTATION/TRAFFIC.....	59
16. UTILITIES AND SERVICE SYSTEMS.....	64
V. MANDATORY FINDINGS OF SIGNIFICANCE.....	68

FIGURES

FIGURE 1 - LOCATION MAP 3

FIGURE 2 - AERIAL OF PROJECT SITE 6

TABLES

TABLE 1 - ENVIRONMENTAL ASSESSMENT CHECKLIST 7

TABLE 2 - EXISTING LEVELS OF SERVICE FOR ROADWAYS 60

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 follows.

- (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 a 7.22 acre lot located at 32085 Beecher Street. The change of zone will allow for the development of the project site for industrial and manufacturing uses. No development plans have been proposed for the project site.

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 for the project site. When a development project is submitted to the City for the project site, additional environmental review and technical studies will be required.

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

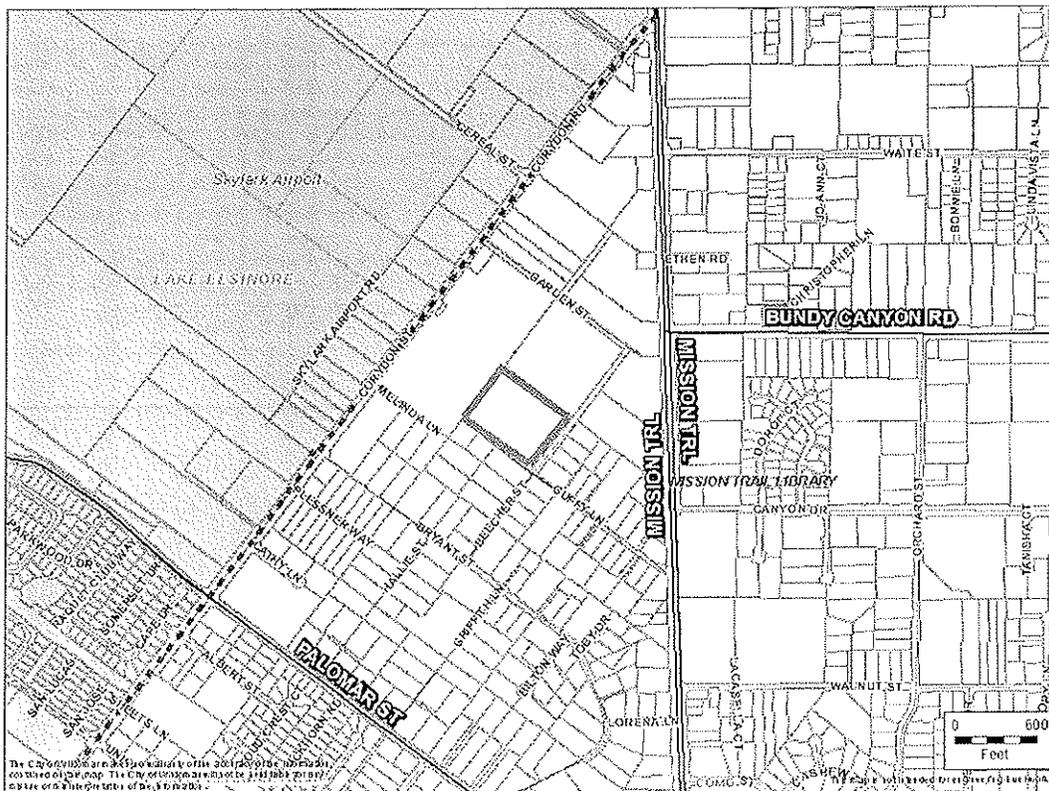
The proposed project (No. 09-0335) is a request for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) of a 7.22 acre lot located at 32085 Beecher Street. The location of the project is shown on the Location Map contained in Figure 1. The Assessor's Parcel Number for the project site is 370-090-036. The latitude and longitude location for the site is Latitude 033°37'30"N and Longitude 117°17'38"W.

The proposed project site is located in the northwest portion of the City roughly 1.16 miles west of Interstate 15. A combination of single-family homes, mobile homes and vacant land are located to the south, east and west of the project site. The properties to the north and northeast are developed with a dairy farm. The project site is currently occupied with a mobile home on the south corner of the lot that was built in 1983. The remainder of the lot is vacant. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees primarily surrounding the residence. The project site, including the adjacent properties to the south, is fairly flat.

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 Ordinance's. The City of Wildomar General Plan land use designation for the project site and properties to the north is Light Industrial (LI). The General Plan land use designation for the properties to the east and west are a combination of Light Industrial (LI) and Medium Density Residential (MDR). The properties to the south have a General Plan land use designation of Medium Density Residential (MDR). The project site is currently zoned Rural Residential (R-R) on the City of Wildomar Zoning Map. The project site and the properties to the north, south and west are zoned Rural Residential (R-R). The properties to the east are zoned a combination of Rural Residential (R-R) and General Commercial (C-1/C-P). The applicant is applying for change of zone for the project site to be rezoned to Manufacturing-Service Commercial (MS-C) to allow for the development of future light industrial and manufacturing uses. The change of zone to Manufacturing-Service Commercial (MS-C) would be consistent with the General Plan Land Use Designation of Light Industrial (LI). The project will change the zoning on the site to Manufacturing-Service Commercial (MS-C) on the City of Wildomar Zoning Map.

Water for the mobile home is provided by Elsinore Valley Municipal Water District (EVMWD). Future development of the project site will connect to water and sewer service provided by EVMWD. Electric, gas, cable and telephone services would be extended onto the site from existing main lines. It is anticipated that gas would be provided by The Gas Company; electricity would be provided by Southern California Edison; cable service would be provided by Time Warner Cable and telephone service 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 applicant is applying for a change of zone from Rural Residential to Manufacturing-Service Commercial for the 7.22 acre lot located at 32085 Beecher Street. The approval of the change of zone will allow for future development of the site for light industrial and manufacturing uses. At this time, the applicant does not have specific development plans for the project site and is only pursuing the change of zone for the project site. In order to evaluate the environmental impacts, staff created a conceptual project for the purpose of this Initial Study based on the Wildomar General Plan Light Industrial Building Density Range. Since the conceptual project is based upon the General Plan Building Density Range, the future development plans will likely vary from the conceptual project included for the purposed of this Initial Study. In addition, when a plot plan, conditional use permit, and/or parcel map application is submitted for development of the project site, further environmental analysis for at a project specific level will be required. The project components are described below.

The project site has a Wildomar General Plan Land Use designation of Light Industrial (LI). The LI designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities and supportive retail uses. The Wildomar General Plan Building Density Range for Light Industrial is between 0.25-0.60 Floor Area Ratio (FAR).

Change of Zone

The proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The project will change the zoning on the project site to Manufacturing-Service Commercial (M-SC) on the City of Wildomar Zoning Map. The M-SC zone allows for industrial and manufacturing uses, including planned industrial developments. The change of zone would allow the project site to be consistent with the Light Industrial General Plan Land Use designation. Development of the site with light industrial and manufacturing uses will also be consistent with the Wildomar General Plan Land Use Designation of Light Industrial.

Development of the Project Site

The change of zone will facilitate future light industrial and manufacturing uses on the project site. Since the applicant does not have specific development plans for the project site and the property owner is only pursuing the change of zone, a project specific impact assessment is not possible and any assessment of future potential impacts is highly speculative.

The approval of the change of zone creates a potential to cause some future impacts on the environment from industrial and manufacturing uses. Although there is a potential to impact almost for all issue areas, the most likely impacts include effects to air quality, aesthetic, hydrology, land use/planning, transportation and utilities/public service impacts. In order to develop the project site, the City will require a plot plan, conditional use permit, and/or parcel map application. In addition, further environmental analysis at a project specific level will be required to address project specific impacts that cannot be assessed in this Initial Study. A plot plan, conditional use permit, and/or parcel map applications will be required for any development of the project site. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning

Ordinance, and Redevelopment Area Design Guidelines.

III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Project Title:

Beecher Street (09-0335)

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

Alia Kanani; (951) 677-7751

4. Project Location:

32085 Beecher Street; Assessor's Parcel Number of 370-090-036

5. Project Sponsor's Name and Address:

Andrew Backlund; 18451 Collier Avenue, Unit B, Lake Elsinore CA 92530

6. General Plan Designation:

Current: Light Industrial (LI)

Proposed with General Plan Amendment: 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 proposed project consists of a change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. The change of zone will allow for the development of future industrial and manufacturing uses.

9. Surrounding Land Uses and Setting:

North – Zoning: Rural Residential; Use: Commercial (Dairy Farm)

South - Zoning: Rural Residential; Use: Mobile Homes

East – Zoning: Rural Residential (R-R)/General Commercial (C-1/C-P); Use: Vacant Land and Mobile Homes

West - Zoning: Rural Residential; Use: Mobile Homes and Single-Family Homes

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

11/25/2009
Date

DAVID HOGAN
Printed Name

PLANNING DIRECTOR
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?

Less Than Significant Impact.

The proposed project site is located in the northwest portion of the City and is not located in an area which is easily visible or distinguishable. This project is not located on a scenic vista nor is it visible from a scenic vista. The proposed change of zone will not alter the current scenic vista. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Development of the site has the potential to impact on the scenic vista. However, any project-level visual impacts will be addressed through the City's a plot plan, conditional use permit, and/or parcel map application process which will ensure compliance with City zoning and design standards regulating building design, mass, bulk, height, colors, etc. As a result, any scenic impacts are considered less than significant 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.

The project is located on Beecher Street which has not been designated as a scenic highway.

Interstate 15 is considered a State Eligible Scenic Highway however it has not been designated as one. The proposed project site is located less roughly 1.16 miles west of Interstate 15 and will not affect any scenic resources on the highway. 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 change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. The existing visual character of the area is a combination of single-family homes, mobile homes and vacant land to the south, east and west. The properties to the north and northeast are developed with a dairy farm. The project site contains a mobile home on the south corner of the lot that was built in 1983. The remainder of the lot is vacant. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees primarily surrounding the residence. The proposed change of zone will not alter the visual appearance of the area, however, approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar will be required for development of the site for industrial and manufacturing uses. Review and approval of a plot plan, conditional use permit, and/or parcel map applications will ensure compliance design compatibility and land use compatibility with the surrounding area. Given the less than pristine character of the site and City's development review standards future development of the site for light industrial and manufacturing uses 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 new street lights, 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 a partially urbanized area which already experiences some levels of light and/or glare from the existing development. The development of the site for light industrial and manufacturing uses will require the approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar. The City's a plot plan, conditional use permit, and/or parcel map application process is intended to ensure that development will be compatible and alleviate light and/or glare disturbances outside of the project boundary. As a result, no impacts are anticipated.

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

No Impact

According to the General Plan, the project site is located 30.83 miles from the Mt. Palomar Observatory and falls within the Mt. Palomar Observatory special lighting district (Zone B). 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. In addition the project is a change of zone and will not develop the project site. Therefore the project will not introduce light in the project area and no impacts are anticipated.

STANDARD CONDITIONS & REQUIREMENTS

1. A plot plan, conditional use permit, and/or parcel map applications will be required for development of the project site. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.
2. Development of the project site shall comply with the standard requirements of Chapter 8.80 of the Wildomar Municipal Code regarding light pollution.

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?**

Less Than Significant 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. However, the majority of the project site has a designation of Farmland of Local Importance and the remainder of the site has a designation of Urban Built-Up Land according the County of Riverside GIS. Currently, there are no farming activities occurring on the project site. Although development of the site would result in the loss of Farmland of Local Importance, the loss is considered less than significant because the proposed project is consistent with the General Plan Land Use Designation.

- 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 Light Industrial and the project consists of a change of zone from Rural Residential to Manufacturing-Service Commercial. Since there are no existing agricultural zoning or agricultural land use on the property and no agricultural uses envisioned in the future, no impacts are

anticipated.

- 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 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 change of zone will allow for development of the site for industrial and manufacturing uses. The project site and several of the surrounding parcels have been converted to residential land uses, commercial uses and industrial uses and are not being utilized for agricultural cultivation. As a result, no impacts are anticipated.

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. The proposed project, change of zone application, and future development of the site for light industrial and manufacturing uses 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 proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. The change of zone application is consistent with the General Plan Land Use Designation of Light Industrial and therefore consistent with the General Plan Air Quality Thresholds. Approval of the change of zone will not an increase trip generation to the site and therefore is considered to have a less than significant impact on permanent air quality impacts. Consequently, the proposed project will not conflict with or obstruct the implementation

of the applicable regional air quality plan. However, future development of the project site for light industrial and manufacturing uses does have the potential to increase traffic as demonstrated in the conceptual project trip generation rates and therefore air quality impacts will be evaluated when a plot plan, conditional use permit, and/or parcel map applications is submitted for future development on the project site.

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

Less Than Significant Impact

The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. The proposed change of zone is consistent with the General Plan Land Use Designation of Light Industrial therefore consistent with the General Plan Air Quality Thresholds. Development of the project site 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. An air quality report may be required when a plot plan, conditional use permit, and/or parcel map applications are submitted for development of the project site to identify any construction and operational air quality impacts. Construction of 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).

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. While the change of zone application will not trigger carbon dioxide emissions, future development of the project site has the potential to release carbon dioxide emissions. In order to evaluate the potential carbon dioxide emissions an air quality report may be required when a plot plan, conditional use permit, and/or parcel map applications are submitted for development of the project site.

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 change of zone application will not violate air quality standards, exceed AQMD significance thresholds, and by inference, significantly impact air quality. Development of the site may have project specific air quality impacts which would be analyzed at the time of a plot plan, conditional use permit, and/or parcel map application. Further evaluation of a project specific development may require that essential air quality mitigation measures addressing particulate matter and volatile organic gases are incorporated the 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 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 development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. Development of the project site has the potential to contribute toward in a cumulatively net increase of any criteria pollutant 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, development of the project site will probably result in an insignificant incremental increase that is not expected to significantly contribute to the non-attainment status of the region. In addition, an air quality report may be required when the plot plan, conditional use permit, and/or parcel map applications are submitted for development of the project site to identify any construction and operational air quality impacts. 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 south, east and west are a combination of single-family homes, mobile homes and vacant land. The properties to the north and northeast are developed with a dairy farm. The nearest sensitive receptor is William Collier Elementary School about 0.61 miles southwest of the project site. Elsinore High School, which is located on the south side of Bundy Canyon, is approximately 0.77

miles northeast from the project site. Schools can be considered sensitive receptors.

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 development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. The development of the project site has the potential to expose sensitive receptors to construction and operational pollutants. An air quality report may be required when a plot plan, conditional use permit, and/or parcel map applications are submitted for development to identify any construction and operational air quality impacts. In addition, development of the site for light industrial and manufacturing uses is consistent with the Wildomar General Plan Land Use Designation of Light Industrial. While the elementary school and high school are not immediately adjacent to the project site, additional analysis may be required with the plot plan, conditional use permit, and/or parcel map applications to address potential air quality impacts to sensitive receptors. Given that the project is limited to a change of zone and requirement of further air quality analysis upon submittal of the plot plan, conditional use permit, and/or parcel map applications for development, the impact of exposing sensitive receptors to the substantial pollutants is considered less than significant.

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. Currently, there is an operational dairy farm to the north of the project site. The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Given that development of the project site will likely include industrial uses as allowed by the General Plan Land Use Designation, there is the potential for objectionable odors to be emitted. Approval of a plot plan will be required for development of the project site to ensure that the potential industrial uses do not create objectionable odors affecting a substantial number of people. Also, there is the possibility that potentially objectionable odors may result from project construction. Any impacts which may occur during project construction will be of short duration and are not expected to effect nearby residents. As a result, no significant impacts are anticipated.

STANDARD CONDITIONS & REQUIREMENTS

1. An Air Quality Report may be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify project specific air quality impacts.
2. Development of the project site will be required to comply with regional rules such as SCAQMD Rules 402, 403 and 404, which would assist in reducing short-term air pollutant emissions.

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 with a mobile home in the south corner of the lot and the remainder of the site is vacant. 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 project site is not located with the Stephen’s Kangaroo Rat plan area. However, according

to the Riverside County Integrated Project (RCIP) website, a Burrowing Owl Habitat Assessment will be required with any future development applications to determine if potential burrowing owl habitat is present on the site. Since the proposed project site is located outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell Areas, future development of the site will not conflict with the MSHCP planning goals.

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, development of the site is consistent with the provisions of the MSHCP.

As a result, the change of zone and development 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, development plans for the site will be subject to a plot plan, conditional use permit, and/or parcel map application and subsequent environmental review for the project specific development on the site, including a Burrowing Owl Habitat Assessment.

- 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 does appear to contain potential riparian habitats and/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. According to the Sedco Master Drainage Plan prepared by the Riverside County Flood Control and Water Conservation District, an open channel (Line G) drains across the property from the east to the west. Prior to any development on the site a hydrology and hydraulics report will be required to identify the drainage features on the site. A Jurisdictional Waters Delineation Report may also be required to identify potential jurisdictional waters onsite. As a result, no impacts to riparian habitats or other sensitive natural communities are anticipated with the approval of the change of zone application. However, development of the site allowed by the change of zone may have impacts on riparian habitats or other sensitive natural communities. Development on the project site will be subject to a plot plan, conditional use permit, and/or parcel map application and additional environmental review on a project specific basis.

- 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, 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 approximately 700 feet west of Mission Trail, an Arterial Highway, which creates a variety of existing obstacles to the movement of wildlife. Development associated with the change of zone 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 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. 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. The proposed project site is located within the MSHCP however it is located outside the MSHCP Criteria Cell Areas and therefore the project does not conflict with the MSHCP planning goals.

STANDARD CONDITIONS & REQUIREMENTS

1. A plot plan, conditional use permit, and/or parcel map applications will be required for development of the project site. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.
2. A Burrowing Owl Habitat Assessment shall be required as a part of the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify potential burrowing owl habitat on the proposed project site.
3. A hydrology and hydraulics report will be required to identify the drainage features on the site shall be required as a part of the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify potential drainage courses on the project site.
4. A Jurisdictional Waters Delineation Report will be required as a part of the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify potential jurisdictional waters on the proposed project site.
5. A project specific environmental assessment shall be prepared for development of the project site to identify project specific impacts to biological resources.

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?

No 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 change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. The project site is currently occupied with a mobile home on the south corner of the lot that was built in 1983. The remainder of the lot is vacant. 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 change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. The proposed project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource. According to the County of Riverside GIS, the project site is not located in Indian Tribal Land. However, because archaeological resource sites have been identified within the City of Wildomar, there is the potential for the unanticipated discovery of these resources. Since these resources are known to exist in the general area, a Phase I Cultural Resources Report will be required with the plot plan,

conditional use permit, and/or parcel map applications for development of the project site. In addition, standard mitigation measures for the discovery of unanticipated cultural resources will be included in the Standard Conditions and Requirements.

- 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 Low 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. A geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site soil type and potential for paleontological resources. However, given the low potential for the discovery of paleontological resources according to the Wildomar General Plan Paleontological Sensitivity Resources Map and the County of Riverside GIS, no significant impacts are anticipated. In addition, standard mitigation measures to protect paleontological resources in the event any are discovered during project grading and/or construction will be included in the Standard Conditions and Requirements.

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

Less Than Significant Impact

The project site does not contain a cemetery. No on-site burials are known to have occurred on site. Although there are no known archaeological resources on the project site, in the event human remains are encountered during ground disturbing activities the mitigation measures will be included in the Standard Conditions and Requirements will reduce any impacts to a level of less than significant.

STANDARD CONDITIONS & REQUIREMENTS

1. A Phase I Cultural Report will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site.
2. An archeological monitor shall be present during all earthmoving to ensure protection of any accidentally discovered potentially significant resources. All cultural resources unearthed by project construction activities shall be evaluated by a qualified archeologist. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared. The report shall include a list of the resources recovered, documentation of each site/locality, and interpretation of resources recovered. The City of Wildomar shall designate repositories in the event the significant resources are recovered.
3. At least 30 days prior to seeking a grading permit, the project applicant shall contact the

appropriate Tribe¹ to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

4. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.
5. The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.
6. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
7. If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Developer, the project archaeologist, and the appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of the CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar.
8. A geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify the soil type and potential for paleontological resources.
9. Prior to the issuance of a grading permit, the developer shall identify the qualified paleontologist to the City of Wildomar who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are

¹ It is anticipated that the Pechanga Band of Luiseño Indians will be the "appropriate" Tribe due to their prior and extensive coordination with the surrounding cities in determining potentially significant impacts and appropriate mitigation measures.

encountered during grading or project construction, all work in the area of the find shall cease. The project proponent shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.

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 located outside the Riverside County Fault Hazard area. The nearest active fault to the project site is the Elsinore-Temecula fault, located less than ½ mile from the project site. The Elsinore-Glen Ivy fault is located approximately 3 miles from 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) or the Riverside County Fault Zone. However, the project site is located approximately 279 feet from the Riverside County Fault Zone. The potential impacts to the project related the Elsinore Fault Zone (as well as other regional faults) are addressed through compliance with standard design requirements contained in the California Building Code and City of Wildomar Municipal Code. In addition, a geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify 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 development projects.

ii) Strong seismic ground shaking?

Less Than Significant Impact

Development on 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 ½ mile 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. A geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify the potential for active faults near the project site and seismic impacts. 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 development on the project site.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact

The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. The Riverside County GIS and City of Wildomar General Plan indicate 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, conditional use permit, and/or parcel map applications for development of the project site to indentify 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 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 of 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 change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. 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 will require the submittal of detailed Erosion Control Plans with any project 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 the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify the possibility of liquefaction and potential impacts

from other seismic-related ground failure on the project site. A geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for 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 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?**

Less Than Significant Impact

The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. Approval of the plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar will be required for development of the site for industrial and manufacturing uses. A geotechnical investigation was prepared for another project to be located on a parcel (370-340-001) 439 feet east of the proposed project site. The geotechnical investigation concluded that the native soils beneath the site (370-340-001) have a very low to low Expansion Index as defined in the California Building Code. Given the close proximity of two parcels, it is likely that proposed project site will have soils that fall into the very low to low Expansion Index as defined in the California Building Code. However, development of the project site will require a geotechnical investigation with the plot plan, conditional use permit, and/or parcel map applications to identify the potential for expansive soil as defined in the California Building Code. As a result, no significant impacts are anticipated for the change of zone and Standard Conditions and Requirements will be implemented for 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 current mobile home on the project site treats wastewater onsite via an onsite sewage disposal system. According to Elsinore Valley Municipal Water District the nearest sewer mains are located in Corydon Street and Mission Trail. The proposed change of zone will not require sewer connection however the development on the site for light industrial and manufacturing uses will likely be required to connect to sewer rather than an onsite sewage disposal system. This will include providing the public infrastructure to connect the project site to the existing sewer mains. A separate environmental assessment will be required at the time of the plot plan, conditional use permit, and/or parcel map applications for development of the project site. If an onsite sewage disposal system is proposed for development of 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 development of the project site.

STANDARD CONDITIONS & REQUIREMENTS

1. Development of the project site shall comply with the California Building Code and City of Wildomar Municipal Code.
2. A geotechnical investigation shall be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify the potential for active faults near the project site and seismic impacts.
3. A geotechnical investigation shall be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify the possibility of liquefaction and ground failure on the project site.
4. A preliminary grading plan shall be required with the with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to address erosion control.
5. Prior to issue of a grading permit for development of the project site, the applicant shall provide an updated soils report to the City of Wildomar Building Department for all development projects.
6. A geotechnical investigation shall be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify the potential for expansive soil as defined in the California Building Code on the project site.
7. A soils feasibility study for the use of septic tanks or alternative wastewater disposal systems would be required if an onsite sewage disposal system is proposed for developments on the project site.

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 change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Given that the General Plan Land Use Designation for the project site is Light Industrial and the change of zone request is for Manufacturing-Service Commercial, development of 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. Approval of the plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar will be required for development of the site for industrial and manufacturing uses. During the review process the proposed uses would be evaluated to determine project specific land use compatibility with the surrounding area. Conditions of Approval may also be placed on development projects 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, conditional use permit, and/or parcel map applications and associated permits for to the operation hazardous materials related to the light industrial and manufacturing uses on the project site.

There is a potential for accidental release of petroleum products in sufficient quantity to pose a hazard to people and the environment. Prior to initiating construction of development on the project site, a Stormwater Pollution Prevention Plan will be approved by the City of Wildomar to address any construction-related spills or accidents. This requirement is included in Standard Conditions and Requirements and therefore development of the project site is not expected to result in a significant impact on the environment.

- 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 change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. Given that the General Plan Land Use Designation for the project site is Light Industrial and the change of zone request is for Manufacturing-Service Commercial, future development of the site potential may create a hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials. In addition, the underground storage tank for the mobile home and removal of the mobile home could release hazardous materials into the environment. Approval of a plot plan, conditional use permit, and/or parcel map application by the City of Wildomar will be required for development of the site for light industrial and manufacturing uses. Conditions of Approval may be placed on 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, conditional use permit, and/or parcel map applications for future developments and associated permits for hazardous materials related to the operation of the light 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 0.70 miles northeast of Collier (William C) Elementary School. While future development on the project site has the potential to utilize hazardous waste in the 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 2,500 feet from the project site, one located northeast of the project site and the other located southeast 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 light 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 any airport land use plan. The closest airport is French Valley Airport which is located about 10 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.

- 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?**

Less Than Significant 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 1,000 feet northeast of the project site. The project site does not align with the approach or take off patterns of the existing runway, and the proposed project site is located approximately 1,500 feet southwest from the runway, perpendicular to the flight path. Because of the airport's limited use as well as the project's location in relation to the runways, no significant impacts to the project are anticipated and no mitigation measures are required. Therefore, the proposed project would not 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?**

No Impact

The proposed project will not conflict with any emergency response or evacuation plans. Access to the project site is currently taken from Beecher Street off of Guffy Lane. The approval of the change of zone application will not require modifications to access of the project site however the change of zone will allow for development of the site for industrial and manufacturing uses. It is not anticipated that development of the project site will impair or interfere with an adopted emergency response plan or emergency evacuation plan but moreover improve access from the project site and surrounding parcels to Mission Trail through public improvements of Beecher Street and Guffy Lane. As a result, no 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

Per the City of Wildomar General Plan and Riverside GIS Maps, the project site is not located within the High Wildfire Zone area 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 be conditioned to 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

1. A plot plan, conditional use permit, and/or parcel map applications will be required for development of the project site. The plot plan, conditional use permit, and/or parcel map applications will include a review of potential for hazardous materials associated with the manufacturing and industrial developments.
2. Conditions of approval may be placed on development of the project 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.
3. All spills or leakage of petroleum products during construction and operational activities shall be remediated in compliance with applicable state and local regulations regarding

cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the Stormwater Pollution Prevention Plan prepared for any development of the site.

4. Prior to the issuance of grading and building permits on the project site, grading and building plans shall be approved by the Riverside County Fire Department.

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 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 development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. The project falls under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB) and is located in the Santa Ana Watershed. 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 development on the project site will be included in the Standard Conditions and Requirements. 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 mobile home is currently provided by Elsinore Valley Municipal Water District (EVMWD). According to EVMWD the nearest water main is located in Beecher Street. The proposed change of zone will not require water service however development of the site for light industrial and manufacturing uses will require connection and upgrade to the existing water main located in Beecher Street. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to serve the development site prior to the issuance of building permits. In addition, a separate environmental assessment will be required at the time of the plot plan, conditional use permit, and/or parcel map applications for the development of the project site. It is not anticipated that the development will 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). Any impacts are considered less than significant and Standard Conditions and Requirements will be implemented for development of the project site.

- 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 change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. According to the Sedco Master Drainage Plan prepared by the Riverside County Flood Control and Water Conservation District, an open channel (Line G) drains across the property from the east to the west. Prior to any development on the site a hydrology and hydraulics report will be required to identify the drainage features on the site. A

Jurisdictional Waters Delineation Report may also be required to identify potential jurisdictional waters onsite. As a result, no impacts alterations to 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 are anticipated with the approval of the change of zone application. However, future development of the site allowed by the change of zone may have impacts on drainage patterns and will need to be reviewed by the City of Wildomar and other necessary agencies through the plot plan, conditional use permit, and/or parcel map applications process.

- 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 change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. The requirements of the urban runoff program for the Santa Ana Watershed require that post-development flows do not exceed the pre-development flows for 2-year, 24 hour-and 10-year, 24-hour rainfall events. A Water Quality Management Plan (WQMP) will be required for future development projects to address drainage patterns on the site and implementation of BMP's with the plot plan application. With the implementation of a WQMP and compliance with requirements of the runoff program for the Santa Ana Watershed, any impacts are considered less than significant.

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

Less Than Significant Impact

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 development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. Development of the project site will comply with the requirements of the Stormwater Pollution Prevention Program, WQMP, and 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 Light Industrial and the applicant is applying for a change of zone from Rural Residential to Manufacturing Service Commercial to allow for industrial and manufacturing uses. Consequently, development of the project site 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 is not located within a dam inundation area or 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

1. A hydrology and hydraulics report will be required to identify the drainage features on the site shall be required as a part of the plot plan, conditional use permit, and/or parcel map applications for development projects to identify potential drainage courses and drainage patterns on the proposed project site.
2. A Jurisdictional Waters Delineation Report may also be required as a part of the plot plan, conditional use permit, and/or parcel map applications for development projects to identify potential jurisdictional waters on the proposed project site.
3. Prior to the approval of the grading permit for future development, the City shall review and approve a Final Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Program.
4. Development projects shall comply with the urban runoff program for the Santa Ana Watershed which requires that post-development flows do not exceed the pre-development flows for 2-year, 24 hour-and 10-year, 24-hour rainfall events.

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?

Less Than Significant Impact

The project site is located at located at 32085 Beecher Street at the intersection of Beecher Street and Guffy Lane. The site is currently occupied with a mobile home. The properties to the north and northeast are developed with a dairy farm. The properties to the south, east and west are development with a combination of single-family homes, mobile homes and vacant land. The project site and the properties to the north, south and west are zoned Rural Residential (R-R). The properties to the east are zoned Rural Residential (R-R) and General Commercial (C-1/C-P).

The Wildomar General Plan Land Use Designation for the project site and adjacent lots to the north, east and west is Light Industrial. The lots to the south are designated Medium Density Residential. The applicant is applying for change of zone for the project site to be rezoned from Rural Residential to Manufacturing-Service Commercial to allow for development of the site for industrial and manufacturing uses. The rezone of the project site to Manufacturing-Service Commercial would be consistent with the land use designation of the General Plan. In addition, the project is not proposing to eliminate any of the existing streets in the area or to create any new arterial roadways or structures that would divide the community. Development of the project site would improve access from the project site and surrounding parcels to Mission Trail through public improvements of Beecher Street and Guffy Lane. As a result, no significant impacts are anticipated.

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 to the north, south and west are zoned Rural Residential (R-R). The properties to the east are zoned Rural Residential (R-R) and General Commercial (C-1/C-P). The applicant is applying for change of zone for the project site to be rezoned from Rural Residential to Manufacturing-Service Commercial to allow for development of the site for industrial and manufacturing uses. The Wildomar General Plan land use designation for the project site and adjacent lots to the north, east and west is Light Industrial. The lots to the south are designated Medium Density Residential. 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 change of zone application. As a result, no impacts are anticipated.

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

Less Than Significant Impact

As previously discussed, the project site is not located with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) or MSHCP criteria cell area and therefore the proposed project does not conflict with a habitat conservation plan. The project site is not located with the Stephen's Kangaroo Rat plan area. However, according to the Riverside County Integrated Project (RCIP) website, a Burrowing Owl Habitat Assessment will be required with any future development applications to determine if potential burrowing owl habitat is present on the site. 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. A further discussion of the MSHCP can be found in the Biology section. As a result of the MSHCP report, no impacts are anticipated.

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. A geotechnical report would be required with the plot plan, conditional use permit, and/or parcel map applications for development of the site to identify any significant mineral resources on the project site. 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. A geotechnical report would be required with the plot plan, conditional use permit, and/or parcel map applications for development of the site to identify any significant mineral resources on the project site. As a result, no impacts are anticipated.

STANDARD CONDITIONS & REQUIREMENTS

1. A geotechnical report would be required with the plot plan, conditional use permit, and/or parcel map applications for development of the site to identify any significant mineral resources on the project site.

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 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 development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. The site is currently contains a mobile home and has a minimal contribution to local noise levels. Existing ambient noise is generated from the operation of the dairy farm which is adjacent to the project site on the north and northeast side. The properties to the south, east and west are a combination of single-family homes, mobile homes and vacant land. The Wildomar General Plan Land Use Designation for the project site and adjacent lots to the north, east and west is Light Industrial. Given the land use designation of the project site, Light Industrial, 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 a project specific

plot plan, conditional use permit, and/or parcel map applications are submitted to the City. Development of the project site would be required to comply with the developments standards of Chapter 17.100 of the Wildomar Municipal Code 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, 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. Given the underlying General Plan Designation of Light Industrial, and implementation of the developments standards from Chapter 17.100 of the Wildomar Municipal Code and Chapter 7 Noise Element of the Wildomar General Plan, development of the site may increase the noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore when development applications are submitted to the City, a noise impact analysis will be required.

Additionally, construction noise from development of the site would be expected from site grading and the building construction. To ensure compliance with community standards, the project will be conditioned 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 future development of 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

Actual noise levels cannot be determined until a project specific a project specific plot plan, conditional use permit, and/or parcel map application is submitted to the City. However groundborne vibrations and noise can result from both the construction and grading of the site. A geotechnical report and/or soils report would be required with the plot plan, conditional use permit, and/or parcel map applications for development of the site to identify the soil conditions on the project site. These reports would indentify if the use of unusual grading equipment or blasting which would result in the creation of excessive groundborne vibrations will be required for construction and grading of the site. While some localized vibrations may occur during the grading and soil hauling activities, any impacts are expected to less than significant and limited to the project site. Development of the project site shall comply with 9.52 of the Wildomar Municipal Code, Chapter 17.100 of the Wildomar Municipal Code, Chapter 7 Noise Element of the Wildomar General Plan. When development applications are submitted to the City, a noise impact analysis will be required.

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 with a mobile home and has a minimal contribution to local noise levels. Existing ambient noise is generated from the dairy farm which is adjacent to the project site on the north and northeast side. The properties to the south, east and west are a combination of single-family homes, mobile homes and vacant land. 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 development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. The Wildomar General Plan Land Use Designation for the project site and adjacent lots to the north, east and west is Light Industrial. Given the land use designation of the project site, Light Industrial, 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 a project specific plot plan, conditional use permit, and/or parcel map application is submitted to the City is submitted to the City. Development of the project site would be required to comply with the developments standards of Chapter 17.100 of the Wildomar Zoning Code and Chapter 7 Noise Element of the Wildomar General Plan, which addresses noise. A noise study may also be required with the plot plan, conditional use permit, and/or parcel map applications. Also, 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 of the Wildomar Municipal Code 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

The site is currently developed with a mobile home and has a minimal contribution to local noise levels. The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Development of the project site will result in temporary increase in ambient noise levels above existing levels without the project during project construction. This is expected to occur as the existing structures are demolished, the site graded, and the building and other site improvements constructed. These noise impacts have the potential to be significant considering the distance to adjacent residents and the amount of soil export required to construct the project.

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 compliance of Chapter 9.52 of the Wildomar Municipal Code, construction associated with the future development of the project site, it is anticipated that the noise impacts will 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 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 airport. The closest public airport is French Valley Airport, approximately 10 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; approximately 1,000 feet northeast of the project site. The project site does not align with the approach or take off patterns of the existing runway, and the proposed project site is located approximately 1,500 feet southwest from the runway, perpendicular to the flight path. Skylark Field is used primarily by skydiving aircraft. 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

1. A plot plan, conditional use permit, and/or parcel map applications will be required for any development of the project site. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.
2. Development of the project site would be required to comply with the developments standards of Chapter 17.100 of the Wildomar Municipal Code and Chapter 7 Noise Element of the Wildomar General Plan.
3. Development of the project site would be required to comply with the provisions of Chapter 9.52 of the Wildomar Municipal Code to minimize any adverse noise effects.
4. A noise impact study may be required with the plot plan, conditional use permit, and/or parcel map applications for development projects on the project site.

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 a change of zone application from Rural Residential to Manufacturing-Service Commercial. Approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed. The project site is limited to 7.22 acre lot. It is anticipated that the proposed development for light industrial and manufacturing uses will not result in 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 the plot plan, conditional use permit, and/or parcel map applications with development of the project site. The environmental assessment would address direct and indirect population growth impacts of the proposed development project. As a result, any impacts related to the proposed project site are considered less than significant.

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

Less Than Significant Impact

The project site is currently developed with a mobile home on the south corner of the lot that was constructed in 1983 according to County records. Development of the site is not expected to be significant to displacing substantial numbers of people since it will be the loss of a single-family residence and construction of replacement housing is not necessary elsewhere. In addition, the Wildomar General Plan land use designation for the project site is Light Industrial and the applicant is applying for change of zone for the project site from Rural Residential to Manufacturing-Service

Commercial (M-SC). Upon approval of the zone change, development of light industrial and manufacturing uses 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 light industrial and manufacturing uses will not displace a significant 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

The project site is currently developed with a mobile home on the south corner of the lot that was constructed in 1983 according to County records. Eventually development of the project site could result in the loss of one residential unit, the existing mobile home. The loss of one residential unit is not expected to be significant to displacing substantial numbers of people and will not require construction of replacement housing elsewhere. In addition, the Wildomar General Plan land use designation for the project site is Light Industrial and the applicant is applying for change of zone for the project site from Rural Residential to Manufacturing-Service Commercial (M-SC). Upon approval of the zone change, development of light industrial and manufacturing uses will be consistent with the zoning designation of MS-C. In addition, there are many housing units available within the community and surrounding area. Consequently, the project will not displace a significant number of existing residents. As a result, no impacts are anticipated.

STANDARD CONDITIONS & REQUIREMENTS

1. A project specific environmental assessment shall be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site.

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 1.74 miles from 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. Development of the project site will be conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. The proposed project, a change of zone, is not expected to result in activities that create unusual fire protection needs or significant impacts. However, development of the site as a result of the change of zone could increase the demand for fire protection. These impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee by the development of light industrial and manufacturing uses on the site.

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 3.66 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 development projects for light industrial and manufacturing 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 light 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. Development of site 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

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

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. It is anticipated that development of the project site for light industrial and manufacturing uses on the site will not result in a substantial increase for additional public service impacts. 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

1. Prior to issuance of any building permit for development of the project site, the developer shall pay the required Development Impact Fees for police and fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance.
2. Prior to issuance of any building permit for development of the project site, the developer

shall pay the required school impact mitigation fees established by the Lake Elsinore Unified School District and in effect at the time of building permit issuance.

3. Prior to issuance of any building permit for development of the project site, the developer shall pay the required the appropriate development impact fees.
4. Prior to issuance of any building permit for development of the project site, a Final Will Serve letter from the Riverside County Fire Department, Riverside County Sheriff's Department and Lake Elsinore Unified School District shall be provided to the City of Wildomar.

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. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Due to development of site with industrial and/or manufacturing uses, the project site is not anticipated to increase the impact 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 to Manufacturing-Service Commercial. Approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed. Due to future development of site with industrial and/or manufacturing uses, it is not anticipated that the development will require the construction or expansion of new recreational facilities. There are no parks or recreational facilities included in the project. However, according to the Wildomar General Plan Trails and Bikeway System Map, a Community Trail is proposed from Guffy Lane to Beecher Street. The Community Trail is not shown along the portion of Beecher Street that fronts the project site on the Wildomar General Plan Trails and Bikeway System Map. Development of the site for light industrial and manufacturing uses will not be required to implement Community Trail improvements for Beecher Street along the project frontage.

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 at 32085 Beecher Street. The project site is roughly 1.16 miles west of Interstate 15. According to the Wildomar General Plan, Beecher Street 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 Beecher Street has a 60 foot right-of-way.

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 2.

TABLE 2 - 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

* From Circulation Element of the Wildomar General Plan

The proposed project is limited to a change of zone request from Rural Residential to Manufacturing-Service Commercial. Approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed. A plot plan, conditional use permit, and/or parcel map applications will be required for development of the project site and further traffic analysis will be conducted based on project specifics to determine the environmental impacts.

The change of zone application and development of the project site with industrial and manufacturing is consistent with the General Plan Land Use Designation of Light Industrial. The project site is also consistent with the circulation system requirements of the General Plan. In addition to the physical roadway improvements that would be required of development on the project site, the developer will be required to mitigate any project impacts by paying its fair share toward the City of Wildomar's Development Impact Fee program and the regional Transportation Uniform Mitigation Fee (TUMF) program. Approval of the change of zone will not an increase in traffic in relation to traffic load and capacity and therefore is considered to have a less than significant impact. As discussed, a plot plan, conditional use permit, and/or parcel map application would be required for development of the project site and a traffic analysis would be conducted to determine the project specific traffic and environmental impacts.

- 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

Beecher Street and Guffy Lane are not designated as part of the Riverside County 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 development of the project site could add an additional increment of traffic to the designated CMP network. The increment of potential impacts associated with 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?**

Less Than Significant Impact

The proposed change of zone and development 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. A plot plan, conditional use permit, and/or parcel map application will be required for development and the development projects will be subject to the height and development standards in accordance with the Chapter 17.100 of the City of Wildomar Municipal Code. As a result, the impacts of the development are anticipated to be less than significant as height and development standards will be consistent with Chapter 17.100 of the City of Wildomar Municipal 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 and roadway improvements to Beecher Street and Guffy Lane will be designed to comply with design criteria contained in Ordinance 461 of the City of Wildomar and the Wildomar General Plan. Sight distance and signing and pavement striping to and at the project driveways will be reviewed at the time of final grading, landscape and street improvement plans. 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 Beecher Street off of Guffy Lane. Development of the project site would improve access from the project site and surrounding parcels to Mission Trail through public improvements of Beecher Street and Guffy Lane per Ordinance 461 of the City of Wildomar and the Wildomar General Plan. Development of the project site will subject to a plot plan review and 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. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. A plot plan will be required for development and be subject to the on-site parking requirements accordance with the Chapter 17.188 of the City of Wildomar Zoning Code. As a result, the impacts of development on the project site 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

Beecher Street is categorized as a Collector Road with currently a 60 foot right-of-way (ROW). 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. Roadway improvements to Beecher Street will 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. The change of zone application will not trigger the roadway improvements however development of the project site will be conditioned for roadway improvements. In addition, it is likely that roadway improvements will be required for Guffy Lane at the time of development. Bicycle lanes, bus turnouts or other design components to support alternative transportation maybe included in the project design for future development of the site. Development of the site will not conflict with adopted policies supporting alternative transportation as future development will be subject to a plot plan, conditional use permit, and/or parcel map review by the City of Wildomar. As a result, no significant impacts are expected.

STANDARD CONDITIONS & REQUIREMENTS

1. A plot plan, conditional use permit, and/or parcel map applications will be required for any development of the project site. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.
2. A traffic study may be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify project specific traffic and environmental impacts.
3. Prior to the issuance of any building permit for future development of the project site, the developer shall pay the appropriate locally designated Development Impact Fees.
3. Prior to issuance of any building permit for development of the project site, the developer shall pay the appropriate Transportation Uniform Mitigation Fee.
4. Development of the project site will be subject to the on-site parking requirements accordance with the Chapter 17.188 of the City of Wildomar Zoning Code
5. Development of the project site will trigger roadway improvements per in Ordinance 461 of the City of Wildomar and the Wildomar General Plan, including the but not limited to the construction of sidewalks, curbs and gutters along the property frontage.
6. Development of the project site may trigger requirements for bicycle lanes, bus turnouts or

other design components to support alternative transportation in the project design.

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 project falls under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB) and is located in the Santa Ana Watershed. The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. Approval of the change of zone will allow for development of the site for industrial and manufacturing uses, which is consistent with the Wildomar General Plan Land Use Designation for the project site, Light Industrial. Given the use type of the future development, industrial and manufacturing, future development will be required to connect to sewer service provided by Elsinore Valley Municipal Water District (EVMWD). Receipt of a Final Will Serve letter will be a condition of approval of the plot

plan, conditional use permit, and/or parcel map applications for development of the site to ensure that sufficient sewer capacity is available to serve the site prior to the issuance of building permits. It is not anticipated that the development of the project site will exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board given the consistency of the project site with the General Plan Land Use Designation. Potential urban runoff-related water quality impacts associated with 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 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 development of the site for industrial and manufacturing uses. No development projects have been proposed. The project site is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). Water for the mobile home is currently provided by EVMWD. Future development of the project site for light industrial and manufacturing uses will require water and sewer service connections provided by Elsinore Valley Municipal Water District (EVMWD). In addition, potential infrastructure upgrades and additional infrastructure may be required for the water and sewer connection. Plot plan, conditional use permit, and/or parcel map applications will be subject to environmental review on a project specific basis to address the potential impacts of the construction of water and sewer service connections to the project site. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water and sewer service for the development on the project site. Receipt of a Final Will Serve letter will be a condition of approval for the development of the project site to ensure that sufficient capacity is available to serve the site prior to the issuance of building permits. The change of zone approval is not anticipated to physically alter existing facilities or result in the construction of new or physically altered facilities; however, development of the project site will need to be further analyzed for impacts at the time of a plot plan application. The development of the project site related impacts 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 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 development of the site for industrial and manufacturing uses. No development projects have been proposed. Development of the project site may require the construction of new storm drainage facilities to address drainage issues on the project site. A Preliminary Water Quality Management Plan and a drainage plan would be required as part of the plot plan, conditional use permit, and/or parcel map applications for development of the project site to address potential drainage impacts as well as identify best management practices (Further discussed in the Hydrology and Water Quality Section of this Initial Study). Since no new or expanded storm drain facilities are proposed with the change

of zone and development of the project site will be addressed by requiring a Preliminary Water Quality Management Plan as part of the plot plan application, the impacts are anticipated to be less than significant.

- 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 home is currently provided by EVMWD. 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. No development projects have been proposed. Development of the project site for light industrial and manufacturing uses will require water connection provided by Elsinore Valley Municipal Water District (EVMWD). In addition, potential infrastructure upgrades and additional infrastructure may be required for the water connection to the project site. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water service for the development on the project site. Receipt of a Final Will Serve letter will be a condition of approval for the development of the project site to ensure that sufficient water supply is available to serve the site prior to the issuance of building permits. The change of zone approval is not anticipated to create an additional demand for water supplies and is considered to have a less than significant impact. However, the water demand for development of the project site will need to be further analyzed at the time of a plot plan application.

- 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 will be connecting to water and sewer service provided by Elsinore Valley Municipal Water District (EVMWD) infrastructure. The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Development of the project site for light industrial and manufacturing uses will require sewer connection provided by Elsinore Valley Municipal Water District (EVMWD). In addition, potential infrastructure upgrades and additional infrastructure may be required for the sewer connection to the project site. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of sewer service for development on the project site. Receipt of a Final Will Serve letter will be a condition of approval for development of the project site to ensure that sufficient sewer capacity is available to serve the site prior to the issuance of building permits. The change of zone approval is not anticipated to create an additional demand for sewer capacity and is considered to have a less than significant impact. However, the sewer capacity for future development of the project site will need to be further analyzed at the time of a plot plan application.

- 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 development of the site for industrial and manufacturing uses. Development of the project site for light industrial and manufacturing uses will require solid waste disposal. It is anticipated that 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 limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed. The change of zone approval will not trigger compliance federal, state and local statutes and regulations related to solid waste. However, development of the project site for light industrial and manufacturing uses will be required to comply with federal, state and local statutes and regulations related to solid waste, including the requirements of the Solid Waste Reuse and Recycling Access Act of 1991 (AB 1327).

STANDARD CONDITIONS & REQUIREMENTS

1. The applicant shall obtain a Final Will Serve letter from Elsinore Valley Municipal Water District to ensure that sufficient capacity for water and sewer is available to serve development of the project site prior to the issuance of building permits.
2. Prior to the approval of the grading permit for development of the project site, the City shall review and approve a Final Water Quality Management Plan (WQMP).

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 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 development of the site for industrial and manufacturing uses. The change of zone is consistent with the Wildomar General Plan Land Use Designation for the project site, Light Industrial. Development of the site with light industrial and manufacturing uses will also be consistent with the Wildomar General Plan Land Use Designation of Light Industrial. In addition, development of the project site

will be subject to a plot plan review and additional environmental assessment for project specific impacts that cannot be assessed in this Initial Study. Given that the project is limited to a change of zone and requirement of further environmental analysis for development of the project site at a project specific level, the proposed project will have a less than not significant affect on 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 development of the site for industrial and manufacturing uses. The change of zone is consistent with the Wildomar General Plan Land Use Designation for the project site, Light Industrial. Development of the site with light industrial and manufacturing uses will also be consistent with the Wildomar General Plan Land Use Designation of Light Industrial. No cumulative environmental impacts have been identified in association with the proposed project, a change of zone application. Cumulative environmental impacts of the development of the site for light industrial and manufacturing uses will need to be addressed at a project specific level as part of the plot plan, conditional use permit, and/or parcel map applications. Given that the project is limited to a change of zone and requirement of further environmental analysis for development of the project site at a project specific level cumulative impacts are also 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 development of the site for light industrial and manufacturing uses is consistent with the Wildomar General Plan Land Use Designation of Light Industrial, further environmental impacts will be analyzed at a project specific level as part of the plot plan, conditional use permit, and/or parcel map applications. Given that the project is limited to a change of zone and requirement of further environmental analysis for the development on the project site at a project specific level, the environmental effects are expected to cause a less than significant adverse level of impact to humans.

ATTACHMENT F



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

December 16, 2009

VIA E-MAIL and USPS

Ms. Alia Kanani
Project Planner
City of Wildomar Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92959

Re: Pechanga Tribe Comments on the Negative Declaration (ND) for the Beecher Street Change of Zone #09-0335, APN 370-090-036, Wildomar

Dear Ms. Kanani:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). The Tribe requests to be directly notified of all public hearings and scheduled approvals concerning this Project. The Tribe also requests that these comments be incorporated into the record of approval for this Project as well.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

THE CITY OF WILDOMAR MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government¹ and the State of California² that Indian

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Jim McPherson

tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the City of Wildomar consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names and a Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as the Tribe's extensive knowledge of this area and the City's sphere of influence, including the adjacent City of Lake Elsinore.

The Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Wildomar area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders.

There is a connection between Temecula and Lake Elsinore area, which includes Wildomar that stems from the beginning of time for Pechanga people. Luiseño history originates with the creation of all things at *éxva Teméeku*, modern-day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). The name *éxva* can be translated as a "place of sand" and *Teméeku* means "sun place." Temecula derives its etymology from this place, where the Murrieta and Temecula Creeks converge to form the Santa Margarita River which flows onto the Pacific Ocean. This location is integral to Luiseño cultural history and heritage.

In many of the creation songs, Temecula and Elsinore are mentioned interchangeably, intimating a relationship between Temecula and Elsinore, including the entire area in between. It

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351,65352,65352.3 and 65352.4

was at Temecula that the first human, *Wuyóot*, lived, fed and taught the people and here that he became sick. Several of our traditional songs relate the account of the people taking the dying *Wuyóot* to various hot springs, which included *Churúkunuknu Sákiwuna* (sliding place where hot water bubbles)--Murrieta Hot Springs and *'iténgvu Wumówmu*--Lake Elsinore, where he died. As he journeyed to these various springs, *Wuyóot* also named the increments of time that had passed, which became the months of the Luiseño calendar. During this time, he taught the First People all of his knowledge (Dubois 1908; Roberts 1933, 6-7).

Several noteworthy events in Luiseño culture took place just to the north of the Project area. For example, two of the *Káamalam* (first people), *Qáwqaw* and *Chixéemal*, had their first menses near the Lake, which is the subject of one of the girls' coming-of-age songs (DuBois 1908). Another song recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monívol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110).

In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Project area is located within the south central area of this culturally affiliated territory. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Thus, our songs and stories, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Wildomar and the areas in between (*Páayaxchi*, *Nivé'wuna*, *Páa'a*, *Páašukwa*, *Píi'iv*, *Pívmay*, *We'éeva*, *Wiina* and *Temeeku*) are ancestors of the present-day Pechanga Band of Luiseño Indians, and as such, Pechanga is the appropriate culturally affiliated tribe for projects that impact this geographic area.

In addition, the Pechanga Tribe has a long modern day history of involvement with Projects in the cities surrounding and within the newly incorporated City of Wildomar. No only has the Pechanga Tribe been involved, but it has been given the designation of the consulting tribe or affiliated tribe on projects located in the Cities of Lake Elsinore, Wildomar and Murrieta, such as County Sheriff's Station, Spy Glass Ranch, Diamond Specific Plan, Wasson West, Lake Street Marketplace, Palomar Office Plaza, Oak Springs Ranch, Guava Street Bridge, Murrieta 18 and Ivy Street Bridge. In addition, Pechanga was the consulting tribe on the projects which have been developed within the overarching East Lake/Liberty Specific Plan such as the Laing/Summerly, Waterbury and the Marina District Specific Plan, just a few miles to the northwest of the proposed Project.

The Tribe would welcome to opportunity to meet with the City to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

PROJECT IMPACTS TO CULTURAL RESOURCES

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. The Pechanga Band is not opposed to this Project. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe is in receipt of the Initial Study and Negative Declaration (IS/ND) for the Project. The Tribe understands that the Project consists of a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) on 7.22 acres located at 32085 Beecher Street. This application is for a Change of Zone only; no development is proposed at this time. The Tribe thanks the City for the inclusion of the mitigation measures and conditions of approval to address the potential impacts to cultural resources, and for the inclusion of the Tribe in those measures. The Wildomar region is culturally significant to the Tribe and it appreciates the opportunity to monitor earthmoving activities in the area.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The Tribe is in agreement with the proposed mitigation measures for cultural resources presented in the November 2009 Initial Study for the Negative Declaration for this Project and request they be incorporated into the final ND and added as conditions of approval for the Project.

The Pechanga Tribe looks forward to working together with the City of Wildomar in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-308-9295 X8104 once you have had a chance to review these comments so that we might address any outstanding issues concerning the mitigation language. Thank you.

Sincerely,


Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

ATTACHMENT G

MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Alia Kanani, Planner, City of Wildomar
Cc Tina English, Rohini Dasika, Aurelio Aguirre, Dave Stahovich

FROM: Lance Noland, Senior Development Specialist

DATE: December 15, 2009

SUBJECT: **Comprehensive Planning Review**
Comments

SITE VISIT: December 14, 2009

PROJECT: Zone Change/EA: 09-0335 [APN#370-090-036: Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC)]

PROJECT DESCRIPTION AND LOCATION:

Zone Change 09-0335 proposes to change the zone on a 7.22-acre parcel located in the City of Wildomar from rural residential (R-R) to manufacturing-service commercial (M-SC). The project site is located on Beecher Street, generally west of Mission Trail and northeast of Melinda Lane. A mobile home is presently located on the site. Surrounding land uses include vacant land to the north and northeast and single-family residences on large lots south, southeast and southwest of the site. Development of the site is not proposed at this time.

REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in Redevelopment Project 1-1986 (Lakeland Village/Wildomar sub-area).

REDEVELOPMENT AGENCY COMMENTS:

According to the initial study completed for the change of zone application (EA 09-0335), the project site is currently designated for "Light Industrial" (LI) uses in the City of Wildomar *General Plan*. The proposed change would create zoning consistency with the current land use designation. The initial study also recognizes the fact that when a site-specific industrial development is ultimately proposed for the site, potential impacts on surrounding residential land uses will need to be evaluated. The proposed zone change does not conflict with the goals and objectives of the redevelopment plan approved for the Lakeland Village/Wildomar sub-area. As such, the Redevelopment Agency has no objections to the proposed zone change.

s:\rdacom\sp - planning\ldc comments\cz09-0335_city_of_wildomar.doc

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.2
PUBLIC HEARING
Meeting Date: January 13, 2010

TO: Honorable Mayor and Members of the City Council
FROM: David Hogan, Planning Director
SUBJECT: Zone Change 7525 (Project 08-0162)/23160 Rancho Mirlo

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council:

1. Introduce a ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FROM RURAL
RESIDENTIAL TO RURAL RESIDENTIAL 2 ACRE AT 23160 RANCHO MIRLO
KNOWN AS ASSESSOR'S PARCEL NO. 380-160-015

BACKGROUND:

The applicant is applying for a change of zone from Rural Residential (R-R) to Rural Residential 2 Acre (R-R-2) for a property located at 23160 Rancho Mirlo Road. In May 2007, the applicant submitted an application to the County of Riverside to subdivide the property into two residential parcels (PM 35539). As a condition of approval for the parcel map in order to record the Final Map, the County of Riverside required the applicant to process a change of zone application (CZ 7525). The applicant requested a change of zone from Rural Residential (R-R) to Residential Agriculture 2 Acre Minimum (R-A-2), however the County staff found the R-A-2 zoning inconsistent with the zoning of the surrounding properties and in order to avoid spot zoning staff recommend that the property be zoned Rural Residential 2 Acre (R-R-2). The County of Riverside Planning Commission approved the change of zone (CZ 7525) from R-R to R-R-2 on June 11, 2008. The application was transferred to the City of Wildomar, upon incorporation on July 1, 2008, and prior to a hearing before the Riverside County Board of Supervisors. In addition, a lot line adjustment (LLA 5268) was approved for the property by the County of Riverside on April 16, 2008 to fulfill the gross acreage requirement for the zone as part of the parcel map application. The property was originally 3.97 acreages and the lot line adjustment increased the parcel to 4.0 (gross) acres.

The project is located on a 4.0 (gross) acre site at 23160 Rancho Mirlo Road (APN 380-

160-015). The property has a General Plan Land Use designation of Estate Density Residential and is zoned Rural Residential (R-R). The project site is currently occupied with a single-family home and attached two-car garage that was built in 1979. There is also a detached accessory structure on the rear portion of the lot. Vegetation on the site consists of non-native grassland, weeds, shrubs and ornamental trees. The project site is fairly flat. The location of the project is provided in Attachment B.

The General Plan Land Use and Zones 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 Property*	Residential	Estate Density Residential (EDR)	Rural Residential (R-R)
North	Vacant	Estate Density Residential (EDR)	Rural Residential (R-R)
South	Residential	City of Murrietta	City of Murrietta
East	Vacant/ Residential	Estate Density Residential (EDR)	Rural Residential (R-R)
West	Residential	Very Low Density Residential (VLDR)	Rural Residential (R-R)

*Assume Rancho Mirlo Road runs east to west

DISCUSSION:

Change of Zone

The General Plan Land Use Designation for the project site is Estate Density Residential (EDR). According to the Wildomar General Plan, the Estate Density Residential land use designation allows single-family detached residences on large parcels of one to two acres. Currently, the proposed project site is designated as Rural Residential on the City of Wildomar Zoning Map. The applicant is requesting to change the zoning classification from Rural Residential (R-R) to Rural Residential 2 Acre (R-R-2). The applicant originally applied for the parcel map to subdivide his lot into two parcels to be able to construct a single-family residence on the rear parcel. The change of zone was required as a condition of approval of the Final Map. At this time the applicant does not have a proposed development plan for a new single-family residence on the rear parcel. According to the General Plan Consistency Guidelines, the Rural

Residential 2 Acre is consistent with the land use designation of Estate Density Residential.

Future development of either parcel will require approval of a plot plan application by the City of Wildomar. Review of the entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.

PLANNING COMMISSION

The County of Riverside Planning Commission approved the change of zone (CZ 7525) from Rural Residential (R-R) to Rural Residential 2 Acre (R-R-2) on June 11, 2008.

FINDINGS:

Zone Change

- 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 Estate Density Residential (EDR). According to the Wildomar General Plan, the Estate Density Residential land use designation allows single-family detached residences on large parcels of one to two acres. The proposed zone change from Rural Residential (R-R) to Rural Residential 2 Acre (R-R-2) is highly consistent with the Estate Density Residential. A lot line adjustment (LLA 5268) was approved for the property by the County of Riverside on April 16, 2008 to fulfill the gross acreage requirement for the zone as part of the parcel map application. The County of Riverside Planning Commission approved Parcel Map 35539 to subdivide the property into two residential parcels of two (gross) acres and therefore both parcels are in conformance with the General Plan land use designation of Estate Density Residential. Future development of either parcel will require approval of a plot plan application by the City of Wildomar. Review of the entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.

ENVIRONMENTAL ASSESSMENT:

The project is considered a categorical exemption under Article 19 Section 15315 Minor Land Subdivisions Class 15 of the California Environmental Quality Act; as such, no subsequent environmental documents are necessary. A notice of Exemption was prepared by the County of Riverside and will be filed by the City of Wildomar upon approval of the change of zone.

Submitted by:

Approved by:

David Hogan
Planning Director

Frank Oviedo
City Manager

ATTACHMENTS:

- A. Ordinance for Zone Change 7525
- B. Location Map
- C. Change of Zone Map

ATTACHMENT A

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FROM RURAL RESIDENTIAL TO RURAL RESIDENTIAL 2 ACRE AT 23160 RANCHO MIRLO KNOWN AS ASSESSOR'S PARCEL NO. 380-160-015

WHEREAS, an application for a change of zone from Rural Residential (R-R) to Rural Residential 2 Acre (R-R-2) for a 4.0 acre site located at 23160 Rancho Mirlo Road has been filed by:

Applicant/Owner: Victor Ziegler

Project Location: 23160 Rancho Mirlo Road

APN Number: 380-160-015

WHEREAS, the County of Riverside Planning Commission approved the change of zone (CZ 7525) from Rural Residential (R-R) to Rural Residential 2 Acre (R-R-2) for a 4.0 acre site located at 23160 Rancho Mirlo Road on June 11, 2008 and upon incorporation of the City of Wildomar on July 1, 2008, the application was transferred to the City prior to a hearing before the Riverside County Board of Supervisors; and

WHEREAS, the City Council has the authority per Chapter 17.280 of the Wildomar Municipal Code to review and adopt a change in zone amendment; and

WHEREAS, the City Council has reviewed the project's potential effects on the environment and has recommended that the project is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines (Section 15315 "Minor Land Subdivisions"), and that the exceptions to the categorical exemptions contained in CEQA Guidelines Section 15315 are not applicable to the project ; and

WHEREAS, in accordance with Government Code § 65854, on January 2, 2010 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 13, 2010 the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 7525 (Project 08-0162) at which the City Council considered Zone Change 7525 (Project 08-0162); and

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

SECTION 1. ENVIRONMENTAL FINDINGS

The City Council, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated January 13, 2010 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. CEQA: (1) The project is exempt from CEQA under CEQA Guidelines Section (15315 "Minor Land Subdivisions") in that the staff report submitted by the Planning Department and other findings made in this Resolution demonstrate that: the zone change is required as a condition of Parcel Map 35539 approved by the County of Riverside on June 11, 2008 and as a condition to the recordation of the Final Map, the (i.e. project is both the parcel map and the zone change); the project is consistent with the Estate Density Residential General Plan designation and all applicable General Plan polices as well as with applicable zoning designation; the project is located within the boundaries of the City of Wildomar; the area within the project comprises less than five acres and has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that the project will result in significant effects related to traffic, noise, air quality, or water quality; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 15 Categorical Exemption under the CEQA Guidelines.

(2) None of the exceptions to the categorical exemptions contained in CEQA Guidelines Section 15315 prevent CEQA Guidelines Section (15315 "Minor Land Subdivisions") from exempting the project for the following reasons:

(a) The project is not a Class 3, 4, 5, 6, or 11 project, and therefore is not subject to the exception pertaining to projects located in particularly sensitive environments

(b) The nature of the project is such that significant cumulative impacts will not occur from successive projects of this type occurring in the same location over time. The project is limited to a change of zone from Rural Residential (R-R) to Rural Residential 2 Acre (R-R-2). The change of zone is consistent with the Estate Density Residential General Plan designation. The County of Riverside required the change of zone as a condition of approval for Parcel Map 35539 for the recordation of the Final Map.

(c) There is no reasonable possibility that unusual circumstances will cause the project to have a significant effect on the environment. The project is limited to a change of zone from Rural Residential (R-R) to Rural Residential 2 Acre (R-R-2). The change of zone is consistent with the Estate Density Residential General Plan designation. The change of zone was required by the County of Riverside as a condition of approval for Parcel Map 35539 for the recordation of the Final Map. Therefore, there is either no unusual circumstance that will cause the project to have a significant impact on the environment.

(d) The project will not result in damage to scenic resources within a designated state scenic highway. There is no designated state scenic highway in the project area.

(e) The project site has not been listed as a hazardous waste and substance facility or site by the Department of Toxic Substances Control pursuant to California Government Code Section 659625.

(f) The project will not cause a substantial adverse change to the significance of a historical resource. The project is limited to a change of zone from Rural Residential (R-R) to Rural Residential 2 Acre (R-R-2). The change of zone is consistent with the Estate Density Residential General Plan designation. The change of zone was required by the County of Riverside as a condition of approval for Parcel Map 35539 for the recordation of the Final Map.

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

SECTION 2. ZONE CHANGE FINDINGS.

Pursuant to Wildomar Municipal Code section 17.280, the City Council makes the following findings pertaining to Zone Change 08-0261:

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 Estate Density Residential (EDR). According to the Wildomar General Plan, the Estate Density Residential land use designation allows single-family detached residences on large parcels of one to two acres. The proposed zone change from Rural Residential (R-R) to Rural Residential 2 Acre (R-R-2) is highly consistent with the Estate Density Residential. A lot line adjustment (LLA 5268) was approved for the property by the County of Riverside on April 16, 2008 to fulfill the gross acreage requirement for the zone as part of the parcel map application. The County of Riverside Planning Commission approved Parcel Map 35539 to subdivide the property into two residential parcels of two (gross) acres and therefore both parcels are in conformance with the General Plan land use designation of Estate Density Residential. Future development of either parcel will require approval of a plot plan application by the City of Wildomar. Review of the entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.

SECTION 3. CITY COUNCIL ACTION.

The City Council hereby takes the following actions:

1. Approves the Zone Change 7525 (08-0261) to amend the Official Zoning Map for the City of Wildomar from Rural Residential (R-R) to Rural Residential 2 Acre

(R-R-2) for a 4.0 acre site located at 23160 Rancho Mirlo Road as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2010.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

EXHIBIT A

CHANGE OF ZONE

CHANGE OF ZONE CASE NO. 7525

OWNER/APPLICANT:

WILSON PULLER
2360 HANCOCK WARD
WILDOMAR, CA 92595
PHONE: (951) 894-8881
FAX: (951) 894-1041

SITE ADDRESS:

2360 HANCOCK WARD
WILDOMAR, CA 92595
PHONE: (951) 894-8881
FAX: (951) 894-1041

ASSESSOR'S PARCEL MAP NO.

149-169-016

LEGAL DESCRIPTION:

PARCEL 4 AND A PORTION OF PARCEL 3 OF PARCEL MAP NO. MADE BY THE COUNTY OF WILDOMAR, STATE OF CALIFORNIA, AS FILED IN BOOK 12, PAGE 1086 AND THE LOT AND ASSIGNMENT NO. 2225 AS FILED BY THE OFFICE OF THE COUNTY RECORDER.

AREA CALCULATIONS:

TOTAL GROSS AREA: 4,800 SQ FT

TOTAL NET AREA: 4,800 SQ FT

THOMAS BROTHERS:

THOMAS BROS. HOLDINGS COMPANY CASE NO. 1-1

SPECIFIC PLAN DESIGNATION:

N/A

PROPOSED LAND USE DESIGNATIONS:

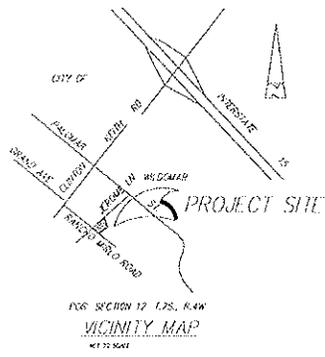
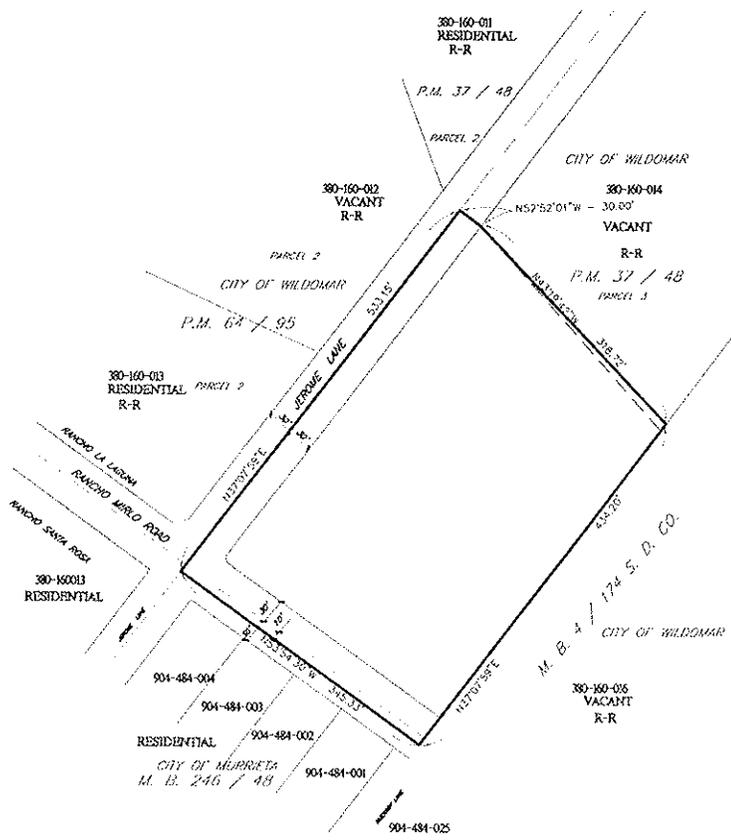
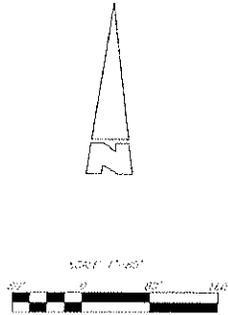
1740 USE	R-1
EXISTING ZONING	R-1
PROPOSED ZONING	R-1

UTILITY COMPANIES:

WATER	AWA
SEWER	SEWER SYSTEM
Gas	PG&E
ELECTRIC	CALIFORNIA ELECTRIC TRANSMISSION CO.
TRAIL	MTD AND CALFE
TELEPHONE	VERIZON TELEPHONE COMPANY
WATER TREATMENT	WATER TREATMENT PLANT (UNIDENTIFIED)

FEMA DESIGNATION

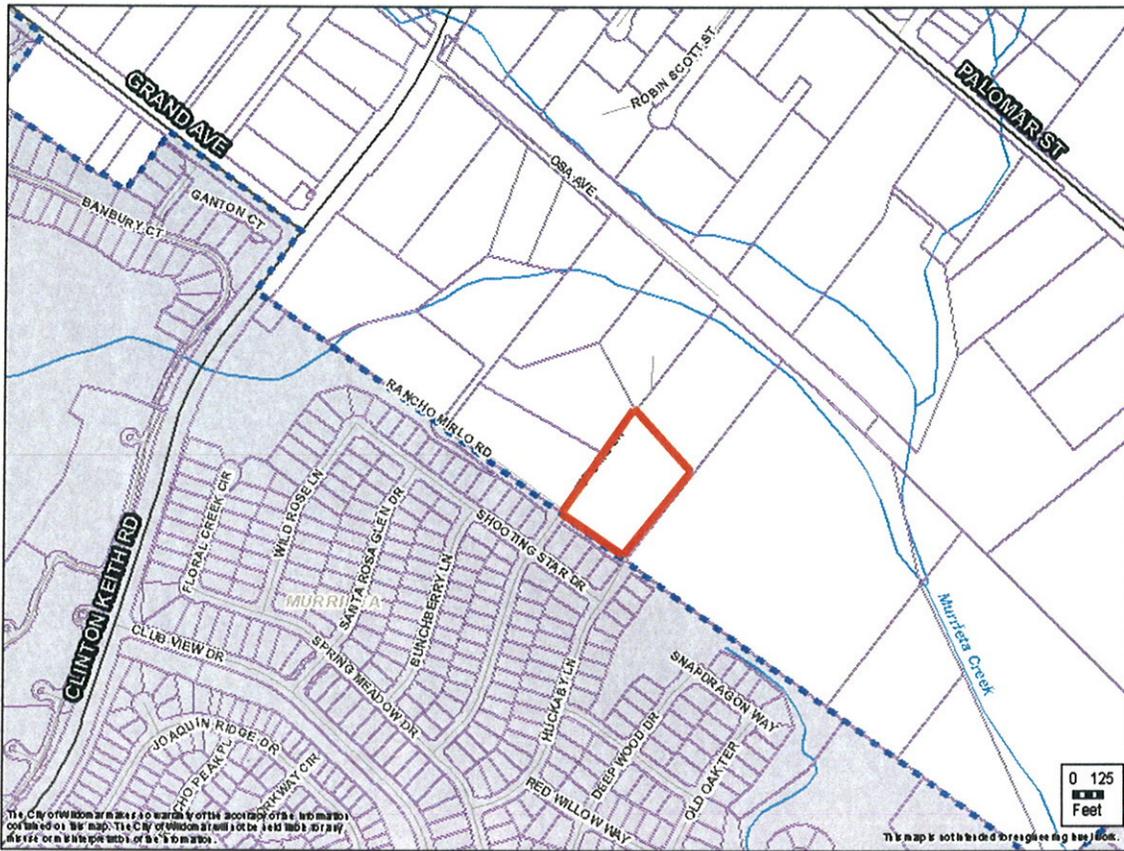
N/A



<p>PREPARED BY: JULIAN WILLY INTERCOMMENTS CONSULTANTS 2360 HANCOCK WARD WILDOMAR, CA 92595 (951) 894-1041</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV. DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1/12/02</td> <td>REVISED OWNER ADDRESS, REV LEGAL DESCRIPTION AND SECONDARY EMBLEMING & MET AC.</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REV. DATE	REVISIONS	1/12/02	REVISED OWNER ADDRESS, REV LEGAL DESCRIPTION AND SECONDARY EMBLEMING & MET AC.									<p>CITY OF WILDOMAR CHANGE OF ZONE CASE NO. 7525</p>	<p>DATE PREPARED: 1/12/02</p> <p>DATE BY: JWC</p> <p>SCALE: AS SHOWN</p>
REV. DATE	REVISIONS														
1/12/02	REVISED OWNER ADDRESS, REV LEGAL DESCRIPTION AND SECONDARY EMBLEMING & MET AC.														

ATTACHMENT B

LOCATION MAP



ATTACHMENT C

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: January 13, 2010

TO: Honorable Mayor and Members of the City Council

FROM: Gary Nordquist, ACM/Finance & Administration

SUBJECT: FY 2008/09 Preliminary Year End Report and
FY 2009/10 First Quarter Budget Report

STAFF REPORT

RECOMMENDATION:

Receive Report.

COUNCIL GOALS:

Operate in a Businesslike Manner

Live within our means.

Maintain operating systems and controls that ensure sound fiscal management.

BACKGROUND:

This report focuses on two fiscal areas: (1) A recap of the City's fiscal status for the first quarter ending September 30, 2009 and (2) "Preliminary" review of Wildomar's first Fiscal Year ending June 30, 2009.

On June 24, 2009, the City Council adopted the fiscal year 2009-10 Operating Budget for the City of Wildomar and the Capital Improvement Program ("CIP"). At the September 9, 2009 meeting, the City Council adopted budget amendments for various Landscape Maintenance Districts/CSA's which were passed on to the City from the County after July 1, 2009 and several Grant programs which were awarded to the City in August 2009.

On October 26, 2009 the City received the 4th Quarter/Final Wildomar Transition Expenditure and Revenue report from Riverside County. The report includes the revenues and costs retained and incurred by Riverside County during Wildomar's Transition Year 2008-09. The report serves as the basis for discussions with Riverside County regarding the repayment of the net costs incurred by the County while providing services on behalf of Wildomar. Due to the timing of the receipt of this report, the City's yearend audit is scheduled for mid-December 2009 and a "Final" fiscal report will be issued following that activity.

DISCUSSION:

First Quarter 2009-10: The City's fiscal activities have increased to 12 Funds compared to 4 Funds during FY 2008-09. The focus still remains on the General Fund as the economy continues to negatively stray from the City's pre-incorporation fiscal plans. Overall, the City revenues are 27% of the annual budget with 17% of the budgeted expenditures accounted for during the first quarter. Typically, first quarter reports lack significant fiscal activities upon which to forecast or report trends. For example, this report is lacking, due to timing issues, the first quarter expenditures for the Fire Department (\$430,049.44). Including these numbers, the City would have spent 21% of the annual budget during the first quarter of the fiscal year. One concern that has surfaced is the cost of utilities, specifically water costs at the Parks. Staff is taking measures to adjust to the rising costs of water and will recommend any fiscal changes at the mid-year budget review. (See attached Exhibit D).

Year End FY 2008-09. This first year of the City is known as the "Transition Year" when the City decides which services it will directly provide and which services will continue to be provided by the County or contracted services. During this transition year, the budget was comprised of two major components the City and the County, thus the summary and detail analysis is provided for both organizations. The following Exhibit A provides a summary of both organizations for General Fund and Non-General Fund activities. Exhibit B provides the detail fiscal activities for the City and Exhibit C provides the detail fiscal activities for the County.

Overall, the City's Revenues exceeded the expenditures by \$1,246,406 which is 39% better than the budgeted \$893,279 surplus. City Expenditures were under budget by \$246,014 or 6%. The County's fiscal activities were also better than budgeted as the "Preliminary" net deficit was \$1,394,376 compared to a budgeted deficit of \$1,575,112 or \$180,736 savings in the amount that the City would have to repay the County over the next 5 years as planned. (The County fiscal results are still viewed by the City as "Preliminary" until discussions with the County are concluded). As previously discussed, a final yearend report will be issued when County issues are resolved and the external audit is complete.

FISCAL IMPACT: Initial review of the City's FY 2008-09 Year End General Fund Balance of \$1,246,406 is \$353,127 better than budget, yet \$1,119,981 less than the \$2,365,387 City Surplus included in the City's pre-incorporation Comprehensive Fiscal Analysis (CFA).

ALTERNATIVES:

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

Submitted by:

Approved by:

Gary Nordquist
Assistant City Manager

Frank Oviedo
City Manager

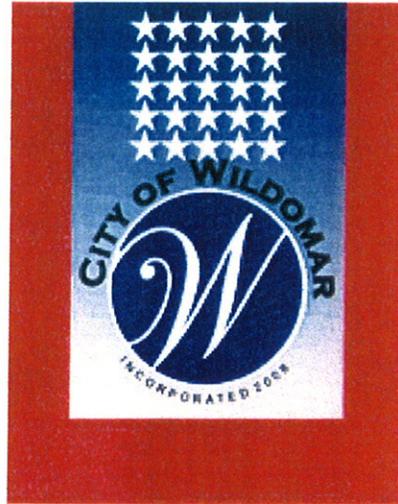


Exhibit A

FY 2008-09

Revised

City and County Fund Summaries

City of Wildomar
Year End Financial Report
Fund Summary's
 July 2008 - June 2009

		FYTD Actuals at 6-30-09	Budget	Variance \$ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
General Fund					
<i>City of Wildomar</i>					
	Revenues-General Fund	\$ 4,941,092	\$ 4,834,979	\$ 106,113	2%
	Expenses-General Fund	3,695,686	3,941,700	246,014	6%
	Net Surplus or (Deficit)	1,245,406	893,279	352,127	39%
<i>Riverside County</i>					
	Revenues-General Fund	4,400,902	4,441,919	(41,017)	-1%
	Expenses-General Fund	5,795,278	6,017,031	221,753	4%
	Net Surplus or (Deficit)	(1,394,376)	(1,575,112)	180,736	11%
<i>Total City and County</i>					
	Revenues	9,341,994	9,276,898	65,096	1%
	Expenditures	9,490,964	9,958,731	467,767	5%
	Net Surplus or (Deficit)	(148,970)	(681,833)	532,863	78%
	Other Financing Sources (Co. Loan)	(1,394,376)	(1,575,112)	180,736	11%

**FY 2008-09
Summary of
Transition Year
Fiscal Activity**

(Pre-Year End Audit/Negotiation)

	CFA	City and County		
		F-Y-T-D 6/30/09		Varinace
		Actuals	Budget	Favorable
Property Tax	\$ 3,714,262	\$ 3,589,773	\$ 3,646,580	(56,807)
Sales & Use Tax	1,040,419	894,454	804,030	90,424
Property Tax in Lieu of Sales Tax	462,409	440,326	462,409	(22,083)
Property Transfer Tax	184,908	130,518	125,000	5,518
Motor Vehicle in Lieu Fees (AB 1602)	2,869,715	2,555,318	2,559,000	(3,682)
Off Highway Vehicle License Fees	920	-	900	(900)
Franchise Fees	585,833	433,365	585,800	(152,435)
Abandoned Properties	-	1,610	-	1,610
Community Development Fees	595,792	-	-	0
Engineering/Building & Safety Fees	1,463,636	85,552	86,800	(1,248)
Transfer from Road Fund	11,718	-	-	0
Animal Control Fees	183,026	27,792	28,900	(1,108)
Fines & Forfeitures	208,428	149,272	121,000	28,272
Misc. Revenues	68,965	1,258	1,900	(642)
County Augmentation	237,579	237,579	237,579	0
Business License Registration	-	6,390	4,000	2,390
Developer Revenue	-	773,722	600,000	173,722
Special Event Revenue	-	6,090	1,000	5,090
Subtotal	11,627,610	9,333,019	9,264,898	68,121
Interest Income	46,380	8,975	12,000	(3,025)
Revenue Subtotal With Interest Income	11,673,990	9,341,994	9,276,898	65,096
Other Financing Sources (5 year County Repayment)	617,675	1,394,376	1,575,112	(180,736)
Revenue Total.....GENERAL FUND	12,291,665	10,736,371	10,852,010	(115,639)
Expenditures				
City Council	58,600	112,977	142,000	29,023
City Manager	331,225	600,399	616,000	15,601
City Clerk	126,960	182,371	156,000	(26,371)
City Attorney	207,500	451,430	450,000	(1,430)
Finance	158,455	263,755	332,500	68,745
Non-Departmental	417,575	472,713	478,600	5,887
Community Development/ Code Enf. Planning	947,078	1,481,434	1,451,600	(29,834)
Engineering/Building & Safety/Public Works	1,492,378	212,843	465,000	252,157
Animal Control	260,531	152,210	100,000	(52,210)
Law Enforcement	3,932,348	3,983,348	3,932,348	(51,000)
Fire Protection	1,834,683	1,412,650	1,834,683	422,033
Community Services/Parks and Recreation	-	32,625	-	(32,625)
County-CAO Transition Team	-	8,312	-	(8,312)
County-Auditor Controller (prop tax admin)	-	36,323	-	(36,323)
County- EDA Graffiti Abatement	-	21,181	-	(21,181)
County TMLA Administration/Environmental	-	16,232	-	(16,232)
County- Environ Health/Vector Control/Waste	-	50,162	-	(50,162)
Subtotal	9,767,333	9,490,965	9,958,731	467,766
Contingency for Expenditures	158,947	-	-	0
Expend. Total.....GENERAL FUND	9,926,280	9,490,965	9,958,731	467,766
General Fund Operating Surplus (Deficit), Excluding "Other Financing Sources"	1,747,711	(148,970)	(681,833)	532,863
General Fund Operating Surplus	2,365,386	1,245,406	893,279	352,127
General Fund Operating Reserve	2,365,386	1,245,406	893,279	352,127
Required Operating Reserve (10% of Expenditures)	174,841	369,569	394,170	24,601
Excess Reserve	2,190,544	875,838	499,109	376,729

City of Wildomar
Year End Financial Report
Fund Summary's
 July 2008 - June 2009

	FYTD Actuals at 6-30-09	Budget	Variance \$ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
Road Funds				
<i>City of Wildomar</i>				
<i>Revenues-Gas Tax, AQMD, TRCP, Meas. A</i>	1,475,212	1,195,808	279,404	23%
<i>Expenses-Gas Tax, AQMD, TRCP, Meas. A</i>	303,184	630,000	326,816	52%
<i>Net Surplus or (Deficit)</i>	1,172,028	565,808	606,220	107%
<i>Riverside County</i>				
<i>Revenues-TMLA Transportation</i>	-	-	-	0%
<i>Expenses-Transportation</i>	383,243	1,101,513	718,270	65%
<i>Net Surplus or (Deficit)</i>	(383,243)	(1,101,513)	718,270	65%
<i>Total City and County</i>				
<i>Revenues</i>	1,475,212	1,195,808	279,404	23%
<i>Expenditures</i>	686,427	1,731,513	1,045,086	60%
<i>Net Surplus or (Deficit)</i>	788,785	(535,705)	1,324,490	247%
<i>Other Financing Sources (Co. Loan)</i>	(383,243)	(1,101,513)	718,270	65%

City of Wildomar
Year End Financial Report
Fund Summary's
 July 2008 - June 2009

	FYTD Actuals at 6-30-09	Budget	Variance \$ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
Development Impact Fees				
42 3153 1 Development Impact Fee	77,916	0	77,916	
45 3260 1 DIF Interest Income	0	0	0	
Total Revenue	77,916	0	77,916	
28 490 1 Measure A Transfer to GF	0	0	0	
Reserve/Fund Balance		77,916	77,916	
Gas Tax Fund				
20 3130 1 GTSIF Section 2106 GT	228,217	360,000	(131,783)	-37%
20 3131 1 GTSIF Section 2106 GT	139,767	180,000	(40,233)	-22%
20 3152 1 GTSIF Section 2107 GT	303,870	390,000	(86,130)	-22%
20 3133 1 GTSIF Section 2107.6	6,000	6,000	-	0%
20 3260 1 GTSIF Interest Income	3,329	5,000	(1,671)	-33%
	0		-	0%
Total Gas Tax Revenue	681,183	941,000	(259,817)	-28%
20 450 25 GTSIF Contractual S.	303,184	630,000	326,816	52%
Total Gas Tax Expense	303,184	630,000	326,816	52%
Net Surplus or (Deficit)	377,999	311,000 \$	66,999	22%
20 490 1 GTSIF Transfer to GF	-	80,000	80,000	
Reserve/Fund Balance		231,000	146,999	
AQMD Fund				
25 3150 1 AQMD AB2766 - Subvention Fund	35,773	21,000	14,773	70%
25 3260 1 AQMD AB2766 - Interest	83	100	(17)	0%
Total Revenue	35,856	21,100	14,756	70%
25 490 1 AQMD Transfer to GF	0	1,100	1,100	
Reserve/Fund Balance	35,856	20,000	15,856	

City of Wildomar
Year End Financial Report
Fund Summary's
 July 2008 - June 2009

		FYTD Actuals at 6-30-09	Budget	Variance \$ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
Measure A					
28 3153 1 Measure 'A' Revenue		495,289	0	495,289	
28 3260 1 Measure 'A' Interest Income		875	0	875	
	Total Revenue	<u>496,163</u>	<u>0</u>	<u>496,163</u>	
28 490 1 Measure A Transfer to GF		0	0	0	
	Reserve/Fund Balance	<u>496,163</u>	<u>0</u>	<u>496,163</u>	
TCRP (Prop 42) Fund					
30 3153 1 Traffic Congestion		260,869	232,208	28,661	12%
30 3260 1 Traff Cong Int Inc		1,140	1,500	-360	0%
	Total Revenue	<u>262,009</u>	<u>233,708</u>	<u>28,301</u>	<u>12%</u>
30 490 1 TCRP Transfer to GF		0	11,600	11,600	
	Reserve/Fund Balance	<u>262,009</u>	<u>222,108</u>	<u>39,901</u>	

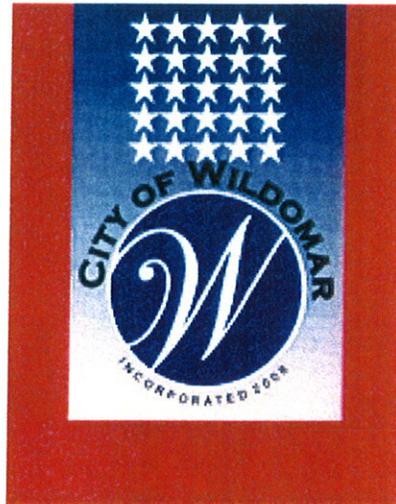


Exhibit B

FY 2008-09

Revised

**City of Wildomar
Summaries**

&

Detail by Fund

**FY 2008-09
Summary of
Transistion Year
Fiscal Activity**

(Pre-Year End Audit/Negotiation)

	CFA	City of Wildomar		
		F-Y-T-D 6/30/09		Varinace
		Actuals	Budget	Favorable
Property Tax	\$ -	\$ -	\$ -	0
Sales & Use Tax	693,613	603,026	542,000	61,026
Property Tax in Lieu of Sales Tax	-	-	-	0
Property Transfer Tax	184,908	130,518	125,000	5,518
Motor Vehicle in Lieu Fees (AB 1602)	2,869,715	2,555,318	2,559,000	(3,682)
Off Highway Vehicle License Fees	920	-	900	(900)
Franchise Fees	-	415,941	585,800	(169,859)
Abandoned Properties	-	1,610	-	1,610
Community Development Fees	-	-	-	0
Engineering/Building & Safety Fees	-	85,552	86,800	(1,248)
Transfer from Road Fund	11,718	-	-	0
Animal Control Fees	-	-	-	0
Fines & Forfeitures	-	115,113	79,000	36,113
Misc. Revenues	68,965	1,258	1,900	(642)
County Augmentation	237,579	237,579	237,579	0
Business License Registration	-	6,390	4,000	2,390
Developer Revenue	-	773,722	600,000	173,722
Special Event Revenue	-	6,090	1,000	5,090
Subtotal	4,067,418	4,932,117	4,822,979	109,138
Interest Income	46,380	8,975	12,000	(3,025)
Revenue Subtotal With Interest Income	4,113,798	4,941,092	4,834,979	106,113
Other Financing Sources (5 year County Repayment)	617,675	1,394,376	1,575,112	(180,736)
Revenue Total.....GENERAL FUND	4,731,473	6,335,469	6,410,091	(74,622)
Expenditures				
City Council	58,600	112,977	142,000	29,023
City Manager	331,225	600,399	616,000	15,601
City Clerk	126,960	182,371	156,000	(26,371)
City Attorney	207,500	451,430	450,000	(1,430)
Finance	158,455	263,755	332,500	68,745
Non-Departmental	417,575	472,713	478,600	5,887
Community Development/ Code Enf. Planning	86,060	1,373,338	1,426,600	53,262
Engineering/Building & Safety/Public Works	203,090	206,078	340,000	133,922
Animal Control	-	-	-	0
Law Enforcement	-	-	-	0
Fire Protection	-	-	-	0
Community Services/Parks and Recreation	-	32,625	-	(32,625)
County-CAO Transistion Team	-	-	-	0
County-Auditor Controller (prop tax admin)	-	-	-	0
County- EDA Graffiti Abatement	-	-	-	0
County TMLA Administration/Environmental	-	-	-	0
County- Environ Health/Vector Control/Waste	-	-	-	0
Subtotal	1,589,465	3,695,686	3,941,700	246,014
Contingency for Expenditures	158,947	-	-	0
Expend. Total.....GENERAL FUND	1,748,412	3,695,686	3,941,700	246,014
General Fund Operating Surplus (Deficit), Excluding "Other Financing Sources"	2,365,387	1,245,406	893,279	352,127
General Fund Operating Surplus	2,983,062	2,639,783	2,468,391	171,392
General Fund Operating Reserve	2,983,062	2,639,783	2,468,391	171,392
Required Operating Reserve (10% of Expenditures)	174,841	369,569	394,170	24,601
Excess Reserve	2,808,220	2,270,214	2,074,221	195,993

City of Wildomar
Year End
July 2008 to June 2009
Preliminary Review

Activity by Account

Revenues-General Fund-- City

	FYTD Actuals at 6-30-09	Budget	Variance \$ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
10 3100 1 Sales & Use Tax	\$ 603,026.22	\$ 542,000.00	\$ 61,026.22	11.26%
10 3110 1 Property Transfer Tax	130,517.69	125,000.00	5,517.69	4.41%
10 3116 1 Bus. License Regist.	6,390.00	4,000.00	2,390.00	59.75%
10 3150 1 Motor Veh ILO Fees	2,555,317.86	2,559,000.00	(3,682.14)	-0.14%
Off Highway Veh Fees	0.00	900.00	(900.00)	-100.00%
10 3152 1 County Augmentation	237,579.00	237,579.00	-	0.00%
10 3202 1 Abandoned Prop Registration	1,610.00	-	1,610.00	0.00%
10 3212 1 Build. & Safety Fees	85,466.54	86,800.00	(1,333.46)	-1.54%
10 3218 1 Building Standards Fee	37.44	-	37.44	0.00%
10 3219 1 SMIP	48.27	-	48.27	0.00%
10 3220 1 Franchise Fees - Solid Waste	72,014.05	150,000.00	(77,985.95)	-51.99%
10 3221 1 Franchise Fees - Elec	110,206.15	150,000.00	(39,793.85)	-26.53%
10 3224 1 Franchise Fees - Cable	95,560.68	135,800.00	(40,239.32)	-29.63%
10 3225 1 Franchise Fees - Telecommunications	138,160.52	150,000.00	(11,839.48)	-7.89%
10 3240 1 Developer Revenue	773,721.87	600,000.00	173,721.87	28.95%
10 3250 1 Fines & Forfeitures	115,112.65	79,000.00	36,112.65	45.71%
10 3260 1 Interest Income	8,975.11	12,000.00	(3,024.89)	-25.21%
10 3270 1 Special Event Rev	6,090.00	1,000.00	5,090.00	509.00%
10 3800 1 Misc. Revenues	1,258.40	1,900.00	(641.60)	-33.77%
Total General Fund Revenue	4,941,092.45	4,834,979.00	106,113.45	2.19%

City of Wildomar
Year End
 July 2008 to June 2009
 Preliminary Review

FYTD Actuals at 6-30-09	Budget	Variance \$ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
----------------------------	--------	---	--

Activity by Account

Expenses-General Fund-- City

City Council

10 411 13 Stipends	\$ 19,478.50	\$ 19,500.00	\$ 21.50	0.11%
10 411 14 Benefits	53,650.50	57,000.00	3,349.50	5.88%
10 411 15 PERS	610.82	1,000.00	389.18	38.92%
10 411 20 Travel/Meetings	22,686.47	29,500.00	6,813.53	23.10%
10 411 21 Utilities	4,184.98	5,000.00	815.02	16.30%
10 411 23 Supplies/Services	12,366.12	30,000.00	17,633.88	58.78%
City Council Total	112,977.39	142,000.00	29,022.61	20.44%

City Manager's Office

10 412 20 Travel/Meetings	16,220.14	23,000.00	6,779.86	29.48%
10 412 23 Supplies/Services	23,018.22	30,000.00	6,981.78	23.27%
10 412 25 Contractual Services	561,160.56	563,000.00	1,839.44	0.33%
City Manager's Office Total	600,398.92	616,000.00	15,601.08	2.53%

City Clerk's Office

10 413 10 Salaries	10,467.62	10,800.00	332.38	3.08%
10 413 14 Benefits	1,169.70	2,000.00	830.30	41.52%
10 411 15 PERS	790.41	1,000.00	209.59	20.96%
10 413 20 Travel	2,462.60	1,000.00	(1,462.60)	-146.26%
10 413 23 Supplies/Services	57,816.78	28,600.00	(29,216.78)	-102.16%
10 413 25 Contractual Services	96,105.00	99,000.00	2,895.00	2.92%
10 413 30 Elections	13,558.50	13,600.00	41.50	0.31%
City Clerk's Office Total	182,370.61	156,000.00	(26,370.61)	-16.90%
10 414 27 Legal Services-City Attorney's Office T	451,430.35	450,000.00	(1,430.35)	-0.32%

Finance Department

10 420 20 Travel/Meetings	6,412.18	8,500.00	2,087.82	24.56%
10 420 23 Supplies/Services	6,274.78	10,000.00	3,725.22	37.25%
10 420 25 Contractual Services	251,067.99	314,000.00	62,932.01	20.04%
Finance Department Total	263,754.95	332,500.00	68,745.05	20.68%

City of Wildomar
Year End
July 2008 to June 2009
 Preliminary Review

Activity by Account

FYTD Actuals at 6-30-09	Budget	Variance \$ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
----------------------------	--------	---	--

Community Development Dept.

10 430 10 Salaries	450.00	500.00	50.00	10.00%
10 430 13 Stipends	2,550.00	4,000.00	1,450.00	36.25%
10 430 23 Supplies/Services	18,648.76	19,100.00	451.24	2.36%
10 430 25 Contractual Services	1,350,379.23	1,400,000.00	49,620.77	3.54%
10 430 52 Equipment	1,258.02	3,000.00	1,741.98	58.07%
Community Development Total	1,373,286.01	1,426,600.00	53,313.99	3.74%

10 440 21 Supplies/Services (miscarged)	51.72	-	(51.72)	0.00%
---	-------	---	---------	-------

Public Works/Engineering

10 460 23 Supplies/Services	2,122.49	3,000.00	877.51	29.25%
10 460 26 AB939 & NPDES	0.00	65,000.00	65,000.00	100.00%
10 460 25 Contractual Services	203,955.57	265,000.00	61,044.43	23.04%
10 460 52 Equipment	0.00	7,000.00	7,000.00	100.00%
Public Works/Engineering Total	206,078.06	340,000.00	133,921.94	39.39%

Community Services Department

10 470 20 Travel/Meetings	912.62	-	(912.62)	0.00%
10 470 23 Supplies/Services	1,999.88	-	(1,999.88)	0.00%
10 470 25 Contractual Services	29,712.35	-	(29,712.35)	0.00%
Community Services Department Total	32,624.85	-	(32,624.85)	0.00%

Non-Departmental/Facilities

10 480 21 Utilities	11,988.60	15,000.00	3,011.40	20.08%
10 480 23 Misc. Serv./Supplies	77,216.59	85,000.00	7,783.41	9.16%
10 480 25 Contractual Services	30,571.15	26,000.00	(4,571.15)	-17.58%
10 480 28 LAFCO Fee	0.00	2,600.00	2,600.00	100.00%
10 480 29 Insurance	59,034.25	37,000.00	(22,034.25)	-59.55%
10 480 32 City Hall Lease & Ops	234,820.74	255,000.00	20,179.26	7.91%
10 480 51 Furniture & Fixtures	59,081.93	58,000.00	(1,081.93)	-1.87%
Non-Departmental/Facilities Total	472,713.26	478,600.00	(4,908.07)	-1.03%

Total Expenditures \$ 3,695,686.12 \$ 3,941,700.00 \$ 246,013.88 6.24%

Net Surplus or (Deficit) \$ 1,245,406.33 \$ 893,279.00 \$ 352,127.33 39.42%

Transfers to General Fund from Other Funds - 92,700.00

Total Fund Balance	\$ 1,245,406.33	\$ 985,979.00
Percent of Total Expenditures	34%	25%

City of Wildomar
Year End
 July 2008 to June 2009
 Preliminary Review

Activity by Account

FYTD Actuals at 6-30-09	Budget	Variance \$ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
----------------------------	--------	---	--

Gas Tax Fund

20 3130 1 GTSIF Section 2105 GT	228,217.28	360,000.00	(131,782.72)	-36.61%
20 3131 1 GTSIF Section 2108 GT	139,767.32	180,000.00	(40,232.68)	-22.35%
20 3132 1 GTSIF Section 2107 GT	303,869.87	390,000.00	(86,130.13)	-22.08%
20 3133 1 GTSIF Section 2107.5	6,000.00	6,000.00	-	0.00%
20 3280 1 GTSIF Interest Income	3,328.60	5,000.00	(1,671.40)	-33.43%

Total Gas Tax Revenue	681,183.07	941,000.00	(259,816.93)	-114%
------------------------------	-------------------	-------------------	---------------------	--------------

20 450 25 GTSIF Contractual Services	303,183.66	630,000.00	326,816.34	51.88%
--------------------------------------	------------	------------	------------	--------

Total Gas Tax Expense	303,183.66	630,000.00	326,816.34	51.88%
------------------------------	-------------------	-------------------	-------------------	---------------

Net Surplus or (Deficit) \$	377,999.41	\$ 311,000.00	\$ 66,999.41	22%
------------------------------------	-------------------	----------------------	---------------------	------------

20 490 1 GTSIF Transfer to GF	0.00	80,000.00	80,000.00	100.00%
-------------------------------	------	-----------	-----------	---------

Reserve/Fund Balance after Transfer				297,999.41
--	--	--	--	-------------------

AQMD Fund

25 3130 1 AQMD AB2766 - Subvention Fund	35,773.01	21,000.00	14,773.01	70.35%
25 3260 1 AQMD AB2766 - Interest	83.16	-	83.16	0.00%

Total Revenue	35,856.17	21,000.00	14,856.17	70.74%
----------------------	------------------	------------------	------------------	---------------

25 490 1 AQMD Transfer to GF		1,100.00	1,100.00	100.00%
------------------------------	--	----------	----------	---------

Reserve/Fund Balance after Transfer				34,756.17
--	--	--	--	------------------

Measure A

28 3153 1 Measure "A" Revenue	\$ 495,288.80	\$ -	\$ 495,288.80	0.00%
28 3260 1 Measure "A" Interest Income	874.66	-	874.66	0.00%

Total Revenue	496,163.46	0.00	496,163.46	0.00%
----------------------	-------------------	-------------	-------------------	--------------

28 490 1 Measure "A" Transfer to GF	0.00	-	-	0.00%
-------------------------------------	------	---	---	-------

Reserve/Fund Balance				\$ 496,163.46
-----------------------------	--	--	--	----------------------

City of Wildomar
Year End
July 2008 to June 2009
 Preliminary Review

Activity by Account

FYTD Actuals at 6-30-09	Budget	Variance \$ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
----------------------------	--------	---	--

TCRP (Prop 42) Fund

30 3153 1 Traffic Congestion	\$ 260,869.01	\$ 232,208.00	\$ 28,661.01	12.34%
30 3260 1 Traff Cong Int Inc	1,140.11	1,500.00	(359.89)	0.00%
Total Revenue	262,009.12	233,708.00	28,301.12	12.11%
30 490 1 TCRP Transfer to GF	0.00	11,600.00	11,600.00	100.00%
Reserve/Fund Balance			\$ 250,409.12	

Development Impact Fee

42 3153 1 DIF Revenue	\$ 77,916.00	\$ -	\$ 77,916.00	0.00%
42 3260 1 DIF Interest Income	0.00	-	-	0.00%
Total Revenue	77,916.00	0.00	77,916.00	0.00%
42 490 1 DIF Transfer to GF	0.00	-	-	0.00%
Reserve/Fund Balance			\$ 77,916.00	

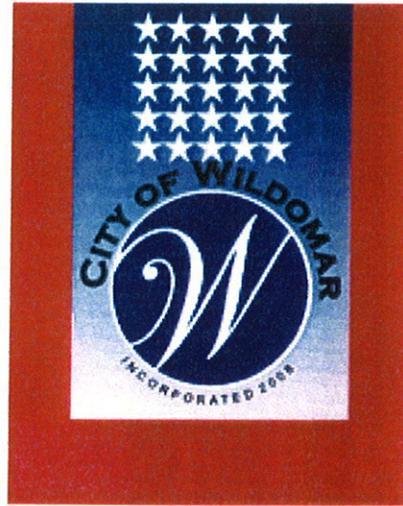


Exhibit C

FY 2008-09

Riverside County Summaries By Service

City of Wildomar Summary of Riverside County Services Expenditures and Revenues for the 12 Months Ended June 30, 2009						
General Fund	Expenditures			Revenues		
	Actuals at 06/30/09	Annual Budget	% of Budget Expended	Actuals at 06/30/09	Annual Budget	% of Budget Received
	(a)	(b)	(c)	(d)	(e)	(f)
Auditor-Controller	\$ 36,322.71	\$ -	No Budget	\$ 3,589,773.27	\$ 3,646,580.00	98%
CHA -Animal Control Services	152,209.85	100,000.00	152%	27,792.10	28,900.00	96%
CHA- Environmental Health Vector Control/Waste	50,161.94	-	No Budget	-	-	No Budget
EDA Graffiti Abatement	21,181.00	-	No Budget	-	-	No Budget
Fire Department	1,412,649.85	1,834,683.00	77%	-	-	No Budget
Sheriff	3,905,336.99	3,932,348.00	99%	34,159.00	42,000.00	81%
Sheriff Misc Direct Charges	78,011.22	-	No Budget	-	-	No Budget
Total Sheriff	3,983,348.21	3,932,348.00	101%	34,159.00	42,000.00	81%
TMLA - Administration	13,648.10	-	No Budget	-	-	No Budget
TMLA - Building and Safety	6,764.97	125,000.00	5%	-	-	No Budget
TMLA - Code Enforcement	45,976.20	25,000.00	184%	-	-	Budget in Planning
TMLA - Environmental Programs	2,583.50	-	No Budget	-	-	No Budget
TMLA Planning	62,120.10	-	No Budget	-	-	No Budget
Total TMLA	131,092.87	150,000.00	87%	-	-	No Budget
CEO - Sales Tax	-	-	No Budget	291,428.00	262,030.00	111%
EO - Transition Team	8,312.03	-	No Budget	-	-	No Budget
In lieu Sales Tax (triple flip)	-	-	No Budget	440,326.00	462,409.00	95%
Franchise Fees	-	-	No Budget	17,423.59	-	No Budget
Total General Fund	\$ 5,795,278.46	\$ 6,017,031.00	96%	\$ 4,400,901.96	\$ 4,441,919.00	99%
Net of Expense less Revenue (Loan)				1,394,376.50	1,575,112.00	
Road Fund						
TMLA - Transportation	383,243.00	1,101,513.00	35%	-	-	No Budget
Net of Expense less Revenue (Loan)				383,243.00	1,101,513.00	
Total County Transition Year	\$ 6,178,521.46	\$ 7,118,544.00	87%	\$ 4,400,901.96	\$ 4,441,919.00	99%
Net of Expense less Revenue (Loan)				1,777,619.50	2,676,625.00	

**City of Wildomar
Riverside County Services
Expenditures and Revenues
for the 12 Months Ended June 30, 2009**

Auditor-Controller	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total Year	Annual Budget	Budget Variance Favorable (Unfavorable)	Budget Variance Percent Favorable (Unfavorable)
	(e)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
	Revenue (Property Tax)	\$ 911,644.99	\$ 911,644.99	\$ 911,644.99	\$ 897,336.00	\$ 3,632,270.97	\$ 3,646,580.00	(\$14,309.03)
(Expense)	(9,116.45)	(9,116.45)	(9,116.45)	(8,973.36)	(36,322.71)	0.00	(36,322.71)	No Budget
Net Revenue (Expense)	902,528.54	902,528.54	902,528.54	888,362.64	3,595,948.26	3,646,580.00	(50,631.74)	(1.39%)
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	(42,497.70)	(42,497.70)		(42,497.70)	No Budget
Net Quarter Activity Revenue (Expense)	902,528.54	902,528.54	902,528.54	845,864.94	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	902,528.54	1,805,057.08	2,707,585.62	3,553,450.56	3,553,450.56	3,646,580.00	(93,129.44)	(2.55%)
CHA -Animal Control Services								
Revenue	\$ 6,297.00	\$ 3,973.00	\$ 6,728.00	\$ 9,895.00	\$ 26,893.00	\$ 28,900.00	(\$2,007.00)	(6.94%)
(Expense)	(24,629.25)	(42,567.64)	(25,225.66)	(59,767.30)	(152,209.85)	(100,000.00)	(52,209.85)	(34.30%)
Net Revenue (Expense)	(18,332.25)	(38,594.64)	(18,497.66)	(49,872.30)	(125,316.85)	(71,100.00)	(54,216.85)	(43.26%)
Prior Quarter Adjustments: Revenue (Expense)	449.55	449.55	0.00	0.00	899.10	0.00	899.10	No Budget
Net Quarter Activity Revenue (Expense)	(17,882.70)	(38,145.09)	(18,497.66)	(49,872.30)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(17,882.70)	(56,027.79)	(74,525.45)	(124,417.75)	(124,417.75)	(71,100.00)	(53,317.75)	(74.99%)
CHA- Environmental Health Vector Control/Waste								
Revenue	\$ -	\$ -	\$ 86,923.50	\$ -	\$ 86,923.50	\$ -	\$86,923.50	No Budget
(Expense)	(9,835.34)	(1,454.50)	(2,831.88)	(7,812.27)	(21,933.99)	0.00	(21,933.99)	No Budget
Net Revenue (Expense)	(9,835.34)	(1,454.50)	84,091.62	(7,812.27)	64,989.51	0.00	64,989.51	No Budget
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	(115,151.45)	(115,151.45)		(115,151.45)	No Budget
Net Quarter Activity Revenue (Expense)	(9,835.34)	(1,454.50)	84,091.62	(122,963.72)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(9,835.34)	(11,289.84)	72,801.78	(50,161.94)	(50,161.94)	-	(50,161.94)	No Budget
EDA Graffiti Abatement								
Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	No Budget
(Expense)	(7,129.36)	(4,816.14)	(4,784.74)	(4,450.76)	(21,181.00)	0.00	(21,181.00)	No Budget
Net Revenue (Expense)	(7,129.36)	(4,816.14)	(4,784.74)	(4,450.76)	(21,181.00)	0.00	(21,181.00)	No Budget
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	0.00	0.00		0.00	No Budget
Net Quarter Activity Revenue (Expense)	(7,129.36)	(4,816.14)	(4,784.74)	(4,450.76)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(7,129.36)	(11,945.50)	(16,730.24)	(21,181.00)	(21,181.00)	-	(21,181.00)	No Budget
Executive Office								
Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	No Budget
(Expense)	(8,235.30)	0.00	0.00	(76.73)	(8,312.03)	0.00	(8,312.03)	No Budget
Net Revenue (Expense)	(8,235.30)	0.00	0.00	(76.73)	(8,312.03)	0.00	(8,312.03)	No Budget
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	0.00	0.00		0.00	No Budget
Net Quarter Activity Revenue (Expense)	(8,235.30)	0.00	0.00	(76.73)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(8,235.30)	(8,235.30)	(8,235.30)	(8,312.03)	(8,312.03)	-	(8,312.03)	No Budget
Franchise Fee Revenue								
Revenue	\$ -	\$ -	\$ -	\$ 17,423.59	\$ 17,423.59	\$ -	\$17,423.59	No Budget
(Expense)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No Budget
Net Revenue (Expense)	0.00	0.00	0.00	17,423.59	17,423.59	0.00	17,423.59	No Budget
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	0.00	0.00		0.00	No Budget
Net Quarter Activity Revenue (Expense)	0.00	0.00	0.00	17,423.59	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	0.00	0.00	0.00	17,423.59	17,423.59	-	17,423.59	No Budget
Fire Department								
Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	No Budget
(Expense)	(325,114.63)	(453,189.92)	(300,784.13)	(216,276.28)	(1,295,364.96)	(1,834,683.00)	539,318.04	11.79%
Net Revenue (Expense)	(325,114.63)	(453,189.92)	(300,784.13)	(216,276.28)	(1,295,364.96)	(1,834,683.00)	539,318.04	29.40%
Prior Quarter Adjustments: Revenue (Expense)	0.00	(117,284.89)	0.00	0.00	(117,284.89)		(117,284.89)	No Budget
Net Quarter Activity Revenue (Expense)	(325,114.63)	(570,474.81)	(300,784.13)	(216,276.28)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(325,114.63)	(895,659.44)	(1,196,573.57)	(1,412,649.85)	(1,412,649.85)	(1,834,683.00)	422,033.15	23.00%

**City of Wildomar
Riverside County Services
Expenditures and Revenues
for the 12 Months Ended June 30, 2009**

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total Year	Annual Budget	Budget Variance Favorable (Unfavorable)	Budget Variance Percent Favorable (Unfavorable)
	(e)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Sales Tax and Property Tax In Lieu								
Revenue-Sales Tax	\$ 291,428.00	\$ -	\$ -	\$ -	\$ 291,428.00	\$ 262,030.00	\$29,398.00	11.22%
Revenue- Property Tax In Lieu Sales Tax	0.00	0.00	0.00	440,328.00	440,328.00	462,409.00	(22,083.00)	(4.78%)
Net Revenue (Expense)	291,428.00	0.00	0.00	440,328.00	731,756.00	724,439.00	7,315.00	1.01%
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No Budget
Net Quarter Activity Revenue (Expense)	291,428.00	0.00	0.00	440,328.00	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	291,428.00	291,428.00	291,428.00	731,764.00	731,754.00	724,439.00	7,315.00	1.01%
Sheriff and Sheriff Misc Direct Charges								
Revenue	\$ 11,119.00	\$ 9,902.00	\$ 7,152.00	\$ 5,988.00	\$ 34,159.00	\$ 42,000.00	(\$7,841.00)	(18.67%)
(Expense) Sheriff	(736,869.84)	(1,160,346.83)	(775,883.14)	(1,232,237.18)	(3,905,336.99)	(3,932,348.00)	27,011.01	0.69%
(Expense) Sheriff Misc Direct Charges	0.00	(13,697.35)	(22,077.14)	(39,128.00)	(74,902.49)	0.00	(74,902.49)	No Budget
Net Revenue (Expense)	(725,750.84)	(1,164,142.18)	(790,808.28)	(1,265,379.18)	(3,946,080.48)	(3,890,348.00)	(55,732.48)	(1.43%)
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	(3,108.73)	(3,108.73)	0.00	(3,108.73)	No Budget
Net Quarter Activity Revenue (Expense)	(725,750.84)	(1,164,142.18)	(790,808.28)	(1,268,487.91)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(725,750.84)	(1,889,893.02)	(2,680,701.30)	(3,949,189.21)	(3,949,189.21)	(3,890,348.00)	(58,841.21)	(1.51%)
TMLA								
Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	No Budget
Administration (Expense & Adjustments)	(4,473.53)	(5,357.57)	(1,451.50)	(2,365.50)	(13,648.10)	0.00	(13,648.10)	No Budget
Building and Safety (Expense & Adjustments)	(4,924.20)	(768.87)	(360.40)	(711.50)	(6,764.97)	(125,000.00)	118,235.03	94.59%
Code Enforcement (Expense & Adjustments)	0.00	(33,599.34)	(6,043.96)	(6,332.90)	(46,976.20)	(25,000.00)	(20,976.20)	(83.90%)
Environmental Programs (Expense & Adjustments)	(62.50)	(285.00)	(1,475.00)	(741.00)	(2,583.50)	0.00	(2,583.50)	No Budget
Planning (Expense & Adjustments)	(22,877.16)	(31,729.84)	(4,089.60)	(3,423.50)	(62,120.10)	0.00	(62,120.10)	No Budget
Net Revenue (Expense)	(32,357.39)	(71,740.82)	(13,420.46)	(13,574.40)	(131,092.87)	(150,000.00)	18,907.13	12.60%
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No Budget
Net Quarter Activity Revenue (Expense)	(32,357.39)	(71,740.82)	(13,420.46)	(13,574.40)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(32,357.39)	(104,098.01)	(117,518.47)	(131,092.87)	(131,092.87)	(150,000.00)	18,907.13	12.60%
Total General Fund								
Revenue	\$ 1,220,488.99	\$ 925,519.99	\$ 1,012,448.49	\$ 1,370,966.59	\$ 4,529,424.06	\$ 4,441,919.00	\$87,505.06	1.97%
(Expense)	(1,153,287.56)	(1,756,929.45)	(1,154,123.60)	(1,582,316.28)	(5,646,656.89)	(6,017,031.00)	370,374.11	6.16%
Net Revenue (Expense)	67,201.43	(831,409.46)	(141,675.11)	(211,349.69)	(1,117,232.83)	(1,575,112.00)	457,879.17	29.07%
Prior Quarter Adjustments: Revenue (Expense)	449.55	(116,835.34)	0.00	(160,757.88)	(277,143.67)	0.00	(277,143.67)	No Budget
Net Quarter Activity Revenue (Expense)	67,650.98	(948,244.80)	(141,675.11)	(372,107.57)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	67,650.98	(880,593.82)	(1,022,268.93)	(1,394,376.50)	(1,394,376.50)	(1,575,112.00)	180,735.50	11.47%
TLMA Transportation Road Fund								
Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	No Budget
(Expense)	(209,394.00)	(129,538.00)	(31,428.00)	(165,781.00)	(536,141.00)	(1,101,513.00)	565,372.00	51.33%
Net Revenue (Expense)	(209,394.00)	(129,538.00)	(31,428.00)	(165,781.00)	(536,141.00)	(1,101,513.00)	565,372.00	51.33%
Prior Quarter Adjustments: Revenue (Expense)	0.00	153,755.00	0.00	(857.00)	152,898.00	0.00	152,898.00	No Budget
Net Quarter Activity Revenue (Expense)	(209,394.00)	24,217.00	(31,428.00)	(166,638.00)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(209,394.00)	(185,177.00)	(216,605.00)	(383,243.00)	(383,243.00)	(1,101,513.00)	718,270.00	65.21%
Total All Funds								
Revenue	\$ 1,220,488.99	\$ 925,519.99	\$ 1,012,448.49	\$ 1,370,966.59	\$ 4,529,424.06	\$ 4,441,919.00	\$87,505.06	30.86%
(Expense)	(1,362,681.56)	(1,886,467.45)	(1,185,551.60)	(1,748,097.28)	(6,182,797.89)	(7,118,544.00)	935,746.11	13.15%
Net Revenue (Expense)	(142,192.57)	(960,947.46)	(173,103.11)	(377,130.69)	(1,653,373.83)	(2,676,625.00)	1,023,251.17	38.23%
Prior Quarter Adjustments: Revenue (Expense)	449.55	36,919.66	0.00	(161,614.88)	(124,245.67)	0.00	0.00	No Budget
Net Quarter Activity Revenue (Expense)	(141,743.02)	(924,027.80)	(173,103.11)	(538,745.57)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(141,743.02)	(1,065,770.82)	(1,238,873.93)	(1,777,619.50)	(1,777,619.50)	(2,676,625.00)	1,023,251.17	38.23%

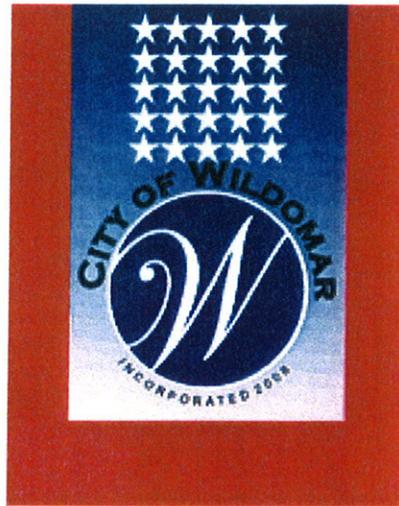


Exhibit D

FY 2009-10

**City of Wildomar
First Quarter
Fund Summaries
And
Account Detail**

City of Wildomar
 First Quarter Budget Report
 July 2009 - September 2009

First Quarter Ending September 30, 2009				
Actual	Budget	\$ Over Budget	\$ Remaining	% of Budget

General Fund Summary

Revenues

\$	2,514,172	\$	9,355,800	\$	(6,841,628)	\$	6,841,628	26.87%
----	-----------	----	-----------	----	-------------	----	-----------	--------

Expenditures

\$	1,500,404	\$	9,029,900	\$	(7,529,496)	\$	7,529,496	16.62%
----	-----------	----	-----------	----	-------------	----	-----------	--------

Net Revenue (Exp)

\$	1,013,769	\$	325,900	\$	687,869
----	-----------	----	---------	----	---------

Non-General Fund Summary

Revenues

\$	1,129,919	\$	2,696,476	\$	(1,566,557)	\$	1,566,557	41.90%
----	-----------	----	-----------	----	-------------	----	-----------	--------

Expenditures

\$	368,246	\$	2,555,052	\$	(2,186,806)	\$	2,186,806	14.41%
----	---------	----	-----------	----	-------------	----	-----------	--------

Net Revenue (Exp)

\$	761,673	\$	141,424	\$	620,249
----	---------	----	---------	----	---------

City Funds

Revenues

\$	3,644,092	\$	12,052,276	\$	(8,408,184)	\$	8,408,184	30.24%
----	-----------	----	------------	----	-------------	----	-----------	--------

Expenditures

\$	1,868,650	\$	11,584,952	\$	(9,716,302)	\$	9,716,302	16.13%
----	-----------	----	------------	----	-------------	----	-----------	--------

Net Revenue (Exp)

\$	1,775,442	\$	467,324	\$	1,308,118
----	-----------	----	---------	----	-----------

City of Wildomar
 First Quarter Budget Report
 July 2009 - September 2009

First Quarter Ending September 30, 2009				
Actual	Budget	\$ Over Budget	\$ Remaining	% of Budget

Revenues

10 3100 1 Sales & Use Tax	27,805.31	900,000.00	-872,194.69	872,194.69	3.09%
10 3101 1 Sales & Use Tax TFL	0.00	175,000.00	-175,000.00	175,000.00	0.00%
10 3102 1 Prop. Tax ILO Sales	0.00	350,000.00	-350,000.00	350,000.00	0.00%
10 3105 1 Property Tax	0.00	3,322,000.00	-3,322,000.00	3,322,000.00	0.00%
10 3110 1 Property Transfer Tax	22,119.71	150,000.00	-127,880.29	127,880.29	14.75%
10 3115 1 Business License Tax (deleted)	0.00	0.00	0.00	0.00	
10 3116 1 Bus. License Regist.	2,745.00	10,000.00	-7,255.00	7,255.00	27.45%
10 3150 1 Motor Veh ILO Fees	2,127,653.91	2,300,000.00	-172,346.09	172,346.09	92.51%
10 3151 1 Off Highway Veh Lic	0.00	1,000.00	-1,000.00	1,000.00	0.00%
10 3152 1 County Augmentation	0.00	237,000.00	-237,000.00	237,000.00	0.00%
10 3200 1 Planning Fees	0.00	0.00	0.00	0.00	
10 3201 1 Code Enforcement Fee	0.00	20,000.00	-20,000.00	20,000.00	0.00%
10 3202 1 Abandoned Prop Registration	2,100.00	0.00	2,100.00	-2,100.00	
10 3210 1 B&S/Engineering Fees	472.00	100,000.00	-99,528.00	99,528.00	0.47%
10 3211 1 Engineering Fees	0.00	45,000.00	-45,000.00	45,000.00	0.00%
10 3212 1 Build. & Safety Fees	21,150.05	514,400.00	-493,249.95	493,249.95	4.11%
10 3213 1 Building Stds, Adm. Fee, SB1473	0.00	0.00	0.00	0.00	
10 3218 1 Building Standards Fee	126.00	0.00	126.00	-126.00	
10 3219 1 SMIP	338.70	0.00	338.70	-338.70	
10 3220 1 Franchise Fees - Solid Waste	20,648.36	170,000.00	-149,351.64	149,351.64	12.15%
10 3221 1 Franchise Fees - Elec	0.00	150,000.00	-150,000.00	150,000.00	0.00%
10 3222 1 Franchise Fees - Gas	0.00	52,000.00	-52,000.00	52,000.00	0.00%
10 3223 1 Franchise Fees - Water	0.00	0.00	0.00	0.00	
10 3224 1 Franchise Fees - Cable	0.00	120,000.00	-120,000.00	120,000.00	0.00%
10 3225 1 Franchise Fees - Telecommunica	12,522.93	0.00	12,522.93	-12,522.93	
10 3226 1 Franchise Fees - Trash	0.00	0.00	0.00	0.00	
10 3230 1 Animal License Fees	0.00	30,000.00	-30,000.00	30,000.00	0.00%
10 3240 1 Developer Revenue	235,905.07	414,400.00	-178,494.93	178,494.93	56.93%
10 3250 1 Fines & Forfeitures	10,310.34	50,000.00	-39,689.66	39,689.66	20.62%
10 3251 1 Public Safety Revenue	4,557.00	0.00	4,557.00	-4,557.00	
10 3260 1 Interest Income	0.00	15,000.00	-15,000.00	15,000.00	0.00%
10 3270 1 Special Event Rev	16,924.20	15,000.00	1,924.20	-1,924.20	112.83%
10 3271 1 Parks & Recreation Revenue	124.00	0.00	124.00	-124.00	
10 3800 1 Misc. Revenues	8,669.66	215,000.00	-206,330.34	206,330.34	4.03%
10 3890 1 Other Financing Sourc	0.00	0.00	0.00	0.00	
10 3900 1 Transfer In Gas Tax	0.00	0.00	0.00	0.00	
Total General Fund Revenues \$	2,514,172.24 \$	9,355,800.00 -\$	6,841,627.76 \$	6,841,627.76	26.87%

City of Wildomar
 First Quarter Budget Report
 July 2009 - September 2009

First Quarter Ending September 30, 2009				
Actual	Budget	\$ Over Budget	\$ Remaining	% of Budget

Expenditures-General Fund

City Council

10 411 11 Payroll Tax Liability	234.76	3,600.00	-3,365.24	3,365.24	6.52%
10 411 13 Stipends	2,735.90	18,000.00	-15,264.10	15,264.10	15.20%
10 411 14 Health Benefits	21,167.15	77,000.00	-55,832.85	55,832.85	27.49%
10 411 15 PERS	-317.87	0.00	-317.87	317.87	
10 411 20 Travel/Meetings	1,362.14	22,900.00	-21,537.86	21,537.86	5.95%
10 411 21 Utilities	329.60	6,000.00	-5,670.40	5,670.40	5.49%
10 411 22 Membership Due	4,708.50	0.00	4,708.50	-4,708.50	
10 411 23 Supplies/Services	342.94	17,000.00	-16,657.06	16,657.06	2.02%
10 411 27 Legal Fees	4,324.00	0.00	4,324.00	-4,324.00	
Total	34,887.12	144,500.00	-109,612.88	109,612.88	24.14%

City Manager's Office

10 412 10 Salaries	12,877.22	210,000.00	-197,122.78	197,122.78	6.13%
10 412 11 Payroll Tax Liability	5,522.93	0.00	5,522.93	-5,522.93	
10 412 12 Other Compensation	0.00	0.00	0.00	0.00	
10 412 14 Health Benefits	146.21	26,684.00	-26,537.79	26,537.79	0.55%
10 412 15 PERS	1,703.73	41,916.00	-40,212.27	40,212.27	4.06%
10 412 20 Travel/Meetings	4,150.57	6,000.00	-1,849.43	1,849.43	69.18%
10 412 22 Professional Memberships	1,474.96	0.00	1,474.96	-1,474.96	
10 412 23 Supplies/Services	5,053.20	33,300.00	-28,246.80	28,246.80	15.17%
10 412 25 Contractual Services	94,189.30	150,000.00	-55,810.70	55,810.70	62.79%
10 412 27 Legal Fees	3,043.50	0.00	3,043.50	-3,043.50	
10 412 52 Equipment	0.00	0.00	0.00	0.00	
Total	128,161.62	467,900.00	-339,738.38	339,738.38	27.39%

City Clerk's Office

10 413 10 Salaries	12,070.86	74,000.00	-61,929.14	61,929.14	16.31%
10 413 11 Payroll Tax Liability	5,606.52	0.00	5,606.52	-5,606.52	
10 413 14 Health Benefits	2,083.75	23,030.00	-20,946.25	20,946.25	9.05%
10 413 15 - PERS (deleted)	0.00	0.00	0.00	0.00	
10 413 15 PERS	7,179.81	14,770.00	-7,590.19	7,590.19	48.61%
10 413 20 Travel/Meetings	0.00	2,000.00	-2,000.00	2,000.00	0.00%
10 413 23 Supplies/Services	74.91	17,600.00	-17,525.09	17,525.09	0.43%
10 413 24 - Legal Notices - City Clerk	837.30	0.00	837.30	-837.30	
10 413 25 Contractual Services	13,900.00	59,800.00	-45,900.00	45,900.00	23.24%
10 413 27 Legal Services	0.00	0.00	0.00	0.00	
10 413 30 Elections	0.00	0.00	0.00	0.00	
10 413 52 Equipment	0.00	0.00	0.00	0.00	
Total	41,753.15	191,200.00	-149,446.85	149,446.85	0.98

City of Wildomar
 First Quarter Budget Report
 July 2009 - September 2009

First Quarter Ending September 30, 2009				
Actual	Budget	\$ Over Budget	\$ Remaining	% of Budget

City Attorney's Office

10 414 23 Supplies/Services	0.00	0.00	0.00	0.00	
10 414 24 Reimbursable Expenses	0.00	0.00	0.00	0.00	
10 414 27 Legal Services	57,880.42	300,000.00	-242,119.58	242,119.58	19.29%
Total	57,880.42	300,000.00	-242,119.58	242,119.58	19.29%

Finance Department

10 420 10 Salaries	0.00	150,000.00	-150,000.00	150,000.00	0.00%
10 420 11 Payroll Tax Liability	0.00	0.00	0.00	0.00	
10 420 12 Other Compensation	0.00	0.00	0.00	0.00	
10 420 14 Health Benefits	0.00	25,860.00	-25,860.00	25,860.00	0.00%
10 420 15 PERS	0.00	29,940.00	-29,940.00	29,940.00	0.00%
10 420 20 Travel/Meetings	0.00	2,300.00	-2,300.00	2,300.00	0.00%
10 420 23 Supplies/Services	2,106.83	6,300.00	-4,193.17	4,193.17	33.44%
10 420 25 Contractual Services	54,130.00	169,600.00	-115,470.00	115,470.00	31.92%
10 420 27 Legal Services	0.00	0.00	0.00	0.00	
10 420 52 Equipment	0.00	0.00	0.00	0.00	
Total	56,236.83	384,000.00	-327,763.17	327,763.17	14.65%

Community Development Admin.

10 430 10 Salaries	0.00	0.00	0.00	0.00	
10 430 13 Stipends	1,650.00	9,000.00	-7,350.00	7,350.00	18.33%
10 430 14 Benefits	0.00	0.00	0.00	0.00	
10 430 20 Travel/Meetings	20.00	1,000.00	-980.00	980.00	2.00%
10 430 23 Supplies/Services	956.14	500.00	456.14	-456.14	191.23%
10 430 25 Contractual Services	5,400.00	0.00	5,400.00	-5,400.00	
10 430 52 Equipment	0.00	0.00	0.00	0.00	
Total	8,026.14	10,500.00	-2,473.86	2,473.86	76.44%

Building and Safety

10 431 20 Travel/Meetings - B&S	0.00	0.00	0.00	0.00	
10 431 23 Supplies/Services - B&S	953.74	8,000.00	-7,046.26	7,046.26	11.92%
10 431 24 Legal Notices - B&S	0.00	0.00	0.00	0.00	
10 431 25 Contractual Services - B&S	62,440.00	549,500.00	-487,060.00	487,060.00	11.36%
10 431 52 Equipment - B&S	0.00	0.00	0.00	0.00	
Total	63,393.74	557,500.00	-494,106.26	494,106.26	11.37%

Planning

10 432 20 Travel/Meetings - Planning	0.00	0.00	0.00	0.00	
10 432 23 Supplies/Services - Planning	277.24	8,000.00	-7,722.76	7,722.76	3.47%
10 432 24 Legal Notices - Planning	1,215.00	0.00	1,215.00	-1,215.00	
10 432 25 Contractual Services - Planning	32,267.50	579,900.00	-547,632.50	547,632.50	5.56%
10 432 27 Legal Fees	29,746.96	0.00	29,746.96	-29,746.96	
10 432 52 Equipment - Planning	0.00	0.00	0.00	0.00	
Total	63,506.70	587,900.00	-524,393.30	524,393.30	10.80%

Deposit Based Projects

10 433 25 Private Development Processing	140,738.70	0.00	140,738.70	-140,738.70	
--	------------	------	------------	-------------	--

City of Wildomar
 First Quarter Budget Report
 July 2009 - September 2009

First Quarter Ending September 30, 2009					
	Actual	Budget	\$ Over Budget	\$ Remaining	% of Budget
Development Engineering					
10 434 20 Travel/Meetings - Dev. Eng.	0.00	0.00	0.00	0.00	
10 434 23 Supplies/Services - Dev. Eng.	0.00	1,000.00	-1,000.00	1,000.00	0.00%
10 434 25 Contractual Services - Dev. Eng.	21,215.00	199,300.00	-178,085.00	178,085.00	10.64%
10 434 52 Equipment - Dev. Eng.	0.00	0.00	0.00	0.00	
Total	21,215.00	200,300.00	-179,085.00	179,085.00	10.59%
Code Enforcement					
10 435 20 Travel/Meetings - Code Enf.	0.00	0.00	0.00	0.00	
10 435 23 Supplies/Services - Code Enf.	1,547.98	3,000.00	-1,452.02	1,452.02	51.60%
10 435 24 Legal Notices - Code Enf.	0.00	0.00	0.00	0.00	
10 435 25 Contractual Services - Code Enf.	20,135.00	130,000.00	-109,865.00	109,865.00	15.49%
10 435 27 Legal Fees	12,586.08	0.00	12,586.08	-12,586.08	
10 435 52 Equipment - Code Enf.	0.00	0.00	0.00	0.00	
Total	34,269.06	133,000.00	-98,730.94	98,730.94	25.77%
Development Engineering					
10 450 10 Salaries	0.00	0.00	0.00	0.00	
10 450 14 Benefits	0.00	0.00	0.00	0.00	
10 450 20 Travel/Meetings	0.00	0.00	0.00	0.00	
10 450 21 Utilities	1,441.12	0.00	1,441.12	-1,441.12	
10 450 23 Supplies/Services	20.50	40,000.00	-39,979.50	39,979.50	0.05%
10 450 25 Contractual Services	16,055.19	0.00	16,055.19	-16,055.19	
10 450 26 AB939 & NPDES	0.00	57,000.00	-57,000.00	57,000.00	0.00%
10 450 27 Legal Fees	4,676.50	0.00	4,676.50	-4,676.50	
10 450 52 Equipment	3,286.06	0.00	3,286.06	-3,286.06	
Total	25,479.37	97,000.00	-71,520.63	71,520.63	26.27%
Police					
10 461 23 Supplies/Services - Sheriff	29,578.06	281,441.00	-251,862.94	251,862.94	10.51%
10 461 25 Cont. Serv. - Sheriff	647,020.52	3,416,859.00	-2,769,838.48	2,769,838.48	18.94%
10 461 25 Contractual Services (deleted)	0.00	0.00	0.00	0.00	
Total	676,598.58	3,698,300.00	-3,021,701.42	3,021,701.42	18.29%
Fire					
10 465 23 Supplies/Services - Fire	1,136.76	10,000.00	-8,863.24	8,863.24	11.37%
10 465 25 Cont. Serv. - Fire	0.00	1,759,800.00	-1,759,800.00	1,759,800.00	0.00%
Total	1,136.76	1,769,800.00	-1,768,663.24	1,768,663.24	0.06%
Animal Control					
10 466 23 Supplies/Services - Animal Contr	0.00	0.00	0.00	0.00	
10 466 25 Cont. Serv. - Animal Control	15,000.00	125,000.00	-110,000.00	110,000.00	12.00%
Total	15,000.00	125,000.00	-110,000.00	110,000.00	12.00%
Emergency Preparedness					
10 467 20 Travel & Meeting - Emergency Pr	3,739.66	0.00	3,739.66	-3,739.66	
10 467 23 Supplies/Services - Emergency P	0.00	11,000.00	-11,000.00	11,000.00	0.00%
10 467 25 Cont. Serv. - Emergency Prepare	4,915.00	12,000.00	-7,085.00	7,085.00	40.96%
Total	8,654.66	23,000.00	-14,345.34	14,345.34	37.63%

City of Wildomar
 First Quarter Budget Report
 July 2009 - September 2009

First Quarter Ending September 30, 2009					
	Actual	Budget	\$ Over Budget	\$ Remaining	% of Budget

Community Services

10 470 20 Travel and Meetings	0.00	1,000.00	-1,000.00	1,000.00	0.00%
10 470 21 Utilities	0.00	0.00	0.00	0.00	
10 470 23 Supplies & Services	7,377.03	61,300.00	-53,922.97	53,922.97	12.03%
10 470 25 Contractual Services	28,411.20	64,400.00	-35,988.80	35,988.80	44.12%
10 470 27 - Legal Notices - Comm. Services	0.00	0.00	0.00	0.00	
Total	35,788.23	126,700.00	-90,911.77	90,911.77	28.25%

Non-Departmental

10 480 21 Utilities	6,654.25	24,000.00	-17,345.75	17,345.75	27.73%
10 480 23 Misc. Serv./Supplies	11,371.81	12,600.00	-1,228.19	1,228.19	90.25%
10 480 25 Contractual Services	15,718.18	20,200.00	-4,481.82	4,481.82	77.81%
10 480 27 Legal Fees	493.50	0.00	493.50	-493.50	
10 480 28 LAFCO Fee	0.00	3,000.00	-3,000.00	3,000.00	0.00%
10 480 29 Insurance	6,000.00	31,100.00	-25,100.00	25,100.00	19.29%
10 480 32 City Hall Lease & Ops	47,439.77	122,400.00	-74,960.23	74,960.23	38.76%
10 480 51 Furniture & Fixtures	0.00	0.00	0.00	0.00	
Total	87,677.51	213,300.00	-125,622.49	125,622.49	41.11%

Total General Fund Expenditures	1,500,403.59	9,029,900.00	-7,529,496.41	7,529,496.41	16.62%
--	---------------------	---------------------	----------------------	---------------------	---------------

Net Revenue (Exp)

	1,013,768.65	325,900.00	687,868.65	-687,868.65	311.07%
--	---------------------	-------------------	-------------------	--------------------	----------------

Gas Tax

Revenues

20 3130 1 GTSIF Section 2105 GT	17,873.54	250,000.00	-232,126.46	232,126.46	7.15%
20 3131 1 GTSIF Section 2106 GT	10,747.71	126,500.00	-115,752.29	115,752.29	8.50%
20 3132 1 GTSIF Section 2107 GT	23,669.39	300,000.00	-276,330.61	276,330.61	7.89%
20 3133 1 GTSIF Section 2107.5	6,000.00	6,000.00	0.00	0.00	100.00%
20 3153 1 GTSIF Measure A Rev.	0.00	0.00	0.00	0.00	
20 3154 1 GTSIF Prop. 42 (TCRF)	0.00	0.00	0.00	0.00	
20 3260 1 GTSIF Interest Income	0.00	0.00	0.00	0.00	
20 3890 1 GTSIF Other Fin.	0.00	0.00	0.00	0.00	
Total	58,290.64	682,500.00	-624,209.36	624,209.36	8.54%

Expenditures

20 450 21 GTSIF Utilities	3,189.49	0.00	3,189.49	-3,189.49	
20 450 23 Supplies & Services	1,200.00	0.00	1,200.00	-1,200.00	
20 450 25 GTSIF Contractual S.	125,113.94	450,000.00	-324,886.06	324,886.06	27.80%
20 490 01 GTSIF Trans. to GF	0.00	0.00	0.00	0.00	
Total	129,503.43	450,000.00	-320,496.57	320,496.57	28.78%

Fund Net Rev (Exp)	-71,212.79	232,500.00	-303,712.79	303,712.79	-30.63%
---------------------------	-------------------	-------------------	--------------------	-------------------	----------------

City of Wildomar
 First Quarter Budget Report
 July 2009 - September 2009

First Quarter Ending September 30, 2009					
	Actual	Budget	\$ Over Budget	\$ Remaining	% of Budget
AQMD					
Revenues					
25 3130 1 AQMD AB2766 - Subvention Funct	0.00	11,000.00	-11,000.00	11,000.00	0.00%
25 3260 1 AQMD AB2766 Interest	0.00	0.00	0.00	0.00	
Total	0.00	11,000.00	-11,000.00	11,000.00	0.00%
Expenditures					
20 450 25 Contractual S.	0.00	22,000.00	-22,000.00	22,000.00	0.00%
Total	0.00	22,000.00	-22,000.00	22,000.00	0.00%
Fund Net Rev (Exp)	0.00	-11,000.00	11,000.00	-11,000.00	0.00%
Measure A					
Revenues					
28 3153 1 Measure 'A' Revenue	122,539.46	500,000.00	-377,460.54	377,460.54	24.51%
28 3260 1 Measure 'A' Interest Income	0.00	0.00	0.00	0.00	
Total	122,539.46	500,000.00	-377,460.54	377,460.54	24.51%
Expenditures					
28 450 25 Contractual Servies - Measure A	113,325.00	413,000.00	-299,675.00	299,675.00	27.44%
Total	113,325.00	413,000.00	-299,675.00	299,675.00	27.44%
Fund Net Rev (Exp)	9,214.46	87,000.00	-77,785.54	77,785.54	10.59%
TCRP					
Revenues					
30 3153 1 TCRP (Prop 42) Revenue	0.00	233,000.00	-233,000.00	233,000.00	0.00%
30 3260 1 TCRP (Prop 42) Int Inc	0.00	0.00	0.00	0.00	
Total	0.00	233,000.00	-233,000.00	233,000.00	0.00%
Expenditures					
30 450 25 Contractual Servies	0.00	399,800.00	-399,800.00	399,800.00	0.00%
Total	0.00	399,800.00	-399,800.00	399,800.00	0.00%
Fund Net Rev (Exp)	0.00	-166,800.00	166,800.00	-166,800.00	0.00%
Development Impact Fees					
Revenues					
42 3153 1 Development Impact Fee	499,191.20	0.00	499,191.20	-499,191.20	
42 3260 1 Development Impact Fee Interest	0.00	0.00	0.00	0.00	
Total	499,191.20	0.00	499,191.20	-499,191.20	
Expenditures					
Total	0.00	0.00	0.00	0.00	
Fund Net Rev (Exp)	499,191.20	0.00	499,191.20	-499,191.20	

City of Wildomar
 First Quarter Budget Report
 July 2009 - September 2009

First Quarter Ending September 30, 2009				
Actual	Budget	\$ Over Budget	\$ Remaining	% of Budget

LMD 2006-1

Revenues

50 3153 1 LMD 2006-1 Revenue	198,672.00	192,024.00	6,648.00	-6,648.00	103.46%
50 3250 1 LMD 2006-1 Fines & Fees	0.00	0.00	0.00	0.00	
50 3260 1 LMD 2006-1 Interest Income	0.00	0.00	0.00	0.00	
Total	198,672.00	192,024.00	6,648.00	-6,648.00	103.46%

Expenditures

50 450 21 Utilities - Public Works - CSA103	0.00	0.00	0.00	0.00	
50 450 23 Supplies and Services	0.00	0.00	0.00	0.00	
50 450 25 LMD 2006-1 Contractural Services	3,370.00	0.00	3,370.00	-3,370.00	
Total Public Works	3,370.00	0.00	3,370.00	-3,370.00	
50 470 21 LMD Utilities	103.04	0.00	103.04	-103.04	
50 470 24 Legal Notices	645.60	0.00	645.60	-645.60	
50 470 25 LMD Contractural Services	10,060.00	23,300.00	-13,240.00	13,240.00	43.18%
Total LMD Administration	10,808.64	23,300.00	-12,491.36	12,491.36	46.39%
50 471 20 LMD Travel & Meetings - Marna O'Brien Park	0.00	0.00	0.00	0.00	
50 471 21 LMD Utilities - Marna O'Brien Park	25,516.87	64,200.00	-38,683.13	38,683.13	39.75%
50 471 23 LMD Supplies & Services - Marna O'Brien Park	1,405.22	5,800.00	-4,394.78	4,394.78	24.23%
50 471 25 LMD Contractural Services - Marna O'Brien Park	8,580.42	38,700.00	-30,119.58	30,119.58	22.17%
Total Marna O'Brien Park	35,502.51	108,700.00	-73,197.49	73,197.49	
50 472 21 LMD Utilities - Heritage Park	5,813.41	11,000.00	-5,186.59	5,186.59	52.85%
50 472 23 LMD Supplies & Services - Heritage Park	475.06	1,400.00	-924.94	924.94	33.93%
50 472 25 LMD Contractural Services-Heritage Park	2,927.88	16,700.00	-13,772.12	13,772.12	17.53%
Total Heritage Park	9,216.35	29,100.00	-19,883.65	19,883.65	
50 473 21 LMD Utilities - Windsong Park	6,951.84	15,400.00	-8,448.16	8,448.16	45.14%
50 473 23 LMD Supplies & Services - Windsong Park	770.27	1,400.00	-629.73	629.73	55.02%
50 473 25 LMD Contractural Services - Windsong Park	2,362.40	14,200.00	-11,837.60	11,837.60	16.64%
Total Windsong Park	10,084.51	31,000.00	-20,915.49	20,915.49	
Total LMD 2006-1 Expenditures	68,982.01	192,100.00	-123,117.99	123,117.99	35.91%

Fund Net Rev (Exp)	129,689.99	-76.00	129,765.99	-129,765.99
---------------------------	-------------------	---------------	-------------------	--------------------

LLMD 89-1

Revenues

51 3153 1 LLMD 89-1 Revenue	0.00	288,792.00	-288,792.00	288,792.00	0.00%
51 3250 1 LLMD 89-1 Fines & Fees	0.00	0.00	0.00	0.00	
51 3260 1 LLMD 89-1 Interest Income	0.00	0.00	0.00	0.00	
Total	0.00	288,792.00	-288,792.00	288,792.00	0.00%

Expenditures

51 450 24 Legal Notices - LLMD (deleted)	0.00	0.00	0.00	0.00	
51 450 24 LLMD Legal Notices	15.20	0.00	15.20	-15.20	
51 470 21 LLMD Utilities	0.00	0.00	0.00	0.00	
51 470 25 LLMD Contractural Services	0.00	288,792.00	-288,792.00	288,792.00	0.00%
Total	15.20	288,792.00	-288,776.80	288,776.80	0.01%

Fund Net Rev (Exp)	-15.20	0.00	-15.20	15.20
---------------------------	---------------	-------------	---------------	--------------

City of Wildomar
 First Quarter Budget Report
 July 2009 - September 2009

First Quarter Ending September 30, 2009				
Actual	Budget	\$ Over Budget	\$ Remaining	% of Budget

CSA 22

Revenues

55 3153 1 CSA-22 Revenue	25,403.00	29,600.00	-4,197.00	4,197.00	85.82%
55 3250 1 CSA-22 Fines & Fees	0.00	0.00	0.00	0.00	
55 3260 1 CSA-22 Interest Income	0.00	0.00	0.00	0.00	
Total	25,403.00	29,600.00	-4,197.00	4,197.00	85.82%

Expenditures

55 450 21 CSA-22 Utilities	9,021.44	26,100.00	-17,078.56	17,078.56	34.56%
55 450 24 CSA-22 Legal Notices	15.20	0.00	15.20	-15.20	
55 450 24 Legal Notices for CSA-22	61.86	0.00	61.86	-61.86	
55 450 25 Contractual Services CSA-22	0.00	3,500.00	-3,500.00	3,500.00	0.00%
55 470 25 - Community Service - Contractu	0.00	0.00	0.00	0.00	
Total	9,098.50	29,600.00	-20,501.50	20,501.50	30.74%

Fund Net Rev (Exp)	16,304.50	0.00	16,304.50	-16,304.50	
---------------------------	------------------	-------------	------------------	-------------------	--

CSA 103

Revenues

56 3153 1 CSA-103 Revenue	177,820.00	140,000.00	37,820.00	-37,820.00	127.01%
56 3250 1 CSA-103 Fines & Fees	0.00	0.00	0.00	0.00	
56 3260 1 CSA-103 Interest Income	0.00	0.00	0.00	0.00	
Total	177,820.00	140,000.00	37,820.00	-37,820.00	127.01%

Expenditures

56 450 21 Utilities CSA-103	38,833.96	117,500.00	-78,666.04	78,666.04	33.05%
56 450 24 CSA-103 Legal Notices	77.06	0.00	77.06	-77.06	
56 450 24 CSA-103 Legal Services (deleted)	0.00	0.00	0.00	0.00	
56 470 25 Community Service - Contractu	0.00	0.00	0.00	0.00	
56 474 21 Utilities - CSA 103 - Cervera Stre	1,299.40	0.00	1,299.40	-1,299.40	
56 474 23 Supplies & Services - CSA 103 - (603.75	400.00	203.75	-203.75	150.94%
56 474 25 Contractual Services - CSA 103	460.00	22,100.00	-21,640.00	21,640.00	2.08%
56 CSA-103 25 Contractual Services (delet	0.00	0.00	0.00	0.00	
Total	41,274.17	140,000.00	-98,725.83	98,725.83	29.48%

Fund Net Rev (Exp)	136,545.83	0.00	136,545.83	-136,545.83	
---------------------------	-------------------	-------------	-------------------	--------------------	--

City of Wildomar
 First Quarter Budget Report
 July 2009 - September 2009

First Quarter Ending September 30, 2009					
	Actual	Budget	\$ Over Budget	\$ Remaining	% of Budget
CSA 142					
Revenues					
57 3153 1 CSA-142 Revenue	48,003.00	29,600.00	18,403.00	-18,403.00	162.17%
57 3250 1 CSA-142 Fines & Fees	0.00	0.00	0.00	0.00	
57 3260 1 CSA-142 Interest Income	0.00	0.00	0.00	0.00	
Total	48,003.00	29,600.00	18,403.00	-18,403.00	162.17%
Expenditures					
57 450 21 Utilities CSA-142	5,520.38	27,900.00	-22,379.62	22,379.62	19.79%
57 450 24 CSA-142 Legal Notices	77.08	0.00	77.08	-77.08	
57 450 25 CSA 142 Contractural Services	420.00	1,900.00	-1,480.00	1,480.00	22.11%
57 470 25 Community Service - Contractural	0.00	0.00	0.00	0.00	
57 CSA-142 25 Contractural Services	0.00	0.00	0.00	0.00	
Total	6,017.46	29,800.00	-23,782.54	23,782.54	20.19%
Fund Net Rev (Exp)	41,985.54	-200.00	42,185.54	-42,185.54	-20992.77%
Grant Funds					
Revenues					
61 3153 1 Grant Funds Revenue	0.00	589,960.00	-589,960.00	589,960.00	0.00%
61 3260 1 Grant Funds Interest Income	0.00	0.00	0.00	0.00	
Total	0.00	589,960.00	-589,960.00	589,960.00	0.00%
Expenditures					
61 610 24 Legal Notices - Grant Funds	15.20	0.00	15.20	-15.20	
61 610 25 Contracual Services - Grant Func	0.00	403,200.00	-403,200.00	403,200.00	0.00%
62 611 24 Legal Notices - Grant Funds	15.20	0.00	15.20	-15.20	
62 611 25 Contracual Services - Grant Func	0.00	186,760.00	-186,760.00	186,760.00	0.00%
Total	30.40	589,960.00	-589,929.60	589,929.60	0.01%
Fund Net Rev (Exp)	-30.40	0.00	-30.40	30.40	

Monday, Nov 30, 2009 05:53:02 PM GMT-8 - Accrual Basis

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.2
BUSINESS
Meeting Date: January 13, 2010

TO: Honorable Mayor and Members of the City Council
FROM: David Hogan, Planning Director
SUBJECT: Clinton Keith Road Widening – Mitigated Negative Declaration

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution entitled:

RESOLUTION 10-____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, APPROVING THE MITIGATED NEGATIVE DECLARATION
FOR THE WIDENING OF CLINTON KEITH ROAD BETWEEN AYRA
DRIVE AND THE MURRIETA CITY LIMITS (EA 42207)

DISCUSSION:

The initial study for the Mitigated Negative Declaration was prepared by the consulting firm URS under contract with the Riverside County Transportation and Land Management Agency (TLMA). The contract was approved by the County in 2006. In mid 2009 the draft document was provided to City staff to review and comments were provided shortly thereafter.

The proposed project would widen Clinton Keith Road from Arya Drive (the traffic signal just east of I-15) to Copper Craft Drive (near the Murrieta City Limit), a distance of approximately 1.5 miles. Specifically, the proposed project would widen Clinton Keith Road from two lanes of vehicular travel to six lanes between Arya Drive to Elizabeth Lane and from two to four lanes between Elizabeth Lane to the Murrieta City limit near Copper Craft Drive. The existing Clinton Keith Road right-of-way is 110 feet in width. The project would widen the right of way to 126 feet between Arya Drive and Elizabeth Lane, no additional right-of-way is required to complete the segment between Elizabeth Lane and Copper Craft Drive.

The proposed project also includes improvements to existing intersecting local roads and driveways to ensure that local residents can access Clinton Keith Road at designated intersections, as well as the rehabilitation of the existing pavement. Other project-related components include intersection improvements (such as signalization equipment and turn lanes), the installation of curb and gutter, restriping of the roadway to accommodate the appropriate number of lanes, and extension of seven drainage

culverts. Once construction begins, this project is expected to take approximately twelve months to complete.

The initial study evaluated the impacts associated with widening Clinton Keith Road. The Mitigated Negative Declaration identified potentially significant impacts in nine areas. However, the Mitigated Negative Declaration also determined that all of these potentially significant impacts will be reduced to less than significant levels with the implementation of the mitigation measures contained in the document. The potentially significant impact levels are as follows:

- o Aesthetics and Lighting
- o Air Quality
- o Biological Resources
- o Cultural Resources
- o Geotechnical Resources
- o Hydrology/Water Quality
- o Noise
- o Population and Housing
- o Public Services

The document was available for public review from October 8, 2009 to November 9, 2009. Four comments were received from public agencies. The four public agencies were Riverside County Fire Department, California Department of Fish and Game, Elsinore Valley Municipal Water District, and the Riverside County Water Conservation and Flood Control District. The agency comments are included in Appendix D of the initial study. No comments were received from the general public. None of the comments on the draft Mitigation Negative Declaration raised new issues or impacted or required the development of additional mitigation measures. A copy of the Initial Environmental Study is contained in Attachment C.

While specific property owner noticing is not required for the City to adopt the CEQA document, staff has provided a supplemental notice of the Mitigated Negative Declaration to the property owners adjacent to the Clinton Keith Road. Approximately 90 supplemental notices were mailed. Staff recommends that the City Council approve the Mitigated Negative Declaration for the Clinton Keith Widening Project.

ALTERNATIVES:

1. Do not approve the Mitigated Negative Declaration.
2. Provide other direction to staff.

Submitted by:

Approved by:

David Hogan
Planning Director

Frank Oviedo
City Manager

ATTACHMENTS:

- A. Resolution Approving Mitigated Negative Declaration
- B. Project Location Map
- C. Mitigated Negative Declaration Initial Study

ATTACHMENT A

RESOLUTION APPROVING THE MITIGATED NEGATIVE DECLARATION

RESOLUTION NO. 10-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE MITIGATED NEGATIVE DECLARATION FOR THE WIDENING OF CLINTON KEITH ROAD BETWEEN AYRA DRIVE AND THE MURRIETA CITY LIMITS (EA42207)

WHEREAS, the General Plan for the County of Riverside identifies Clinton Keith Road east of Interstate 15 as a 6-lane urban arterial roadway; and

WHEREAS, the County of Riverside and area cities approved the Transportation Uniform Mitigation Fee program to assist in the construction of regional infrastructure road system in Western Riverside County; and

WHEREAS, Clinton Keith Road is included in the Transportation Uniform Mitigation Fee Road Network Plan; and

WHEREAS, after completion of an Initial Study, the lead agency determined that it identified potentially significant effects on the environment, but that revisions to the project or the incorporation of mitigation measures would avoid or lessen the effects below the threshold of significance; and,

WHEREAS, the proposed Mitigated Negative Declaration consists of the following documents: *Initial Study*, *Technical Appendices*, and *Figures*; and

WHEREAS, on October 8, 2009 using a method permitted under CEQA Guidelines Section 15072(b), the notice of its intent to adopt the proposed Mitigated Negative Declaration to the public, responsible agencies, trustee agencies, and the Riverside County Clerk; and

WHEREAS, the proposed Mitigated Negative Declaration was available for public review beginning on October 8, 2009 and ending on November 9, 2009, a period of not less than 30 days. During the public review period, the City received four written comments from public agencies concerning the proposed Mitigated Negative Declaration; and

WHEREAS, the written responses to the agency comments were provided on December 28, 2009; and

WHEREAS, on December 30, 2009, the property owners adjacent to Clinton Keith Road received notice of the City Council's intent to adopt a negative declaration for the Clinton Keith Road Widening Project; and

WHEREAS, on January 13, 2010, the City Council held a public meeting at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Mitigated Negative Declaration and Mitigation Monitoring Program; and

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

SECTION 1. ENVIRONMENTAL FINDINGS.

The City Council, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration and documents incorporated therein by reference, any written comments received and responses provided, the proposed Mitigated 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 Mitigated Negative Declaration and Mitigation Monitoring Program were 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 Mitigated Negative Declaration reflects the independent judgment and analysis of the City.

D. Mitigation Monitoring Program: That the Mitigation Monitoring Program is designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements or other measures as required by Public Resources Code Section 21081.6.

E. No Significant Effect: That revisions made to the project plans agreed to by the applicant and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the City Council finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the City Council concludes that the project will not have a significant effect on the environment.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).

The project was identified as an anticipated infrastructure project within the MSHCP and is located outside of any MSHCP criteria cell area. As a result the project is found to be consistent with the MSHCP.

SECTION 3. CITY COUNCIL ACTIONS.

The City Council hereby takes the following actions:

A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the Clinton Keith Road Widening as incorporated herein by reference.

B. The Mitigated Negative Declaration, Mitigation Monitoring Program, 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 13th day of January, 2010.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

ATTACHMENT B
PROJECT VICINITY MAP

ATTACHMENT C

MITIGATION NEGATIVE DECLARATION INITIAL STUDY

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.3
GENERAL BUSINESS
Meeting Date: January 13, 2010

TO: Honorable Mayor and City Council
FROM: David Hogan, Planning Director
SUBJECT: Trailer and Boat Storage, Mini Warehouses Moratorium

STAFF REPORT

RECOMMENDATION:

The Planning Commission recommends that the City Council introduce an urgency ordinance entitled:

ORDINANCE NO.

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AND IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF RECREATIONAL VEHICLE, TRAILER AND BOAT STORAGE, AND SELF-STORAGE FACILITIES AND MINI-WAREHOUSE USES IN COMMERCIAL AND RESIDENTIAL ZONES IN THE CITY

NOTE: Adoption of an urgency ordinance is permitted under the provisions of Government Code 65858 and requires a four-fifths vote of the entire City Council.

BACKGROUND:

At the Planning Commission meeting of December 2, 2009, the Commission directed staff to present its recommendation to the City Council that the Council adopt an ordinance prohibiting the establishment of placement mini and recreational vehicle storage facilities in the Rural Residential (R-R), General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) zones. (These uses would continue to be allowed in the Manufacturing Service Commercial (M-SC), Industrial Park (I-P), Manufacturing – Medium (M-M), and Manufacturing – Heavy (M-H) zones.)

As part of their recommendation, the Planning Commission also recommended that the City Council consider adopting an urgency ordinance to establish a moratorium on the establishment of placement mini and recreational vehicle storage facilities in the Rural Residential (R-R), General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) zones pending adoption of the permanent ordinance. Urgency ordinances go into effect immediately and allow cities an opportunity to further study the matter and adopt appropriate regulations during the moratorium period.

storage facilities in the General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) Zones.

ENVIRONMENTAL ASSESSMENT:

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; rather it prevents changes in the environment pending the completion of the contemplated Municipal Code review.

ALTERNATIVES:

1. Reject the recommendation for an urgency ordinance and direct staff and the Planning Commission to develop a permanent ordinance.
2. Take the recommendation under advisement (and take no action).

Submitted by:

Approved by:

David Hogan
Planning Director

Frank Oviedo
City Manager

ATTACHMENTS:

- A. Urgency Ordinance
- B. Planning Commission Staff Report

ATTACHMENT A

ORDINANCE NO.

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AND IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF RECREATIONAL VEHICLE, TRAILER AND BOAT STORAGE, AND SELF-STORAGE FACILITIES AND MINI-WAREHOUSE USES IN COMMERCIAL AND RESIDENTIAL ZONES IN THE CITY

THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, the City of Wildomar has formally set forth standards for development within the policies and provisions of the General Plan adopted by the City in July 1, 2008 and the related zoning ordinance to regulate the development of private land; and

WHEREAS, the Vision Statement of the General Plan indicates that the City should work to expand local business opportunities to create employment opportunities with quality jobs for the City residents; and

WHEREAS, at the present time it appears to the City Council that certain areas that have been designated for industrial uses, which include self-storage facilities and warehouses, are disproportionate to the current need for such uses which offer little in the way of tax revenue generation for the City or employment for City residents; and

WHEREAS, the City of Wildomar has consistently worked to encourage economic development and to maintain the economic vitality of the community by encouraging development that provides significant tax revenue to the City and that provides significant employment opportunities for City residents wherever possible; and

WHEREAS, Government Code Section 65030 declares that the intent of the State Legislature is to use California's land resources in ways which are economically and socially desirable in an attempt to improve the quality of life in California. To that end, the State Legislature has also declared that land use decisions should be made with full knowledge of other economic implications. (Government Code Section 65030.2.); and

WHEREAS, continuing to permit self-storage and warehouse facilities areas where commercial and residential development would better serve the community and is economically viable would be contrary to the policy directives and other provisions of the current General Plan; and

WHEREAS, the approval under current conditions of additional self-storage and warehouse facilities in areas where commercial development is more desirable and achievable would create irreversible negative impacts on the community; and

WHEREAS, certain self-storage and warehouse developments are being proposed on sites that are more suitable for commercial development but that are currently zoned for industrial uses including self-storage and warehouse facilities; and

WHEREAS, the Planning Commission, at its December 2, 2009 meeting, considered the issue of recreational vehicle, trailer and boat storage, and self-storage facilities and mini-warehouse uses within the City; and

WHEREAS, the Planning Commission directed the Planning Department to prepare an urgency ordinance for the City Council's consideration at the earliest opportunity; and

WHEREAS, the City needs to study and analyze possible changes to its General Plan and Zoning Ordinance in order to address proper locations for warehouses and self-storage facilities to adopt reasonable regulations and appropriate development standards so as to prevent possible land use inconsistencies and incompatibilities; and

WHEREAS, there is an immediate threat to the public health, safety and welfare, and Government Code Section 65858 authorizes the City Council to adopt as an urgency measure an interim ordinance prohibiting any uses which may be in conflict with General Plan, specific plan and Zoning proposals which the City is considering or studying or intends to study within a reasonable time.

NOW THEREFORE, THE CITY COUNCIL ORDAINS AS FOLLOWS:

SECTION 1. ENVIRONMENTAL FINDINGS The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; rather it prevents changes in the environment pending the completion of the contemplated Municipal Code review.

SECTION 2. URGENCY FINDINGS. The City Council finds and determines the following:

A. The recitals set forth above are hereby adopted as findings of the City Council; and

B. The continued development of additional self-storage and warehouse uses within the City poses an immediate threat to the public health, safety and welfare by permanently limiting the amount of commercial development that might occur in locations now zoned for such uses without appropriate changes to the General Plan and Zoning Ordinance; and

C. The immediate threat of adverse impacts to the public health, safety, and welfare that would result from allowing development of additional self-storage and warehouse within areas appropriate for commercial development that would generate

both additional tax revenues and employment opportunities for city residents at the present time justifies adoption of an interim urgency moratorium ordinance, even though such an ordinance may temporarily limit self-storage and warehouse uses in the region; and

D. In order to sustain the policies of the General Plan and to allow the City appropriate time to complete an impact study relating to self-storage and warehouse uses and alternative commercial opportunities for development and to adopt, if necessary, amendments to the General Plan and Zoning Ordinance to assure adequate infrastructure and public services, a temporary moratorium on approval of self-storage and warehouse uses must be enacted.

SECTION 3. MORATORIUM ON SELF-STORAGE AND WAREHOUSE FACILITY APPROVALS. Pursuant to the authority granted to the City Council by California Government Code Section 65858 to protect the health, safety and general welfare of the residents of the City of Wildomar, the City Council hereby enacts as an interim urgency measure a moratorium on approval of self-storage and warehouse uses in the Business Park and Industrial Zones of the City to take effect immediately upon the adoption of this ordinance as follows:

A. No applications for the construction of any trailer and boat storage, recreational vehicle storage, and self-storage or mini-warehouse use in the General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S) and the Rural Residential (R-R) Zones shall be approved during the term of this interim urgency ordinance. Self-storage shall mean a space or place that is solely used to house goods, materials and/or personal property for more than 24 hours. Warehouse shall mean a space or place that is solely used to house goods and/or materials. Facilities that have point of sale purchase shall not be considered warehouses.

B No permit or approval shall be issued for any subdivision (including parcel maps and condominium maps), site development permits, use permits, design review permits, variances, grading permits, building permits, building plans, or any other type of land use, zoning, or building permit or approval for the development of structures for any trailer and boat storage, recreational vehicle storage, and self-storage or mini-warehouse use in the General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S), and the Rural Residential (R-R) Zones during the term of this interim urgency ordinance.

SECTION 4. Pursuant to Government Code Section 65858(a), this Ordinance shall take effect immediately but shall be of no further force and effect forty-five (45) days from its date of adoption, unless the City Council, after notice and public hearing as provided under Government Code Section 65858(a) and adoption of the findings required by Government Code Section 65858(c), subsequently extends this Ordinance.

SECTION 5: Pursuant to Government Code Section 65858(d), ten (10) days prior to the expiration or any extension of this Interim Ordinance, the City Council will issue a written report describing the measures taken to alleviate the conditions which led to the adoption of this Interim Ordinance.

SECTION 6: The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard and this Ordinance shall take effect immediately and shall be in effect for a period of 45 days.

PASSED, APPROVED AND ADOPTED this 13th day of January, 2010.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

ATTACHMENT B

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item 6.2
GENERAL BUSINESS
Meeting Date: December 2, 2009

TO: Members of the Planning Commission

FROM: David Hogan, Planning Director

SUBJECT: Zoning Ordinance Modification – Trailer and Boat Storage, Mini Warehouses

RECOMMENDATION:

The Planning Department requests that the Planning Commission provide direction to staff on modifications to the zoning ordinance related to mini and recreational vehicle storage facilities.

BACKGROUND:

At the October 21, 2009 Planning Commission meeting members of the Commission expressed a concern about the number of mini storage and recreational vehicle being in located within the limited commercial and industrial areas of the City. This item was continued from the November 4, 2009 Commission meeting. The purpose of this staff report is to present information to the Planning Commission on the how recreational vehicle and mini storage facilities are addressed in the Zoning Ordinance.

The current zoning ordinance describes these types of uses as either trailer and boat storage or mini warehouse (or mini warehouse structures). Both land use types are allowed in the most common commercial and industrial zones, as well as the Rural Residential Zone (the countywide "holding zone"). To simplify the information, whether the use is permitted outright, permitted with a plot plan, or permitted with a conditional use permit is omitted from the following table since it is not relevant to the issue of prohibiting these uses. The approval mechanisms are summarized in Attachment A.

Zones		Trailer and Boat Storage	Mini Warehouse
Rural Residential	R-R	✓	-
General Commercial	C-1/C-P	✓	✓
Scenic Highway Commercial	C-P-S	✓	-
Manufacturing Service Commercial	M-SC	✓	✓
Industrial Park	I-P	-	✓
Manufacturing – Medium	M-M	✓	✓
Manufacturing – Heavy	M-H	✓	✓

In the process of preparing this staff report for the Commission, has staff discussed possible approaches with the City Attorney. Based upon these discussions, there appear to be two different approaches to addressing the immediate issue of too many recreational vehicle and mini-storage facilities.

Approach 1 – Prohibit new recreational vehicle and mini-storage businesses for an intermediate period. Staff believes that a period of two years would allow the City Council and Planning Commission an opportunity to better understand how future commercial and industrial development patterns will be affected by these uses.

Advantages - Temporarily restricts the establishment of addition recreational vehicle and mini-storage facilities while allowing the existing facilities to remain as allowable uses. A temporary prohibition of new uses allows the City time to better understand future commercial and industrial development needs.

Disadvantages - None.

Approach 2 – Amend the zoning ordinance to prohibit these land uses from some or all of the effected commercial and industrial zones.

Advantages - Does not require that this issue be re-examined in the future (though future planning commissions and city councils may choose to re-evaluate any prohibition action in the future).

Disadvantages - Would make all of the existing recreational vehicle and mini-storage businesses non-conforming uses which could adversely affect their ability to get financing, upgrade their facilities, and to expand or reconstruct their facilities.

There is one final issue related to any prohibition of these uses that would like the Commission to consider. This remaining is whether or not a future prohibition should apply to previously approved and unconstructed projects? It is possible that a future moratorium could prevent the City from approving any extensions of time. The practical effect of this would be that the project would expire at the end of the automatic two year period. Staff is aware of several approved recreational vehicle and mini-storage facilities that have not yet been constructed and concerned that this unintended consequence of the moratorium might be contrary to the intent of the Planning Commission. As a result, staff recommends that any future moratorium/prohibition not apply to the grading or building permits, and extensions of time, for previously approved but unconstructed projects since it does not seem fair to property owners who could not construct their projects because of problems within the current banking system. The exception would not prevent the Planning Commission from denying a request for an extension of time if local circumstances changed and the use was no longer appropriate. This exemption would not apply if an approved project has already been allowed to expire (by not filing a request for an extension of time).

Staff is also concerned that there may be recreational vehicle and mini-storage facilities that were established prior to incorporation without a permit. When these unpermitted businesses are identified and contacted by code enforcement, the current policy is to try to work with the owner/operator to bring these unpermitted activities into compliance with zoning requirements. A prohibition on new applications would mean that these facilities would have no option but to cease operation because there would be no way for the City to approve a permit to operate. Having reviewed the situation, there appear to be two options for addressing this potential concern. The first is to not allow these businesses to come into compliance with the code during the moratorium period, requiring them to cease operation.

The second option would be to exempt unpermitted recreational vehicle and mini-storage facilities (that were in full operation prior to incorporation) from the moratorium provisions. If the Planning Commission prefers the second option, staff would suggest that the exemption provision be conditional in that the owner/operator would be required to provide a full application to the City for processing within 60 to 90 days of the citation. A full application is defined as all of the required site, grading, and landscape plans, City-required technical studies, any off-site work permissions, and all application processing fees. In this way the City would be assured that the project owner/operator is serious about bringing their business into compliance.

If the Planning Commission is interested in prohibiting either permanently or temporarily these types of uses, staff recommends that the Commission provide the appropriate direction on the following questions:

1. Should the City prohibit the approval of new recreational vehicle and mini-storage facilities?
2. If these types of uses are prohibited, should the prohibition apply to all zones? Or only in commercial or residential zones?
3. Should any prohibition be temporary or permanent?
4. Should any future prohibition of these uses apply to previously approved, but un-constructed facilities (and potentially effect the City's ability to approve an extension of time)?
5. For un-permitted recreational vehicle and mini-storage facilities established prior to incorporation, should they uses be subject to this moratorium? This situation could apply when an unpermitted business is identified and code enforcement action is initiated against the property owner for a long-standing unpermitted facility.

ATTACHMENTS:

- A. Entitlement Process for Mini- and Recreational Vehicle Storage Facilities

ATTACHMENT A

Attachment A

ENTITLEMENT PROCESSES

Zones		Trailer and Boat Storage	Mini Warehouse
Rural Residential	R-R	CUP	-
General Commercial	C-1/C-P	PP	CUP
Scenic Highway Commercial	C-P-S	CUP	-
Manufacturing - Service Commercial	M-SC	P	P
Industrial Park	I-P	-	P
Manufacturing - Medium	M-M	P	P
Manufacturing - Heavy	M-H	P	P

- Not permitted (Not listed)
- P Permitted by right
- PP Permitted with a Plot Plan
- CUP Permitted with a Conditional Use Permit

CITY OF WILDOMAR – COUNCIL
Agenda Item #3.4
GENERAL BUSINESS
Meeting Date: January 13, 2010

TO: Honorable Mayor and Members of the City Council
FROM: Paula Willette, Community Services Director
SUBJECT: Disaster Relief Ordinance and Disaster Service Worker Resolution

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt:

RESOLUTION NO. 2010 -
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, RELATIVE TO WORKERS' COMPENSATION BENEFITS FOR
REGISTERED VOLUNTEER "DISASTER SERVICE WORKERS" AND REPEALING
RESOLUTION NO. 09-22

2. Introduce:

ORDINANCE NO.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING WILDOMAR MUNICIPAL
CODE CHAPTER 2.08 PROVIDING FOR THE ADMINISTRATION OF DISASTER
OPERATION AND RELIEF IN THE CITY OF WILDOMAR AND REPEALING
ORDINANCE NO. 28

BACKGROUND:

After State review of Resolution 09-22 it was noted the format from the model resolution was not used and a paragraph was not included. To be consistent with the State it was reformatted and the mandated paragraph was inserted.

After State review of Ordinance No. 28 a typographical error in one of the Section numbers was detected along with the omission of a paragraph. The typographical error was corrected and the paragraph inserted.

All changes are noted by bold, italic and underlined words in the attached copies.

FISCAL IMPACT:

None

Submitted by:

Approved by:

Paula Willette
Community Services Director

Frank Oviedo
City Manager

ATTACHMENTS:

Proposed Resolution

Proposed Ordinance

PROPOSED RESOLUTION

RESOLUTION NO. 2010 –

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, RELATIVE TO WORKERS' COMPENSATION BENEFITS FOR
REGISTERED VOLUNTEER "DISASTER SERVICE WORKERS" AND REPEALING
RESOLUTION NO. 09-22**

WHEREAS, Section 8585.5 of the Government Code provides:

"The California Emergency Management Agency shall establish by rule and regulation various classes of disaster service workers and the scope of the duties of each class. The California Emergency Management Agency shall also adopt rules and regulations prescribing the manner in which disaster services workers of each class are to be registered. All of the rules and regulations shall be designed to facilitate the payment of workers' compensation;" and

WHEREAS, the California Emergency Management Agency has adopted rules and regulations establishing classes of disaster service workers, the scope of duties of each class, and the manner of registration of such volunteer disaster service workers; and

WHEREAS, Section 8612 of the Government Code provides:

"Any disaster council which both agrees to follow the rules and regulations established by the California Emergency Management Agency pursuant to the provisions of Section 8585.5 and substantially complies with those rules and regulations shall be certified by the office. Upon that certification, and not before, the disaster council becomes an accredited disaster council;" and

WHEREAS, the City of Wildomar has registered and will hereafter register volunteer disaster service workers; and

WHEREAS, the City of Wildomar desires to become an "accredited disaster council" organization in order that injured disaster service workers registered with it may benefit by the provisions of Chapter 10 of Division 4 of Part 1 of the Labor Code.

NOW, THEREFORE, the City Council of the City of Wildomar, California, does hereby resolve to agree to follow the rules and regulations established by the California Emergency Management Agency pursuant to the provisions of Section 8585.5 of the Government Code.

BE IT FURTHER RESOLVED that Resolution No. 09-22 is hereby repealed.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to send a certified copy hereof to the California Emergency Management Agency.

PASSED, APPROVED AND ADOPTED this 13th day of January, 2010.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

PROPOSED ORDINANCE

ORDINANCE NO.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING WILDOMAR MUNICIPAL CODE CHAPTER 2.08 PROVIDING FOR THE ADMINISTRATION OF DISASTER OPERATION AND RELIEF IN THE CITY OF WILDOMAR AND REPEALING ORDINANCE NO. 28

THE CITY COUNCIL OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Amendment to Chapter 2.08 of the Wildomar Municipal Code.

Chapter 2.08

DISASTER RELIEF

Sections:

Section 2.08.010	Purposed
Section 2.08.020	Definitions
Section 2.08.030	Disaster Council Membership
Section 2.08.040	Disaster Council Powers and duties
Section 2.08.050	Director and Assistant Director of Emergency Services
Section 2.08.060	Powers and Duties of the Director
Section 2.08.070	Emergency Organization
Section 2.08.080	Emergency Plan
Section 2.08.090	Emergency Expenditures
Section 2.08.100	Punishment of Violations
<u>Section 2.08.110</u>	<u>Repeal of Conflicting Ordinances</u>

Section 2.08.010 PURPOSES

The declared purposes of this ordinance are to provide for the preparation and carrying out of plans for the protection of persons and property within this city in the event of an emergency; the direction of the emergency organization; and the coordination of the emergency functions of this city with all other public agencies, corporations, organizations, and affected private persons.

Section 2.08.020 DEFINITION

- A. As used in this ordinance, "emergency" shall mean the actual or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within this city caused by such conditions as air pollution, fire, flood, storm, epidemic, riot, or earthquake, or other conditions, including conditions resulting from war or imminent threat of war, but other than conditions resulting from a labor controversy, which conditions are or are likely to be beyond the control of the services, personnel, equipment, and facilities for this city, requiring the combined forces of other political subdivisions to combat, or with respect to regulated utilities, a sudden and severe energy shortage requiring extraordinary measures beyond the authority vested in the California Public Utilities Commission.
- B. The term "Local Emergency" means the duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the territorial

limits of a county, city and county, or city, caused by such conditions as air pollution, fire, flood, storm, epidemic, riot, drought, sudden and severe energy shortage, plant or animal infestation or disease, the Governor's warning of an earthquake or volcanic prediction, or an earthquake, or other conditions, other than conditions resulting from a labor controversy, which conditions are or are likely to be beyond the control of the services, personnel, equipment, and facilities of that political subdivision and require the combined forces of other political subdivisions to combat, or with respect to regulated energy utilities, a sudden and severe energy shortage requiring extraordinary measures beyond the authority vested in the California Public Utilities Commission.

- C. The term "State of Emergency" means the duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by such conditions as air pollution, fire, flood, storm, epidemic, riot, drought, sudden and severe energy shortage, plant or animal infestation or disease, the Governor's warning of an earthquake or volcanic prediction, or an earthquake, or other conditions, other than conditions resulting from a labor controversy or conditions causing a State of War Emergency, which conditions, by reason of their magnitude, are or are likely to be beyond the control of the services, personnel, equipment, and facilities of any single county, city and county, or city and require the combined forces of a mutual aid region or regions to combat, or with respect to regulated energy utilities, a sudden and severe energy shortage requiring extraordinary measures beyond the authority vested in the California Public Utilities Commission.
- D. The term "State of War Emergency" means the condition which exists immediately, with or without a proclamation thereof by the Governor, whenever this state or nation is attacked by an enemy of the United States, or upon receipt by the state of a warning from the federal government indicating that such an enemy attack is probable or imminent.

Section 2.08.030 DISASTER COUNCIL MEMBERSHIP

The City of Wildomar Disaster Council is hereby created and shall consist of the following:

- A. The mayor, who shall be chair.
- B. The director of emergency services, City Manager who shall be vice chair.
- C. The assistant director of emergency services appointed by the City Manager
- D. The Public Works Director.
- E. Additional department directors, elected officials or technical advisors as designated by the Director of Emergency Services based upon the emergency.
- F. Such chiefs of emergency services as are provided for in a current emergency plan of this City, adopted pursuant to this ordinance.
- G. Such representatives of civic, business, labor, veterans, professional, or other organizations having an official emergency responsibility, as may be appointed by the director with the advice and consent of the city council.

Section 2.080.040 DISASTER COUNCIL POWERS AND DUTIES

It shall be the duty of the Wildomar Disaster Council, and it is hereby empowered, to develop and recommend for adoption by the city council, emergency and mutual aid plans and agreements and such ordinances and resolutions and rules and regulations as are necessary to implement such plans and agreements. The Disaster Council shall meet upon call of the chair or, upon call of the vice chair (in the absence of the chair).

Section 2.080.050 DIRECTOR AND ASSISTANT DIRECTOR OF EMERGENCY SERVICES

- A. There is hereby created the Office of director of Emergency Services. The City Manager, shall be the director of emergency services'.
- B. There is hereby created the office of assistant director of emergency services, who shall be appointed by the director.

Section 2.080.060 POWERS AND DUTIES OF THE DIRECTOR AND ASSISTANT DIRECTOR OF EMERGENCY SERVICES

A. The director is hereby empowered to:

- 1) Request the city council to proclaim the existence or threatened existence of a "local emergency" if the city council is in session, or to issue such proclamation if the City Council is not in session. Whenever a local emergency is proclaimed by the Director, the City Council shall take action to ratify the proclamation within seven (7) days thereafter or the proclamation shall have no further force or effect.
- 2) Request the Governor to proclaim a "State of Emergency" when, in the opinion of the Director, the locally available resources are inadequate to cope with the emergency.
- 3) Control and direct the effort of the city's emergency organization for the accomplishment of the purposes of this ordinance.
- 4) Direct cooperation between and coordination of services and staff of the city's emergency organization; and resolve questions of authority and responsibility that may arise between them.
- 5) Represent this city in all dealings with public or private agencies on matters pertaining to emergencies as defined herein.
- 6) In the event of the proclamation of a "Local Emergency" as herein provided, the proclamation of a "state of emergency" by the Governor or the Secretary of California Emergency Management, or the existence of a "state of war emergency," the director is hereby empowered:
 - (a) To make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such emergency; provided, however, such rules and regulations must be confirmed at the earliest practicable time by the city council;

- (b) To obtain vital supplies, equipment, and such other properties found lacking and needed for the protection of life and property and to bind the city for the fair value thereof and, if required immediately, to commandeer the same for public use. In so acquiring such property, the city waives no immunities and incurs no liabilities other than those at common law or those liabilities created by applicable state or federal law;
 - (c) To require emergency services of any city officer or employee and, in the event of the proclamation of a "state of emergency" in the county in which this city is located or the existence of a "state of war emergency," to command the aid of as many citizens of this community as deemed necessary in the execution of duties; such persons shall be entitled to all privileges, benefits, and immunities as are provided by state law for registered disaster services workers;
 - (d) To requisition necessary personnel or material of the city's departments or agencies; and
 - (e) To execute all ordinary power as City Manager all of the special powers conferred by this ordinance or by resolution or emergency plan pursuant hereto adopted by the city council, all powers conferred by any statute, by any agreement approved by the city council, and by any other lawful authority.
- A. The Director of Emergency Services shall designate the order of succession to that office, to take effect in the event the director is unavailable to attend meetings and otherwise perform duties during an emergency. Such order of succession shall be approved by the city council.
 - B. The Assistant Director shall, under the supervision of the Director and with the assistance of emergency service chiefs, develop emergency plans and manage the emergency programs of this city; and shall have such other powers and duties as may be assigned by the director.

Section 2.080.070 EMERGENCY ORGANIZATION

All officers and employees of this city, together with those volunteer forces enrolled to aid them during an emergency, and all groups, organizations, and persons who may by agreement or operation of law, including persons impressed into service under the provisions of SEC. 2.080.060 A (6) (c) of this ordinance, be charged with duties incident to the protection of life and property in this city during such emergency, shall constitute the emergency organization of the city of City of Wildomar.

Section 2.080.080 EMERGENCY PLAN

The Wildomar Disaster Council shall be responsible for the development of the city's Emergency Plan, which plan shall provide for the effective mobilization of all of the resources of this city, both public and private, to meet any condition constituting a Local Emergency, State of Emergency, or State of War Emergency; and shall provide for the organization, powers and duties, services, and staff of the emergency organization. Such plan shall take effect upon adoption by resolution of the city council.

Section 2.080.090 EXPENDITURES

Any expenditure made in connection with emergency activities, including mutual aid activities, shall be deemed conclusively to be for the direct protection and benefit of the inhabitants and property of the City of Wildomar.

- A. In the case of an emergency, supplies, materials, equipment and services may be made without the benefit of the bidding requirements set forth herein when an item of supply, material, equipment and service, is immediately necessary for the continued operation of a department, or for the preservation of life or property, or when such purchase is required for the health, safety and welfare of the people, providing that there is a present, immediate and existing emergency.
- B. In the event of a public calamity such as an earthquake, major fire or national disaster, the Director shall have authority (up to \$1 00,000.00 thousand dollars) to make decisions regarding purchases which must be made to protect life and property. The Director of Finance shall maintain a detailed accounting of all expenditures related to the emergency and submit upon termination of such emergency, a detailed report to the City Manager who, in turn, will provide the report to the City Council.

Section 2.080.100 PUNISHMENT OF VIOLATIONS

It shall be a misdemeanor, punishable by a fine of not to exceed one thousand dollars (\$1,000), or by imprisonment for not to exceed six (6) months, or both, for any person, during an emergency, to:

- A. Willfully obstruct, hinder, or delay any member of the emergency organization in the enforcement of any lawful rule or regulation issued pursuant to this ordinance, or in the performance of any duty imposed upon him by virtue of this ordinance.
- B. Do any act forbidden by any lawful rule or regulation issued pursuant to this ordinance, if such act is of such a nature as to give or be likely to give assistance to the enemy or imperil the lives or property of inhabitants of this city, or to prevent, hinder, or delay the defense or protection thereof.
- C. Wear, carry, or display, without authority, any means of identification specified by the emergency agency of the State.

Section 2.080.110 REPEAL OF CONFLICTING ORDINANCES

Provided, that it is the intent of the city council in enacting this ordinance that it shall be considered a revision and continuation of the ordinance repealed by this ordinance, and the status of volunteers shall not be affected by such repeal; nor shall plans and agreements, rules and regulations, or resolutions adopted pursuant to such repealed ordinance be affected by such repeal until amended, modified, or superseded as provided in this ordinance.

Section 2: REPEAL OF ORDINANCE NO. 28

Ordinance No. 28 is hereby repealed in its entirety.

Section 3: EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after its passage.

Section 4: SEVERABILITY

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this ordinance are declared to be severable.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2010.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.5
GENERAL BUSINESS
Meeting Date: January 13, 2010

TO: Mayor and Members of the City Council
FROM: Debbie A. Lee, City Clerk
SUBJECT: Committees, Commissions, and Boards Appointments

STAFF REPORT

RECOMMENDATION:

That the City Council review the list of committees, commissions, and boards appointments and direct Staff to make any changes deemed appropriate.

DISCUSSION:

When the City Council made the first appointments to the various committees, commissions, and boards, it was for the duration of 18 months. It is now time to review the list of appointments for any changes the Council may wish to make.

In addition, the Council may desire to consider consolidating some committees, eliminating others, and/or redefining the scope of duties of the committees. For example, there were five committees appointed prior to incorporation. Some may no longer be needed, where others could be redefined.

In conclusion, to ensure that this list is current, Staff will bring this list forward to the City Council at the first meeting of December each year for review.

Submitted by:

Approved by:

Debbie A. Lee, CMC
City Clerk

Frank Oviedo
City Manager

ATTACHMENTS:

List of committees, commissions, and boards

CITY COUNCIL COMMITTEES, COMMISSIONS, BOARDS

PRE-INCORPORATION:

Financial and Administrative (Personnel) Committee
(Appointed March 5, 2008)

Sheryl Ade, Bob Cashman

Facilities Committee
(Appointed March 5, 2008)

Scott Farnam, Marsha Swanson

Transitional/County Committee
(Appointed March 5, 2008)

Sheryl Ade, Bob Cashman

Incorporation Inauguration Committee
(Appointed March 5, 2008)

Bridgette Moore, Marsha Swanson

Visioning Process & City Logo Committee
(Appointed May 28, 2008)

Sheryl Ade, Scott Farnam

STANDING:

Park and Recreation Committee

Bridgette Moore, Marsha Swanson

AD HOC SUBCOMMITTEES:

Lakeland Village Redevelopment Project Area
(Appointed 05-13-09)

Sheryl Ade, Marsha Swanson

Finance
(Appointed 05-13-09)

Sheryl Ade, Bridgette Moore

Higher Education
(Appointed 05-27-09)

Bob Cashman, Bridgette Moore

2010 Census – Complete Count
(Appointed 08-26-09)

Bridgette Moore, Marsha Swanson

Lake Elsinore Unified School District
(Appointed 10-14-09)

Scott Farnam, Bridgette Moore

REGIONAL COMMITTEES, COMMISSIONS, BOARDS
(18 month term of office)
Appointed July 9, 2008

WRCOG Western Riverside Council of Governments	Scott Farnam Sheryl Ade, Alternate
RCTC Riverside County Transportation Commission	Scott Farnam Bridgette Moore, Alternate
RCA Western Riverside County Regional Conservation Authority	Bob Cashman Scott Farnam, Alternate
League of California Cities	Sheryl Ade Scott Farnam, Alternate
PARSAC	Marsha Swanson Gary Nordquist, Alternate
ULI Urban Land Institute (Appointed July 23, 2008)	Sheryl Ade
ICSC International Council of Shopping Centers (Appointed July 23, 2008)	Sheryl Ade
RTA Riverside Transit Agency (Appointed December 3, 2008)	Sheryl Ade Bridgette Moore, Alternate
SCAG Southern California Association of Governments (Appointed: December 3, 2008)	Sheryl Ade Scott Farnam, Alternate